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MINUTES EVANDALE ADVISORY COMMITTEE

MINUTES OF THE COMMITTEE MEETING HELD AT THE EVANDALE COMMUNITY CENTRE ON TUESDAY, 3 AUGUST 2021, AT 4.00PM

1 PRESENT

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

In Attendance:

Cr Janet Lambert, Gail Eacher (Secretary)

2 APOLOGIES

Mayor Mary Knowles, Cr Jan Davis

3 CONFIRMATION OF MINUTES

S Kensitt/H Houghton

That the minutes of the ordinary meeting of the Evandale Advisory Committee held on Tuesday, 7 July 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) Budget 2021/2022

2021/22 budget - Capital Works Program listing for Evandale was circulated.

Noted

- an allocation had been made for the relocation of the dump point
- Hall re-roof is commencing

ii) Footpath Trading By Law

The Committee noted that the matter had been relisted for consideration at the 19 July 2021 Council meeting, at which time the draft By Law was endorsed. Noted that the RIS and by-law have been referred to the Director of Local Government for consideration.

iii) Morven Park – Cricket Nets

19 July 2021 report to Council seeking approval of an amendment to the master plan was circulated for information. Noted that the amendment had been approved by Council and would be subject to the Development Application process.

iv) 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.

Noted

- Tas Police only consider parking on the verge to be an issue if the vehicles are obstructing a footpath or are a danger in some other way
- Murray Street is the location identified by Council for the car park
- the Committee proposed that the location of the car park was likely to do damage to tree roots
- that space for parking in Evandale is very limited and that suggestions for alternate sites for a car park

Evandale Advisory Committee Minutes 3 August 2021

would need to be on Council land

• the proposed car park would require Development Approval as it is in a heritage area, and that objections could be made as part of that process.

The Committee requested information on the exact location of the proposed car park.

6 MATTERS PENDING

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

Matter listed for future consideration by Council.

COMMUNITY GROUP / SUB COMMITTEE REPORTS

i) Community Centre

- Engagement levels at the Community Centre very low, with no visitors on 2 consecutive days
- Social group continues to meet with good participation

ii) Memorial Hall

- Makers Market cancelled due to Public Liability requirements for stall holders
- Agreed that if further late cancellations are to occur the group will pay the hire fee

iii) Evandale Garden Group

September commencement, currently in recess

iv) JAG

- · Garden kitchen progressing
- Greenhouse constructed
- Plans for the orchard being progressed
- JAG has received support from Bunnings
- JAG program is now conducted weekly
- Promotion of spud in a bucket project

v) Neighbourhood Watch

• Nil to report

vi) Rotary

 Winding up, tree to be planted together with a plaque – locations being considered (possibly vicinity of amenities in Pioneer Park)

B Lawson/A Harvey

That the Committee minutes be received.

Carried

8 NEW BUSINESS

i) Road Marking

The Committee noted that

- road marking currently being undertaken
- requests for road marking need to be made by way of Customer Requests.

ii) Dump Point

Queried whether a location for the dump site had been finalised; and, following discussion, the following was the decision of the Committee:

B Lawson/C Brown

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

Carried

Evandale Advisory Committee Minutes 3 August 2021

iii) History Society

Noted that the History Society had written to Council regarding the cleaning up of the site, no response had been received. History Society to follow up with Council and seek approval for works.

iii) Welcome & Thanks

Councillor Lambert spoke on behalf of Mayor Knowles, thanking and welcoming the members to the Committee for the new term.

9 CLOSURE & NEXT MEETING

Chairperson closed meeting at 5.00pm.

The next meeting to be held at the Evandale Community Centre on Tuesday, 7 September 2021 at 4.00pm.

MINUTES

PERTH LOCAL DISTRICT COMMITTEE

MINUTES OF THE MEETING HELD AT PERTH COMMUNITY CENTRE ON TUESDAY, 3 AUGUST 2021 AT 5:30 PM

1 ATTENDANCE

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

Membership:

To be noted that Jonathan Targett's membership of the Perth Local District Committee was endorsed at the 19 July 2021 Council meeting.

In Attendance:

Cr Janet Lambert, Cr Jan Davis

Apologies:

Nil

2 CONFIRMATION OF MINUTES

Recommendation - J Targett/J Saunderson

That the minutes of the meeting of the Perth Local District Committee held on Tuesday 6 July 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:
 - o Perth Community Centre Master Plan
 - o Perth Recreation Ground Master Plan
 - o South Esk River Parkland Proposal, including owner/developer of adjacent property
 - o 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:

Survey closed on 3 July 2021, report prepared and tabled at 19 July 2021 Council Meeting circulated for information, decision follows:

DECISION

Cr Goss/Cr Davis
That Council:

Perth Local District Committee Agenda 3 August 2021

- a) note the survey responses and community feedback received regarding the Perth Streetscape Redevelopment Concept Plan; and
- b) make the following changes to the Perth Streetscape Redevelopment Concept Plan;
 - a. incorporation of upgrades to the train park subject to additional costs being approved;
- 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.

Carried unanimously

Councillor Davis provided a briefing on the responses received and noted that overall there were no negative comments

It should be noted that some funding is available in the 2021/22 budget for design. The content of the decision above should also be noted in this regard.

ACTION

The PLDC requests clarification from Council on the location of the planned installation of BBQ facilities in the William Street Reserve

4.2 Perth Projects / 2020-21 Budget Priorities

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 2021 meeting Works planned and included in the 2021-22 budget	Funding sought, application results expected June 2021. Building Better Regions fund decision delayed, expected in last quarter of 2021.
West Perth connectivity footpaths	No discussion	
Train Park additional play equipment	'Special COVID-19 Funding' to ensue appropriate and safe condition	weather is against him as the
	2021-06-01 progress report requested.	
	Requested that, 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. 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.	
Seccombe Street & Talisker Street Amenities	2021-06-01 progress report requested	Seeking quotes. Construction to be completed by 31 December 2021.

4.3 2021/2022 Budget Priorities

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* 2021-22 *budget*
- 2) Perth River Reserve: extension to George Street including installation of footbridge *funding included in the* 2021-22 *budget*

Perth Local District Committee Agenda 3 August 2021

- 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 2021-22 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 to be completed by December 2021

ACTION

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.

Moved: R Mckenzie Seconded: T Purse

4.4 Footpath Trading By Law

Matter was relisted for consideration at the 19 July 2021 Council meeting, at which time the draft By Law was endorsed. The RIS and by-law are to be referred to the Director of Local Government for consideration.

COMPLETED - no discussion

4.5 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.

ACTION

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

Moved: D Smith Seconded: J Sanderson

4.6 Seccombe Street Speed Limit Signage

At the 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, and passed the following decision:

UPDATE TO MOTION - S White/ J Saunderson

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

Carried

The PLDC minutes were finalised too late for inclusion in the 19 July 2021 Council meeting, therefore this decision has been held over for consideration by Council at the 16 August 2021 Council meeting.

4.7 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.

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.

5 OTHER PROJECTS / COMMITTEE REPORTS

5.1 Murals, Artworks, History interpretation panels

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

Perth Local District Committee Agenda 3 August 2021

5.2 Perth Bicentenary Sub-Committee

R McKenzie advised the committee this sub-committee will be closed, and a final report prepared

ACTION

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.

Moved: J Sanderson Seconded: T Purse

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.

5.3 Perth Early Learning Centre

No discussion

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.

6.2 Old United Service Station Site cnr Drummond and Main Street

Council continues to pursue with the EPA.

ACTION

Request Council seek an update from the EPA on progress to clean up as this site continues to be unsightly for the town

6.3 South Esk River Speed Limits

Council contacted both MAST and TasWater re the PLDC request for installation of signage and a locked gate at the northern end of William Street.

MAST have advised that they will provide signage, to be installed by Council.

TasWater is yet to provide comment to Council re the proposal to lock the gate. COMPLETED

6.4 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 Councillor Davis advised a consultant has been engaged to undertake a density survey as part of the North Perth Development Project. Councillor Davis will circulate the paper to PLDC and arrange for a briefing at a future meeting.

7.2 Electric Charging Station

ACTION

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

Moved: S White Seconded: J Targett

7.3 Environmental Project for Perth

ACTION

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

Moved: S White Seconded T Purse

7.3 Development Applications

<u>ACTION</u>

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.

Moved: T Purse Seconded R McKenzie

8 NEXT MEETING/CLOSURE

The meeting closed at 6:45.pm.

The next meeting to be held at the Perth Community Centre on Tuesday, 7 September 2021.

PERTH COMMUNITY CENTRE MANAGEMENT COMMITTEE (PCCMC)

COMMITTEE GENERAL MEETING MINUTES

Held at the Perth Community Centre (PCC), 173 Fairtlough Street, Perth, on Tuesday April 6th 2021. Meeting commenced at 7.06 pm.

PRESENT

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

APOLOGY None

MINUTES OF PREVIOUS MEETING

Moved: JM Seconded: KF that the minutes from previous meeting February 2nd, 2021 as read be accepted as a true record CARRIED

BUSINESS ARISING & ACTION SHEET FROM PREVIOUS MINUTES

- JM advised that she has been working with Emily Rose Maloney on another project so will ask her re "Free to be Girls" **AMENDED ACTION SHEET**
- RM advised that he may have sourced a TV and will know next week
- JM advised that she is still waiting on a response in regard to removal of trees at front of building
- JS that she is waiting on quotes from Tas Hotel and Club Supplies and Reece Plumbing in regard to new stove. She has also spoken to Leigh at the works dept and was directed to the website in regard to specs and regulations. There were no clear directives on the website apart from that the items should be "correctly installed."
- JM advised that new contact numbers for the alarm had been registered with Jacksons Security. 1st contact JM, 2nd contact GL, 3rd contact RM and Kate at child care to be contacted for any alarms activation in the childcare area during business hours.
- JM advised the child care items stored behind the roller door have been tidied and there is now room for the new hirer In Christ Chapel to have storage room.

TREASURERS REPORT

GL reported that as of Tuesday 6th Feb the bank balance was \$17,466.57 There are no outstanding accounts.

Moved GL and 2nd KF that the report be accepted Carried

CORRESPONDENCE

- Email from Ben Morrison, IT Systems Officer NMC informing us of the WiFi being installed
- Emails from Kate Lee in regard to cleaning of centre after hire.
- Emails from NMC and Check In Tas in regard to obtaining QR Code for the centre

Moved JM that the correspondence by accepted. Carried

NEW BUSINESS

- GL asked that the fitting of a smoke detector for the new meeting room be added to the ACTION LIST
- JM advised that the centre now has a new rubbish wheelie bin and a recycling wheelie bin supplied by NMC. There will be an annual charge for these. JM also thanked JS for agreeing to place these bins on the curb side for collection and to return to PCC area by Kitchen each fortnight.
- JM advised that the PCC now has a QR code. This will placed at all entrances to the centre along with copies in each of the hire rooms.
- JM advised that there had been some issues with the Child Care contract cleaner. The cleaner cannot get to the centre on a Friday night until 7.30 to clean. This is not an ideal situation as it impacts on potential Friday night hirers and also makes it difficult to check centre for Sat hirers the child care contract also states that the Function room etc should be cleaned at end of hire each day. Until the problem is fixed JM advised that we need to contact the cleaning company owner when we have a hirer Friday night and she will personally come in and clean at 6pm.
- JM advised that the PCC now has Free WiFi for hirers.
- GL advised the committee that he will be away from the 11th May for 4 months. JM will take over invoicing while he is away.
- JM advised that the In Christ Chapel had requested approval to run a working bee at the centre to clean. It was the decision of the committee that due to insurance and the lack of induction that this will not be approved. It was also noted that this is not the normal job of a hirer. The church also requested approval to screw a safe into the cupboard allotted to them. Request was approved however the committee will need assurance that cash will not be kept in there outside of hire hours.

Meeting closed at 7.57pm

Next Meeting.

GENERAL MEETING 7pm June 1st 2021

KATRINA FREEMAN
CHAIR

PERTH COMMUNITY CENTRE MANAGEMENT COMMITTEE (PCCMC)

COMMITTEE GENERAL MEETING MINUTES

Held at the Perth Community Centre (PCC), 173 Fairtlough Street, Perth, on Tuesday June 1st 2021. Meeting commenced at 7.05 pm.

PRESENT

Chairperson Katrina Freeman (KF), Judi McGee (JM),) Jo Saunderson (JS), Ralph McGee (RM)

APOLOGY Glenn Leighton (GL)
ABSENT Dick Adams (DA)

MINUTES OF PREVIOUS MEETING

Moved: JM Seconded: KF that the minutes from previous meeting April 6th, 2021 as read be accepted as a true record CARRIED

BUSINESS ARISING & ACTION SHEET FROM PREVIOUS MINUTES

- JM advised that Emily Rose Maloney has just started a new job so is taking a step back from "Free to be Girls". **REMOVE FROM ACTION LIST**
- RM advised that he has purchased a TV and bracket for the Meeting room and this will be installed soon.
- JM advised that she is still waiting on a response in regard to removal of trees at front of building
- An out of session email was sent to committee members in regard to the quotes for a new stove. It has been decided to have a friend of GL who is a stove repair man look at the stove to see if it can be fixed prior to a decision being made. If we keep the existing stove it was agreed that we book a professional oven cleaner to clean the stove.
- It was decided to remove the replacements of locks on the meeting room cupboards from the Action List as the hirer is no longer hiring the centre.
- RM advised that the Fob centre key for hirers has been fixed.

TREASURERS REPORT

JM reported that as of Tuesday 1st June the bank balance was \$20,543.09.

Since the previous meeting there has been:

\$290 outgoing being for bond reimbursement & Telstra.

\$3,366.52 In Goings.

There is an amount of \$2,040.95 owing for accounts to be paid which will leave us a balance of **\$18,502.14**.

Moved JM and 2nd KF that the report be accepted Carried

CORRESPONDENCE

Invite from Bicentennial Committee to attend the celebrations on May 30th.

Moved JM that the correspondence by accepted. Carried

NEW BUSINESS

- JS advised that she has loaned a panel heater to be left in the small meeting room over winter. It has been tested and tagged.
- JS asked if the grease trap outside the kitchen could be looked at as it is becoming smelly. JM to email the council in regard to this. **ACTION LIST**
- JM asked if the committee would be agreeable to obtaining quotes and purchasing of 50 new chairs for the function room. APPROVED. JM to follow up **ACTION LIST**
- RM advised that the motor in the centre vacuum cleaner had blown. It has now been repaired at a cost of \$125.00.
- A discussion was held in regard to pest control at the centre and it was agreed that JM speak to Child Care about their pest controller doing the whole centre and the committee going halves with them in the cost. ACTION LIST
- KF advised that she is having discussions with two potential hirers, one who does "Circuit "Workshops and one who does Resin and art workshops.

Meeting closed at 7.33pm

Next Meeting.

GENERAL MEETING 7pm August 3rd 2021

KATRINA FREEMAN CHAIR



Avoca Museum and Information Centre

Old School Building, AVOCA, TASMANIA, 7213

Minutes

Annual General Meeting

10:00 am Tuesday 23rd March 2021 Avoca Museum and Information Centre

1. Present

Helen Reynolds (Chair), Prue O'Connor (Secretary), Angie Gee (Treasurer), Helen Richardson, Justin Fahey, Carol Wearing, Lesley Collins, Frank O'Connor, Mary Knowles

Apologies

Jane Mitchell

- 2. Confirmation of the minutes of the previous AGM held on 23 June 2020
- 3. The Presidents Report

The President, Helen Reynolds verbally presented her report and thanked Justin and Carol for their work in organising and cataloguing the museum exhibits and opening the museum on a regular basis..

4. The Treasurers Report

The Treasurer, Angie Gee presented the financial report. (see attached)

- 5. Appointment of Auditors
 - a. Current auditor: Maree Bricknell Northern Midlands Council was again appointed as auditor

Resolved

6. Correspondence

Nil

- 7. Election of Office Bearers
 - a. The Executive
 - b. President:

Helen Reynolds M. Justin Fahey S. Carol Wearing Accepted / Elected

Avoca Museum Information Centre AGM 23rd March 2021 Page 1

c. Vice-President:

Justin Fahey M. Lesley Collins S. Carol Wearing Accepted / Elected

d. Secretary:

Prue O'Connor M. Carol Wearing S. Helen Reynolds Accepted / Elected

e. Treasurer:

Angie Gee S. Helen Reynolds Accepted / Elected M. Justin Fahey

f. Public Officer:

Lesley Collins M. Carol Wearing S. Angie Gee Accepted / Elected

g. Council Representative

Mary Knowles M. Justin Fahey S. Lesley Collins Accepted / Elected

h. Committee:

Helen Richardson, Accepted / Elected Carol Wearing Accepted / Elected Lesley Collins Accepted / Elected Frank O'Connor Accepted / Elected Jane Mitchell Accepted / Elected Freddie Reynolds Accepted / Elected Tony Weterings Subject Accepted / Elected Steve Taylor Subject Accepted / Elected Fiona Kozub Subject Accepted / Elected

Lance Petrie Subject Accepted / Elected Phil Bravo Subject Accepted / Elected Val Bravo Subject Accepted / Elected Mark Subject To be confirmed

Deanie de Boer Subject Accepted / Elected Amanda Carbolth Subject Accepted / Elected

Graham Carbolth To be confirmed Subject

8. General Business

Nil

9. Close of meeting

10:38am

Avoca Museum Information Centre AGM 23rd March 2021



Avoca Museum and Information Centre

Old School Building, AVOCA, TASMANIA, 7213

An AMIC Committee Meeting held at the Avoca Museum at 10:30AM on Tuesday 23rd March 2021. Minutes

1. Present

Helen Reynolds (Chair), Prue O'Connor (Secretary), Angie Gee (Treasurer), Helen Richardson, Justin Fahey, Carol Wearing, Lesley Collins, Frank O'Connor, Mary Knowles

2. Apologies

Jane Mitchell Tony Wettering

- 3. Approval of the Minutes of the
 - a. Committee Meeting held 5th January 2021
 - b. Australia Day Minutes held 5th January 2021

Motion accepting the minutes of the above meetings

Moved Carol Wearing Seconded Justin Fahey

Carried

Business Arising -action list

		ACTION LIST from the Committee Meeting held 06/01/2021		
	Action / Date entered	Description	Action / Report	
a	Memories of Avoca by Ernest GH Foster to be sold for \$2.50 each Lesley is about half way through typing it up. The text book cover will be used as the cover.		Lesley to do further research on publication	
b	Garden Roses	To be done in the winter Carol to supply two roses Carol will plant roses when they are ready	To be planted in winter	
С	BBQ Map	Mary said it will not be in this years Council budget	Under discussion	
d	Volunteers	Council Volunteer Orientation. No date has been set but it is expected to be held in the south. Volunteers are still covered by insurance if they fill out the volunteer form. This has been put on hold because of COVID-19	Local district committee meeting 29/4/2021. No training organised.	

Avoca Museum Information Centre Committee Meeting 23 March 2021 Page 1

e	Mathinna folders	Mathinna folders to be scanned and sent to the Fingal History Group at the Neighbourhood House. – Contact is Ruth Millar 6374 2243 The original documents to be placed in display books and filed at AMIC Justin is scanning the content 5/1/21 Scanning has been completed. Helen will provide a USB stick for the information to be sent to Fingal	Ongoing.
f	Cemeteries	Shirley Freeman and Prue are progressing this Lesley has volunteered to do the typing Waiting for Council to supply an aerial photo for a map Ben downloaded a satellite photo of Avoca to our Computer but it does not provide the detail required. The committee will continue to press Council for a drone shot. Jennie Bond (Jo Ellis's Sister Phoned seeking help to Clean up Catholic Cemetery. Council have done the drone footage to be put together. The Catholic cemetery has been cleared. Prue to talk to Phil Bravo about mapping the Catholic Cemetery	Mary to follow up on drone picture The Anglican Church is doing a plan of the Anglican Cemetery. Ongoing
g	Polo shirts for volunteers	Julie to price navy polo shirts for volunteers. Shirley Freeman requested a .pes file of the logo. Prue to ask Shirley	Sizes required XL, L, 18.
h	Royal George School urinal	Angie offered the urinal from the Royal George School for display at the Museum. Needs tractor	Ongoing
i	Volka Hahl	Mary to ask Volka Hahl for Mining History	Mary has a copy We are still waiting for publication.
j	Cricket Club Memorabilia	Lance is making cabinets for the Memorabilia and putting them in the dining room area A letter from the Football Club Life Members – Trevor Williams, Nigel Stagg and John Freeman.	Ongoing

Avoca Museum Information Centre Committee Meeting 23 March 2021 Page 2

k	Museum Open Flag.	A Museum donation is to be signed by the Hotel Licence (Fiona & Lance) 6/1/21 Prue will organise donation forms Carol to ask Darren Pyke about the history of the roller. Angie to purchase a new one 5/1/21 Prue to ask Angie about this The council is happy for the AMIC	Angie to organise Ongoing
	0.00	Committee to clean up the gaol so that it can be opined to the public. NMC to remove the tree and set up the entrance. The Grave turned out to be the Cairns Dog	
m	Australia Day	Avoca (AMIC) will be hosting the NMC Main event for this years Australia Day Celebration on 26 January 2021	Australia day was a great success. Prue moved a motion on behalf of the committee congratulating Carol for her hard work organising the day. Passed
n	Memorial Trees	5/1/21 The trees are being watered regularly. Frank will deliver some straw mulch for the trees. A thankyou letter will be sent to NMC for the replacement trees.	Still to be done Ongoing
0	Information plaques	Information plaques around the town need replacing. We will try to find funding for this. New plaques need placing on the old police cells and Carols house which was the original Post Office	Ongoing Robsons house to be added

4. Finance

a. Treasurers Report See attached

Motion accepting the Treasurers Report

Avoca Museum Information Centre Committee Meeting 23 March 2021 Page 3

Moved Angie Gee Seconded Carried

5. Correspondence

Prue tabled the correspondence.

Motion approving the correspondence

Moved Justin Seconded Carol Carried

6. Garden No report

- 7. General Business
 - a. Justin reported that the Wi-Fi was not working in the park
 - b. District maps are required for the Information Centre
 - c. A group will visit the museum on March 29th
 - d. We are presently opening on Mondays Thursdays and Saturdays from :30 am to 1:00 pm. and would like to open another day if a volunteer was available.

Carol to arrange a cleaning roster

Roster Thursdays Tony - Maintenance on

Wednesdays Lesley

Monday Helen

- e. Folders are needed for the Museum
- f. GR Code is required for the Museum by 1st May. Application to be made. A paper sign in to be provided for those unable to use the QR app
- g. Carol will give Deanie de Bore a volunteer list.
- h. Fiona Dewar to work with Justin on the Covid Requirements for ANZAC Day
- i. Mary to fill in the forms for ANZAC Day
- j. Avoca school site YMCA are not interested in the site and Council will not acquire the site.
- k. Deanie requested larger bins for the park. The Council will look into it. The hall bin is to be replaced as it was taken on Australia Day.
- 1. A load of dirt will be delivered to the park by council for ground maintenance.
- m. Justin will provide a shopping list to Angie.
- n. Shirley Freeman to be asked to run a raffle to raise money to replace the pads for the Defibrillator at the shop
- 8. Confirm Next Meeting-

Close 12:55 pm

Financial Report 1st Jan to 23rd March 2021

Income Donations 284. NMC (Australia Day catering) 544.6 Expenses Bank fees 11. Aurora 143. Expenses 132. Maintenance 95. Defib battery 262. Catering 544.		
Donations 284. NMC (Australia Day catering) 544. Expenses Bank fees 11. Aurora 143. Expenses 132. Maintenance 95. Defib battery 262. Catering 544.	Balance in Bank as at 1 st January	\$1876.88
Donations 284. NMC (Australia Day catering) 544. Expenses Bank fees 11. Aurora 143. Expenses 132. Maintenance 95. Defib battery 262. Catering 544.	Income	
Expenses Bank fees Aurora Expenses Maintenance Defib battery Catering 544.0 \$ 829.0 \$ 82		284.70
Expenses Bank fees Aurora Expenses Maintenance Defib battery Catering \$ 829.		544.67
Expenses Bank fees Aurora Expenses 112 Expenses 132 Maintenance 95 Defib battery 262 Catering 544	Wile (Australia Day Catering)	27,021
Bank fees 11 Aurora 143 Expenses 132 Maintenance 95 Defib battery 262 Catering 544		\$ 829.37
Bank fees 11 Aurora 143 Expenses 132 Maintenance 95 Defib battery 262 Catering 544		
Bank fees 11 Aurora 143 Expenses 132 Maintenance 95 Defib battery 262 Catering 544	Economic Co.	
Aurora 143 Expenses 132 Maintenance 95 Defib battery 262 Catering 544	Expenses	
Expenses 132 Maintenance 95 Defib battery 262 Catering 544	Bank fees	11.00
Maintenance 95 Defib battery 262 Catering 544	Aurora	143.41
Defib battery 262 Catering 544	Expenses	132.04
Catering 544	Maintenance	95.10
	Defib battery	262.95
\$1189	Catering	544.67
		\$1189.10
Balance as at 23 rd March 2021 \$151	Ralance as at 23 rd March 2021	\$1517.15

No outstanding accounts.

Financial Report 1st Jan to 23rd March 2021

Balance in Bank as at 1 st January		\$1876.88
	4	
Income		
Donations		284.70
NMC (Australia Day catering)		544.67
		\$ 829.37
Expenses		
Bank fees		11.00
Aurora		143.41
Expenses		132.04
Maintenance		95.10
Defib battery		262.95
Catering		544.67
		\$1189.10

Balance as at 23rd March 2021 \$1517.15

No outstanding accounts.

EVANDALE COMMUNITY CENTRE AND MEMORIAL HALL MANAGEMENT COMMITTEE

Minutes of General Meeting Tuesday 10th August 2021

Chairperson

John Lewis

Meeting opened: 1.00pm

- 1. Present: Arthur Walter, Peter Riley, Geoff and Jackie Divall, Heather Leggett, Judy Heazlewood, Kath and Barry Wenn, Barry and Maria Lawson, Brett Goldsworthy, Ian Goninon, Gillian Atherton.
- 2. Apologies: Frank Halliwell, Sue Bedford.
- 3. Minutes of Previous Meeting: were taken as read and confirmed Geoff Divall/Arthur Walter. Carried.
- 4. Centre Report/Correspondence:
 - A few more tourists than last year, 138/102, and 259 locals during July.
 - Still waiting for report from N.M.C. re the question of RV friendly town.
 - Dump Site is still before Council. To meet with NMC at the site.
 - Reminder regarding the new 'Tas Safe' check-in app is mandatory from 7th July. Slips still to be used if required.
 - Wednesday Social Afternoons working well.
 - Solar panels at the hall have been advertised by Council and work should commence soon.

5 .Community Hall Report:

- · June has been quiet at the hall. Users at a local birthday party were very appreciative of the
- Local team using the hall for netball training which has proved very successful.
- Some water leakage which will be fixed by new roofing.

6. Financial Report:

			EVANDALE COMMUNITY CENTRE Financial Statement as at 31 July 2021		
	BANK BALAMCIE Add interest Add deposits		Interest Cash Deposits Eftpos Direct Payment	\$6.96 \$372.90 \$241.70 \$5,938.00	\$18,556.79 24925.35
	Less cheques				
		01.07.21 09.07.21 09.07.21 09.07.21 09.07.21 18.07.21 21.07.21	727387 Stephanie Dean Direct (MC Direct (Flick) Direct (Link) Direct (Telstra) Direct (Aurore) Direct (Jacksons) Direct (Tasmaps)	\$52.50 \$50.05 \$50.05 \$36.30 \$140.67 \$654.90 \$628.00 \$50.00	
					\$1,843.42
					\$23,082,93
ř	Less direct debit	02.05.21	CBA Efigas Fee	\$60.00	23,022.93
	BANK BALANCE Less unpresented che	eques			
	Available Balance				
	Debit Card Account	31.05.21			\$210.26

Arthur reminded the meeting that the approximately \$10,000 is committed for solar panels and lighting.

7. Gift Shop:

• Very quiet.

It was moved and seconded that the reports be accepted. Peter Riley/Judy Heazlewood . Carried.

8. Any Other Business:

- A recent inspection by NMC of lighting fixtures found all fittings and starters needed replacement.
 This would be at a cost of approximately \$3000, to be paid for by the Centre. After discussion it was decided that Geoff Divall would approach the NMC to pay for this as it was maintenance of the building, Ian Goninon will support the request when it comes before Council.
- Further discussion re RV parking: only other option seems to be lower area of Morven Park. Ian Goninon will suggest that NMC meet with some local members before a decision is made. Evandale Advisory Committee are not in favour of parking in Pioneer Park. Honeysuckle Banks is now much more suitable for self-contained vans, especially if a toilet block was erected. It was decided that a letter to NMC from the Committee would be sent outlining this proposal and Ian Goninon will assist when it comes before a NMC meeting.
- Geoff Divall to contact the Fiona Dewar for an update on the new maps.
- Jacksons are about to upgrade their security system with a link to an app. which can control the alarm. Security cameras are too expensive to be viable for the Centre.
- Geoff Divall has been exploring other options for EFTPOS transactions as the Commonwealth Bank "Albert" system is too expensive for the number of purchases made at the Centre. After discussion it was moved:

"That Geoff Divall explore the new system, including any prior agreement with the Commonwealth Bank, and purchase if satisfactory" Ian Goninan/Judy Heazlewood. Carried.

- The calendars are nearly completed, and a vote of thanks was passed to the calendar committee.
- It was decided that the opening hours at the Centre remain the same, and to make sure everyone is aware of new regulations.

Meeting closed at 1.45 pm and was followed by afternoon tea.

Next meeting Tuesday, 14th September at 1.00pm.`

1



Liffey Hall Management Committee.

The Liffey Hall Management Committee A G M and general meeting held on Tuesday 10th August 2021

The meeting commenced at 7.05pm.

Present:

Quenton Higgs, Sally Staubmann, Herbert Staubmann, Lindsay Jordan, Dennis Chilcott, Christine Higgs, Stev Broadbent, Maria Saldana, Richard Chinn, Jilli Spencer, Maree Chugg, Gabby Stannus, Ludo, Vilbert, Dick Adams, Mary Knowlls.

Apologies:

Carol Viney, Jane Millar, Ian Spencer, Kristin Hamilton.

Minutes:

The minutes from the previous A G M August 2020 meeting were read by the secretary, they were moved by Lindsay Jordan and second by Quenton Higgs to be a correct account.

2

Treasurers Report:

The treasurer Sally Staubmann read the 12 month financial report for the previous period 10/8/20 to 10/8/21 stating incomes and expenses. The treasurer's report was moved by Jilli Spencer and seconded by Lindsay Jordan. Sally Staubmann the treasurer also read the latest auditor's report this was moved by Jilli Spencer and second by Stev Broadbent.

Attached to the minutes are the full financial reports prepared by the treasurer.

The Chairperson:

Quenton Higgs gave a very in-depth annual report in regard to the activities carried out at the Hall over the last twelve months. He also congratulated all committee members and volunteers for their outstanding work over the last twelve months with market activities, 10 Day on The Island event, general garden and hall maintenance.

The chairperson concluded his report.

At this point three new members were elected to the committee.

They are Gabby Stannus, Ludo Vilbert and Maree Chugg.

Committee elections:

For the purpose of the A G M committee members election the chair was vacated by chairperson and the election proceedings were conducted by Dick Adams.

Dick Adams acted as chairperson for the purpose of the new committee election

A call for nominations for the chairperson's position was called.

3

Chairperson:

With no nominations Quenton Higgs was re-elected unopposed.

The Vice Chair: Lindsay Jordan was nominated by Maree Chugg and second by

Jilli Spencer. Lindsay was re-elected unopposed.

Treasurer:

Sally Staubmann was nominated by Lindsay Jordan and second by Maria

Saldana. Sally was re-elected to the treasurer's position.

Secretary:

The secretary position has become vacant nomination were call.

Quenton Higgs nominated Stev Broadbent to the secretary position it was second by Christine Higgs. Stev Broadbent was declared secretary, Liffey Hall

Management Committee.

Special thank was given to the outgoing secretary for his years of service to the

Hall committee.

Congratulations to all elected committee members

Meeting Closed:

The A G M part of the meeting was close by the Chairperson Quenton Higgs at

8.10 pm 10th August 2021.

Secretary Liffey Hall Management Committee.

Dennis Chilcott. 19/8/2021

1



CHAIRMANS REPORT AUG 2020 - AUG 2021

Bush fire awareness

The 'Bush Fire Ready Neighbourhood Committee' (currently in recess) have distributed fire safety packs to valley residents. Our hall committee through Sally have continued liaison with Tasmanian Fire Service regarding bush fire awareness. We have been encouraged to register all domestic/fuel load burns; this is simply a call on 1800 000699 and by doing so it keeps everyone in the loop with smoke sightings. The service have provided us with signs i.e.

Register Your Burn - white background or Fire Permits Required - red background

.... that we display in the large purpose built sign at the hall. This new sign was purchased and erected in March 2020.

Water tank, pump

A 5000ltr tank has been installed that will ensure supply to the hall at times when water from the Liffey River is low. We experienced one instance, around February last year where supply was low and water quality poor. Ian Spencer has connected poly pipe from the tank via Orange pump to the kitchen while still retaining the gravity feed from Lindsay's tank. The latter continues to service the toilets. The pump is housed in a locked, weather proof cage. Two outdoor 15Amp power outlets have been installed, one to power the pump the other to provide power for events e.g. the 10Days on the Island gathering during March. 10Days organisers financed this installation to the tune of \$150.

10 Days on the Island

After considerable planning, coordination and praying to the weather gods we achieved a record number of stalls, 20 all up including three foods stalls and a broad range of products. Dennis Chilcott kindly donated his substantial marquee that provided great seated shelter overlooking the outdoor stage. Talk about a great stage, Kel Page drove his beautifully restored 1936 Dodge truck from Perth; a fantastic backdrop. 10Days organisers also kicked in another \$150 to Kel for his wonderful support. Thanks to farmer Malcolm Cresswell who kindly donated 40 Hay bales for seating. On the sunny Saturday, the morning outdoor poetry and song event went without a hitch. Visitors checked out the stalls, enjoyed coffee, Lebanese and Afghan tucker then perched on chairs and hay bales to take in the show compared by Bert Spinks who completed a great job. Alas, at 1230 all hell broke loose; gale force winds demolished marquees, the only decision to make was shut the market down. Thankfully no one was hurt. The afternoon's proceedings in the hall proved extremely successful hosted by ABC's Jane Longhurst. Sunday's weather was back to sunshine, the hall was fully booked and many visitors and locals sat on hay bales listening to an outdoor broadcast. A very pleasant morning indeed followed by Bert's interpretive guided tour at Liffey Falls bottom carpark reserve. All in all the inaugural Liffey Poetry Prize proved highly successful with 73 entries submitted, 1/3 of which came

2

from northern regions. The three prizes were won by poets from Hobart and south and these are attached.

Rodents

There has been mice droppings (thankfully not rats) inside the hall. Volunteer Steve Broadbent did a surveillance exercise and found vermin may have been entering under doors with worn access steps. Council has completed some remedial work that hopefully will prevent further access. Touch wood we don't get a plague like NSW has experienced!

Strategic plan

Further to a site plan of the hall and property our committee agreed that a strategic plan to identify future initiatives/ideas that will improve hall amenities was necessary. Herbert did a lot of work documenting the plan that will identify and prioritise ideas and expenditure. This plan has been finalised and adopted.

Flag poles

Considering the importance of Liffey Valley as an indigenous pathway and meeting place we agreed that a second flag pole to fly the aboriginal flag alongside our national flag very appropriate. This was subsequently erected by volunteers Richard and Herbert, used on market days and more recently during N.A.I.D.O.C Week.

COVID 19

Crikey what can I say. Tassie up to now have been extremely fortunate to have so little disruption and our corner at Liffey even more so. This has been achieved by close attention to very good personal and property hygiene by stallholders, visitors and volunteers on market days. We have enjoyed great support from BJ who was working with NMC at critical times supplying us with up to the minute information on Covid requirements. I'd love to say that this pandemic is behind us but I think not!

Market News

Regardless of Covid we have been able to maintain the average 8 to 10 stalls at each market. Visitor feedback and also from stallholders reinforces the positive comments received on many occasions. People just love to get along once a month for a good chinwag, buy bits and pieces, sausage n' sauce and chat up Maria waiting for delicious fresh baked scones and cream. This year we have enjoyed visits from Westbury Tractor Club and MG Car Club of Launceston. Such common interest groups add an extra dimension to market days bringing their own group of members plus attracting extra visitors to view exhibits. Certainly they help to boost coffers. Most markets we bank around \$400 that over the years has accrued to a healthy \$8000 in the bank account.

Tree Avenue & Signs

With funds such as this we have been able to complete projects like this. Recent rain has given the trees a healthy boost with most of the nineteen well over 2mtrs in height. Rustic, rusty signs with individual soldiers names have now been installed. A couple have been damaged by a slasher when grass has been mowed. These have now been repaired.

Northern Midlands Council

- New MOU signed for 3 years.
- · Liffey Hall Food licence approved (annual renewal required).
- · Repairs and maintenance:

3

- Replaced southern gutter on roof, plumbed to tank.
- Installed bait trap
- Vermin proofed under doors

Volunteers

Last but certainly not least, our band of merry volunteers deserve huge thanks for turning out for working bees, baking gourmet treats, market days, sausage sizzles, regular committee meetings and generally making visitors feel really special when they decide to visit our "Cute little Community Hall" (this is what the 10Days bods called it)

A BIG PAT ON THE BACK ALL ROUND!!!

Quenton Higgs

Chair - Liffey Hall Committee

10/08/20		T
Liffey Hall Committee Trea	asurer's report	AGM
Prepared by Sally Staubmann		
year	to date 01/01/21 - 10/08/21	
Income and expense sum	mary	
	Funds available at 1/1/21	\$7,366.80
Income		
Markets	\$2,181.30	
Hall hire general	\$301.50	
Hall hire 10days	\$400.00	
Donations	\$421.65	
Donation 10days	\$300.00	
Reimbursement from	\$250.00	
members 10days		
		\$3,854.45
Expenses		
Hall supplies	\$422.43	
Market supplies	\$165.00	
Water tank	\$1,121.25	
Power	\$395.95	
Power outlets	\$550.00	
Cable location	242.00	
Ten 10days (bar supplies)	\$631.66	
, , , , , ,		\$3,528.29
	Surplus	\$326.16
	Funds avaialable10/8/20	\$7,692.96
	Fullus avaidiable10/6/20	\$7,032.90
Petty cash		\$200.00
	Total funds	\$7,892.96
notes		
1 The market remains the ma	in scource of fund raising for the h	nall
2 Hall improvements -	Water tank total cost to hall	committee \$1207.75
	2 x outdoor power points \$550	



LIFFEY HALL MANAGEMENT COMMITTEE

Tuesday, 10 August 2021

Commenced 8:02 pm

Finished

9:08 pm

Next Meeting 7:00 pm Tuesday 12 October 2021

Present

Dennis Chilcott Christine Higgs Maria Saldana Herbert Staubmann

Sally Staubmann

Richard Chin

Ludo

Gabby

Lindsay Jordan

Maree Chug

Mary Knowles

Quenton Higgs

Apologies

Caroll Viney Jane Millor Christin Ian

Ian Spencer

Minutes

The minutes of the previous meeting were read by the Secretary, Steve Broadbent.

Lindsay

M: Herbert S:

Treasurer's Report

The Treasurer, Sally Staubmann read the Financial Report confirming incomes and expenses. Report to be attached to the Minutes.

Approved

Opening balance: \$8007.83; Closing Balance: \$8359.13; Balance after projected expenses: \$7692.90; Petty Cash: \$200.

M: 1

Lindsay

S: Dennis

Approved

Correspondence

Signed management plan from NMC received.

NB Insurance covers up to 20 stall holders. Many exceptions to goods and services covered. We should let stall holders know if their goods or services are not covered.

Food licence registration completed.

Quotes for power point protection waiting approval.

General Business

The three award winning poems from the 10-Days on the Island Festival were read by Quenton, Richard and Maria.

Maria advised we need more home-made jams for the scones at the Market.

Thanks were expressed to Dennis for his many years' service as Secretary to the Committee.

Sally advised that all Volunteers need to complete the NMC Induction Program. A member of the Council will attend the Hall to complete this program. Dates to be advised.

We need to appoint a Member of the Hall Committee to be the official Council Representative for receiving all Council notifications. By affirmation Sally was appointed to the position.

We need to establish a Key Register. Currently keys are held by Lindsay, Quenton, Jill and Sally.

We need to update the Hall contact person on NMC web site for bookings. By affirmation Lindsay was appointed as the contact. Sally to advise NMC.

One of the sliders for the fire sign needs to be replaced at a cost of \$90. Approved by affirmation. Quenton to arrange.

Quenton will letter box drop the Chairman's Report from the AGM within the Liffey Community, so people know what is going on.

Now that we have two flags to raise, the Australian Flag and the Aboriginal Flag, we need to ensure we follow proper protocols for raising the Flags. Richard to investigate requirements and report back to the Committee.

Raising Community Awareness to any events that might be happening in the Liffey Valley was discussed. It was agreed to change the Facebook page from Liffey Valley Markets to Liffey Valley Hall & Markets. This will allow promotion of the markets and other community events at the one site. We should also promote this site within the community and at market events. By affirmation Gabby was appointed to manage and promote the Facebook page. We all need to ensure she is advised of new events.

The Strategic Plan was briefly discussed, and it was agreed to raise this more formally at the next meeting and update same. Herbert to continue to manage this. Draft schedule attached to Minutes.

Discussion was held with respect to the purchase of a Marquee for the BBQ. This needs a floor as well. Estimated expenditure was \$300 - \$400.

M: Quenton S: Dennis Approved. Quenton to source.

Sally to ensure laminated Check-in Tasmania signs are present for entry into both the indoor and outdoor areas of the Market.

MINUTES

THE ROSS LOCAL DISTRICT COMMITTEE MEETING HELD AT THE READING ROOM, ROSS, ON TUESDAY 7th SEPTEMBER 2021, COMMENCING AT 11.15AM.

1 PRESENT

Arthur Thorpe, (Chairperson), Candy Hurren, Grant Larkman, Marcus Rodrigues, Jill Bennett, Helen Davies, Herbert Johnson, Ann Thorpe (Hon Secretary)

2 IN ATTENDANCE

Councillor Andrew Calvert, Councillor Janet Lambert, Graham McShane, Keith Jolly.

3 APOLOGIES

Christine Robinson.

4 <u>DECLARATION OF ANY PECUNIARY INTEREST BY A MEMBER OF A SPECIAL COMMITTEE OF</u> 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 3**rd **August, 2021** be confirmed as a true and correct record of proceedings.

Helen Davies / Jill Bennett

Carried unanimously

6 BUSINESS ARISING FROM THE MINUTES

6.1 Ross Pool

The Final Report from Watershed Solutions has now been submitted and was considered at the August Council Meeting.

Ross Local District Committee

Council decided that subject to certain conditions, the Ross Pool will continue "for as long as the pool is structurally/operationally safe to do so".

Council also passed a motion requesting "That Council procure a health and safety report (existing or newly commissioned report) to ascertain whether the Ross Pool is safe to be used."

Committee discussed, and along with the Ross community, are awaiting the safety report from NMC. All are cognisant of the fact that the future viability of the pool depends on the upcoming report.

6.2 Campbell Town Hospital Board

Chair attended the August meeting of the Campbell Town Hospital Board.

Work continues on the refurbishment of the Nurses Quarters and will hopefully be finished later this month. Any future use of the old Ambulance building will be totally dependent on THS.

The dementia ward project hinges on THS as well. It is understood that attraction/retention of qualified dementia staff could possibly be a major problem.

6.3 Village Green

Work is proceeding, with substantial progress having been made in the last three weeks. An opening ceremony is tentatively scheduled for September.

Jill Bennett raised that there appeared to be a high number of bollard lights, were they on the plans? Also, there have not been planted as many trees as was originally envisaged? Jill has offered to contact the General Manager of NMC regarding these items.

Also, a water feature (fountain) has been built in the middle of the grounds, however this does not appear to be on the original plans either. Attendee mentioned that the fountain may have possibly been installed to ameliorate a drainage problem?

6.4 Ross Bicentennial Celebrations

There have been a number of changes to planned events for the rest of 2021, **Sept** Running Festival 27th, Old Timer's get-together & Questions, & opening of Village Green / **Oct**, sandstone carving and late in Oct, David Blakely watercolour exhibition of Ross (this item is dependent on Covid restrictions), Camerata Obscura Classical Concert, 10th Oct / **Nov**, Ross Open Gardens / **Dec**, Bicentennial Cricket match (5th Dec), New Year's Eve on The Village Green.

Committee noted the information and that there may be changes to the above program.

6.5 Clearing The Macquarie River

The current condition of the Macquarie River is of great concern, with infestations of Cumbungi weeds and debris from previous floods needing removal.

Ross Local District Committee

No answer received as yet on the motion below, which was tabled at the June NMC meeting and carried unanimously.

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.

Chair had requested an update from NMC. As no reply received up to meeting date, Chair will again request an update.

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 Council does not have an existing Tree Management Policy.

However, Council's Works Manager has located a draft electronic copy of a proposed Tree Management Policy dated 2015. This will need to be completed and submitted to Council for consideration. Council's Works Manager to progress as time permits.

Committee noted information.

6.7 Vandalism And Hooning

A quiet month in Ross with no reports of hooning, and it would appear there have been no further episodes of vandalism following community complaints and police intervention. Chair to contact Senior Sergeant Gillies regarding the progress of possible charges being laid in relation to a previous incident.

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. No answer received as yet on the motion below, which was tabled at the June NMC meeting and carried unanimously. RLDC will be advised when response received.

The RLDC 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.

Chair had requested an update from NMC. As no reply received up to meeting date, Chair will again request an update.

6.9 Shipping Container In Ross Caravan Park

The container has been removed, however the demountable is still on site.

Ross Local District Committee

The caravan that has been purchased as a replacement for the demountable 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.

Issue will be monitored.

6.10 Female Factory Parking Area

Difficulties with caravans backing out of Female Factory parking area on to Beaufront Road (C305). Chair suggested erecting a sign advising "No Entry to Large Vehicles" or similar and Council's Works Manager has agreed to install a sign.

Helen Davies raised the issue of one of the proposed signs being misunderstood as "no parking overnight".

Chair will clarify design of the sign with Council's Works Manager.

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 (West side). The matter has been referred to Council for action.

Chair has followed up 3 times with NMC Compliance Officer and been advised they are aware of the issue. However, it was submitted to the meeting that not only is the resident still cutting wood, but is now also conducting a business making concrete "statues" in the backyard and the noise and dust nuisance is causing concern and distress to neighbours. This business is being carried out at the back of the property out of view of the street.

Chair to follow up again with NMC.

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 the RLDC proposes.

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.

- Defibrillator at sports club. As there are funds currently available within the sports club, if necessary, they could purchase their own. Alternatively, there are grants available which may be used for this idea. Ross currently has 6 defibrillators through the village Post Office, Town Hall (inside and 24hr outside the town hall next to public toilets) Ross Bakery Inn, Mens Shed, Swimming Pool (summer)/Wool Centre(winter).
- 2 interpretative historical boards/signs on the heritage walk. Tourists following current signs, but appear lost when they get to the bridge car park. Signs could show the position/information of the old bridge and the ford used before the current Ross Bridge was constructed. Complications are; important to make sure they fit with the other signs

Ross Local District Committee

and be the same or similar to the Female Factory ones. Is it Church land or not? NMC only responsible for the footpath. Councillor Calvert mentioned that there is a lot of history not shown about Ross, e.g. Viaduct, etc. Anything placed near the Bridge will need the approval of both NMC and Heritage Tasmania.

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 mentioned the
children from Campbell Town School could perhaps draw up ideas for one. Attendee
advised that Brett from Dinki is a very good graphic artist, and this would be keeping the
project local.

6.13 Ross Recreation Ground Masterplan

Several members of the RLDC, along with members of the Sports Club and Veterans Cricket Club, attended a meeting conducted by Council's Consultants held in the Sports Club rooms. The purpose of the meeting was to garner suggestions for improvement to the Ross Recreation Ground, should there be funding opportunities in the future.

The meeting group was informed that the masterplan was not for a complete rebuild (as for Campbell Town), but for upgrading toilet facilities, etc. A representative from a women's cricket group attended and discussed the need for a separate area for women. After inspecting the current areas, everyone at the meeting agreed the ablutions area did need work. A very good first meeting with representatives to sort out possible work for the future subject to funding availability. Next stage will hopefully be a meeting with the community to present the meeting group/consultants' ideas.

6.14 Ross Bridge 20 Ton Weight Limit Signs

The sign advising the Ross Bridge 20 ton weight limit, is often seen too late for large heavy trucks (B-Doubles) to turn around and not travel over the Ross Bridge. It was suggested that 20 tonne weight limit signs be placed on the directional signage on the Midland Highway so that vehicles are aware of the weight limit <u>before</u> entering Ross. This particularly applies to the southern Roseneath Road entrance, as once a truck turns off the Midland Highway and enters Roseneath Road they are committed to crossing the Ross Bridge.

Chair has ascertained that there is <u>already</u> a large and clearly visible weight limit warning sign in place on the Midland Highway, approx 400 metres before the Roseneath Road entrance when approaching Ross from the south.

After liaising with NMC, they then contacted DSG who have agreed to install a similar sign just before the northern entrance to Roseneath Road. Very good result and prompt action and reply from both NMC and DSG. Installation may take a few months before this item is completed.

6.15 Police House Campbell Town

The house behind the Police Station in Campbell Town has been refurbished, and it would appear that a Police Officer will be shortly moving into the house.

Committee noted information.

7. NEW BUSINESS

7.1 Councillor Lambert passing on a request from Campbell Town District Forum that a joint meeting between the forum and RLDC (which was discussed last year) go ahead. Committee discussed and happy to go ahead. Difficulty last time organising a time to suit everyone due to COVID restrictions, and the length of a double meeting if held the same day as the normal monthly meetings.

Chair is awaiting an official approach from the Campbell Town District Forum.

Arthur Thorpe – Australia Day Nominations are being called for. The celebrations will be held at Cressy in 2022. Please nominate anyone you feel worthy. Councillor Lambert urged all to nominate and it is important that we recognise those people out in the community that would otherwise remain anonymous. Especially important in this Bicentennial year when so many volunteers are working behind the scenes.

J von Bibra has stepped down as Chair of the Elizabeth Macquarie Irrigation Trust and David Downie was elected in his place.

The group, Save Our Churches (SOCS) which has been endeavouring to save St Johns Church, Ross, and other Tasmania Churches and graveyards from being sold/lost, is holding its AGM on Thursday the 30th September, at the Campbell Town Memorial Oval meeting room No 2, all welcome to attend.

Herbert Johnson – NMC were surveying drainage issues in Ross. A report was being prepared for NMC and RLDC had been advised of its completion. Could NMC please advise where this issue is up to? Chair to follow up with NMC.

Candy Hurren – Cricket nets at sports oval are in need of refurbishment and a real tidy up. Chair to follow up with NMC.

Helen Davies – would like to acknowledge the work that NMC has conducted on the gardens at the bridge car park. Helen mentioned it looks brilliant, quite lovely and many thanks to all NMC staff concerned.

Keith Jolly – the bottom course of sandstone bricks at the entrance of the reading room are weathering away and in dire need of attention. Chair to follow up with NMC.

8 <u>NEXT MEETING/CLOSURE</u>

The Chair closed the meeting at 11.54 am.

Next meeting – Tuesday 5th October 2021 commencing 11.15am at the Ross Reading Room.

MINUTES

MEETING OF THE CAMPBELL TOWN DISTRICT FORUM HELD IN THE UPSTAIRS MEETING ROOM AT THE TOWN HALL, CAMPBELL TOWN ON TUESDAY, 7 SEPTEMBER 2021 COMMENCING AT 9:30AM

1 PRESENT

Mrs Jillian Clarke, Mrs Jill Davis, Mrs Judith Lyne, Ms Sally Hills, Mr Danny Saunders, Mrs Tracy Spencer – Lloyd, Ms Sarah Annesley (to 10:30am)

2 IN ATTENDANCE

Mayor Mary Knowles OAM, Cr Andrew Calvert, Cr Janet Lambert, Mr Des Jennings (NMC), Mrs Lucie Copas Fowler (NMC)

3 APOLOGIES

Mrs Fiona Oates, Ms Jo Taylor, Mr Owen Diefenbach

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

Mrs Sally Hills/ Mr Danny Saunders

The minutes of the meeting of the Campbell Town District Forum held on **Tuesday, 3 August 2021** be confirmed as a true and correct record of proceedings.

Carried unanimously

6 BUSINESS ARISING FROM THE MINUTES

Campbell Town District Forum

Minutes - Ordinary Meeting 7 September 2021

6.1 Underpass

No further update from the Department of State Growth has been received.

DSG to initiate community consultation.

General discussion was held regarding the construction of the underpass. Mrs Clarke advised that she received a phone call on Friday from the Pitt & Sherry consultants requesting a last-minute meeting. Mrs Clarke advised that herself and Mrs Davis attended the meeting and had a discussion with the consultants about their dislike, and the community's dislike of the construction and cost of the underpass. Mrs Clarke advised that the consultants were engaged to discuss the construction and associated concerns of the underpass, and that they could not answer any other queries.

Mrs Clarke advised that a letter had been drafted to be sent to politicians in an effort to halt construction of the underpass to allow further community consultation and an alternative option to be considered. Mrs Davies read the letter aloud and members suggested that the letter is not sent, and that phone calls are made instead urgently.

Mayor Knowles and Mr Jennings reiterated that Council had no authority over the project and had approached the Department of State Growth once the community voiced their concerns.

The committee resolved that they would contact politicians and the media.

Mrs Tracy Spencer-Lloyd/ Mrs Jill Davis

The Campbell Town District Forum request that Council indicate their position in support of the committee's opposition to the underpass.

Carried unanimously

6.2 Bicentennial Celebrations

Committee to provide update on upcoming events.

An upcoming school sports day is being hosted with the bicentenary committee hosing the barbecue.

There is also a farm tour scheduled for October.

6.3 Town Hall Review

Council at its 19 July 2021 Ordinary Meeting resolved the following: DECISION

Cr Davis/Cr Calvert

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.

Carried By Absolute Majority

Campbell Town District Forum

Minutes - Ordinary Meeting 7 September 2021

Voting for the motion:

Mayor Knowles, Cr Adams, Cr Calvert, Cr Davis, Cr Goss

Voting against the motion:

Cr Brooks, Cr Lambert

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

Mr Jennings reiterated that no further update has been received regarding the application for heritage listing. Mr Jennings also advised that he was not aware of any representations to date. Though, representation will likely be received. The matter will be presented to Council for further consideration and if Council agrees to proceed with the sale, those that made the representations may appeal the decision.

Ms Hills asked if a new location for the museum had been identified, Mr Jennings advised that a new location had not been identified yet but Council would continue to work with the museum and potential new owners if Council agrees to sell the hall, to ensure the museum has an adequate space.

6.4 Tourist Signage/ Dual Naming

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

Mrs Copas Fowler advised that Council is waiting on the finished signs.

6.5 Information and Tourist Signs

Council's Tourism & Events Officer Fiona Dewar has advised that Council is still waiting for quotations and designs.

Currently investigating other design and printing options.

Mrs Copas Fowler advised that she had spoken with Ms Dewar who had advised that she had received a significantly cheaper quote than the original one which would enable her to replace all current plaques.

Ms Dewar has requested that any updates or changes to plaques are provided to Mrs Copas Fowler asap so she can action any required amendments.

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

6.6 Invitations

The following groups and organizations were suggested:

Campbell Town District Forum

Minutes - Ordinary Meeting 7 September 2021

- 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.

Mrs Spencer-Lloyd advised that she had contacted GHD and asked them to meet with the committee to discuss the Campbell Town Main Street Upgrades. Mr Jennings advised that Council would not be supportive of any further costs to the Main Street Redevelopment project and that when funding is received the community will be consulted again.

General discussion was held regarding recent project funding. Mrs Davis advised that some community members were confused about large projects being funded directly by the State or Federal Government. She advised that often community members were confused as to where the funding was coming from and misinterpreted that it was coming directly from Council.

Mayor Knowles advised that when funding for bigger projects becomes available and is applicable to proposed or "wish listed" projects Council applies for funding. Mayor Knowles advised that Council has been very successful in receiving funding for large projects which has enabled several large projects municipal wide to be completed.

Mrs Tracy Spencer-Lloyd / Mr Danny Saunders

That Council support the Campbell Town District Forum to meet with GHD at no cost to the committee.

The motion was lost

6.7 Smoke Free Zone – High Street

Letters have been sent to all businesses along High Street. Mrs Copas Fowler to provide verbal update. No further action required.

Mrs Copas Fowler advised that Council had received some negative feedback from the letters being sent.

6.8 Upgrades to the Campbell Town Skate Park

The project has been listed as a Priority Project for the 2022 Federal Election. Council officers to progress. No further action required.

Mrs Copas Fowler advised that Council had include the project on the Smaller Recreation Funding List for the 2022 Federal Election.

Mrs Spencer-Lloyd advised that Ms Taylor had taken on the project.

Campbell Town District Forum

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Minutes - Ordinary Meeting 7 September 2021

Mr Jennings advised that plans and costings had been provided by West Tamar Council.

6.9 Banners

Mrs Copas Fowler to provide draft banner designs to the committee for comment.

Banner design was circulated to the committee, no comment or feedback received.

6.10 Noticeboard

Mrs Oates to provide an update on noticeboard ownership.

Mrs Oates was not present at the meeting to provide an update.

6.11 Community Newsletter

Committee to provide update on proposed community newsletter.

Ms Annesley advised that Mrs Oates no longer had the capacity to assist and she would be progressing on her own.

Ms Annesley to circulate draft to committee members for comment.

6.12 Main Street Upgrades Consultation

Committee to provide feedback to Council.

General discussion was held regarding the process of the stages and when they will be implemented.

Mr Jennings reiterated that the community will be consulted once funding has been secured.

6.13 Meeting dates and times

Committee to provide an update.

No changes to the current meeting date and time.

6.14 Ross Local District Committee

Committee to provide an update.

Mrs Clarke to contact Mr Thorpe to suggest a proposed joint meeting.

7 NEW BUSINESS

Campbell Town District Forum

Minutes - Ordinary Meeting 7 September 2021

7.1 Membership of the Elizabeth Macquarie Irrigation Trust

Judith Lyne has tendered her resignation as the CTDF representative from EMIT.

Action:

Committee to appoint new representative.

Mrs Copas Fowler to circulate further information with the minutes.

7.2 Australia Day Awards

Mrs Copas Fowler advised that Council's Australia Day Awards are now open for nominations, all details can be found on Council's website.

Mrs Copas Fowler encouraged the committee to start thinking about nominations.

7.2 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.

8 CLOSURE

Chairperson closed meeting at 11:00am.

Next meeting to be held on 5 October 2021 at the Town Hall, upstairs meeting room.

Campbell Town District Forum

MINUTES OF THE MEETING OF THE LLDC HELD AT THE CATHOLIC PARISH HOUSE ON WEDNESDAY SEPT 1, 2021, COMMENCING AT 5.34PM

- 1 PRESENT: Neil Tubb, Jo Clarke, Bron Baker, Dennis Pettyfor, Doug Bester, Tim Flanagan, Megan McKinnon, Simon Bower, and Vivien Vaca.
- 2 IN ATTENDANCE: Councillors Adams and Brookes
- 3 APOLOGIES: Bruce Lindsay unwell after Covid injection

4 <u>DECLARATION OF ANY PECUNIARY INTEREST BY A MEMBER OF A SPECIAL COMMITTEE</u> 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

The minutes of the meeting of the Longford Local District Committee held on Aug 4, 2021, were confirmed as a true and correct record of proceedings.

MOVED: Bron Baker SECONDED: Tim Flanagan CARRIED

6 BUSINESS ARISING FROM THE MINUTES

- 6.1 Longford Entrance Improvements
 Council referred our request to the Dept of State Growth with a special meeting next
 Monday.
- 6.2 Water Trough Plaque Tim will forward wording onto Council
 Queen Victoria Diamond Jubilee Memorial
 National Trust Classified
 Queen Victoria reigned from 1837 to 1901
 To celebrate her golden jubilee a lamp was installed here
 Ten years later in 1897, to celebrate her diamond jubilee
 this horse trough, paid for by public subscription,
 was constructed and placed here

N.B. If the NMC decides to leave the exiting plaque in situ, then the word 'National Trust Classified' could be omitted.

1

- 6.3 Safety Issues Woolmers Lane/Panshangar Road intersection
 Neil reported that J Galbaith from NMC advised that a TRUCKS ENTERING sign was not considered appropriate, but an 80kph sign could be a possibility.
- 6.4 Memorial Hall Village Green Development Discussion about solar panels possibly not viable as tariffs have decreased. Suggested that an energy expert is consulted.
- 6.5 Wellington St Pedestrian Crossing Communication with the school is ongoing. A motion may be placed next meeting.

7 NEW BUSINESS

- 7.1 Meeting Procedures good discussion
- 7.2 Memorial Avenues and Trees in Stokes Park postponed as Bruce was absent
- 7.3 Street trees in Longford postponed as Bruce was absent
- 7.4 Tas Planning Commission Planning Amendment 04/2020 -
- 7.5 Planning Development PLN21-0062 [44 dwellings] near Longford Racecourse

The proposal for housing near the Racecourse has grown from 4 [PLN20-0174] to 44 blocks since our motions of Dec 2, 2020, was forwarded to NMC.

NMC have not communicated with LLDC since an email was received from its planning committee dated Feb 4, 2021; and that letter referred to further correspondence expected within one week.

The new planning application for 44 housing blocks means that the area of concern is now that area bounded by Wellington, Cracroft, Brickendon and Marlborough Streets.

Further to this, Council have received a communication from the Tasmanian Planning Commission dated Aug 1, 2021, where they draw Council's attention to sections 38, 41, 42 and 43 of that decision.

MOTION

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.

MOVED: Tim Flanagan SECONDED: Simon Bower CARRIED

8 REPORTS FROM SUB COMMITTEES

- 8.1 Railway Committee Images being collated for fundraising calendar and promotion of Go Fund Me.
- 8.2 Longford Legends Council feedback, meet with Maintenance and Project Manager to discuss and finalise costings and appoint a Fabricator to manufacture the Lych Gate.

9 PENDING BUSINESS ITEMS

- 9.1 Wellington & Marlborough Streets Intersection waiting on decision from Council, working on designs with State Growth.
- 9.2 The Planning Scheme Revisions LGAT & NMC not public yet

10 OTHER BUSINESS

- 10.1 Bob Thomas from the Men's shed has agreed to meet with Rotary and LLDC regarding ideas for beautifying Longford Entrance/meatworks.
- 10.2 The Melbourne Cup trophy being transported around various locations has paused with Covid.
- 10.3 Concern at Comm Bank reducing opening hours and is this one step closer to leaving us without a bank on the town. To form a Bendigo Bank would require strong community involvement.
- 10.4 Footpaths around Longford are hit and miss. If any areas raise concern then Council needs to be advised.

CLOSURE

There being no further business, the meeting closed at 6.58 pm. The next meeting will be on Wednesday Oct 6, at 5.30pm.

COMMUNITY ACTION PLAN (CAP)

SUICIDE PREVENTION

A CAP is a community-led initiative that develops supports to promote positive mental health and help prevent suicide.

The intention of a CAP is to increase suicide prevention support to the community, and the three main areas of focus are Training, Awareness and Sustainability.

Your community can receive \$5,000 to kickstart your Community Action Plan.



I TRATINTING

Train community members to recognise and refer other community members who need support.

This training focuses on:

- 🔭 Mental Health First Aid training (build resilience)
- ★ Suicide Prevention Training
- taining Training Training

2. AWARENESS

- Create awareness of support services and community grants in your Local Government Area. This removes barriers for people to seek support.
- Identify ways to get involved in Suicide Prevention.
- General Mental Health awareness tools and materials to teach people about symptoms and supports.





3 SUSTATNARTITTY

- ★ A plan to provide a long-lasting, impacting strategy to reduce suicide and increase wellbeing.
- Develop and utilise community networks and providers to help steer actions.

A Community Action Plan contributes to a safer environment for everyone.



COMMUNITY ACTION PLAN (CAP)

COUNCIL PROCESS

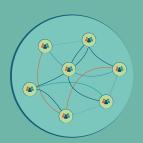
Step | Initial meeting with council

- Define suicide prevention
- Define program aims, scope and timeline
- What is currently happening in the Local Government Area?
- RA Tas to provide examples of CAPs



Step 2 Consultation

- Council to ID and invite staff, service providers, community groups, & influential community members to form a network
- Opinions and views of network to be sought (survey, forum, brainstorm)
- Target community/s defined



Step 3 Development of Actions

- · Actions informed by the network.
- Outline the implementation of the CAP (eg. community awareness of services and supports, community training)
- Assess sustainability of the CAP



Step 4 Delivery *

- CAP submitted to RA Tas
- Funding delivered
- Actions implemented in association with services, community groups, community members





ATTACHMENT C

Tasmanian Library Advisory Board

Terms of Reference July 202 I





www.libraries.tas.gov.au

Tasmanian Library Advisory Board

Terms of Reference

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I. Purpose

The Tasmanian Library Advisory Board (Board) is a voluntary, independent advisory group established under the *Libraries Act 1984* (Act).

The Board provides the Minister for Education (Minister) and Secretary Department of Education (Secretary) with objective, community-based advice on issues concerning the delivery of statewide library and archive services in Tasmania; in particular, the public's right of access to information and ideas¹.

The Board's scope covers contemporary library services that include lending, reference and information services, computers and internet access, written and digital literacy and numeracy programs, lifelong learning, care of Tasmania's documentary heritage and the State Archives.

The Board is a valuable resource that enhances Libraries Tasmania's reputation and credibility by:

- representing the views of library users and the general community
- providing advice on proposed service initiatives and directions
- offering a breadth of skills and knowledge-base that the organisation can draw on
- championing and advocating the wide range of services, programs and resources Libraries
 Tasmania offers.

The Board does not have responsibility for Libraries Tasmania's operational decisions.

Background information about Libraries Tasmania is provided at Appendices 2 and 3.

2. Membership

The Board's membership reflects the interests of library users and covers a mix of urban and rural representatives. A diverse range of member experience, interests, knowledge and skills demonstrate the Board's connection to the community and bring a wide range of viewpoints and ideas to its discussions.

As Libraries Tasmania is a major cultural heritage and collecting institution for Tasmania's documentary history and heritage, membership usually includes at least one person with knowledge and expertise in cultural heritage matters.

Membership of the Board is established under the provisions of Section 11(2) of the Act, which states that the Board consists of 13 members:

- a) a Chairperson nominated by the Minister
- b) four people nominated by the Minister from a list of names representing a mix of urban and rural interests submitted by the Local Government Association of Tasmania, of whom
 - i. at least one is from the northern area,
 - ii. at least one is from the north-western area, and
 - iii. at least one is from the southern area
- c) four people nominated by the Minister to represent the interests of users of the State Library Service
- d) four people nominated by the Minister to represent the interests of users from around the state, with at least one person from each of the north, north-west and south
- e) the person for the time being holding, in the Department of Education (DoE), an office or position nominated by the Secretary (Executive Director, Libraries Tasmania).

The Secretary may also attend any Board meeting.

Tasmanian Library Advisory Board Terms of Reference

page I

Section 12 (ea) Functions of Board Libraries Act 1984

3. Role of the Chairperson

The Chairperson of the Board presides at all meetings. If the Chairperson is not present, a member of the Board, elected by the members, can preside at that meeting.

4. Terms and selection of members

Members are appointed by the Governor for an initial period of up to three years, and shall be eligible for re-appointment for a further term or terms.

Generally, new members are sought through an expression of interest process advertised in local newspapers and on the <u>Libraries Tasmania website</u>. Local government nominations are requested from the Local Government Association of Tasmania.

TLAB membership is selected to provide the mix of expertise necessary to inform Libraries Tasmania's strategic direction.

Membership is exercised by each member personally, and may not be exercised by alternatives, including proxies.

If a member resigns or is removed from their office, the Governor may appoint a person to the vacant office for the balance of their predecessor's term.

5. Member induction

Each member (and new members appointed mid-term) will receive an induction from the Chairperson and Executive Director Libraries Tasmania. Topics covered in the induction will include:

- TLAB Terms of Reference
- Tasmanian Library Advisory Board Strategic Actin Plan 2021 2024
- Overview of Libraries Tasmania, including sites and locations, range of services, clients, workforce and budget
- Libraries Tasmania strategic directions
- Libraries Tasmania organisational chart
- Previous annual reports
- National and State Libraries Australia strategic plan
- 26TEN Tasmania: Tasmania's strategy for adult literacy and numeracy 2016-2025
- Integrity Commission education package for boards and committees.

6. Remuneration of members

While members do not receive sitting fees, they are entitled to be paid remuneration (including travelling and subsistence allowances) as the Governor determines [Schedule I (4) of the Act]. A claim for reimbursement of travelling expenses is provided for completion by Board members at each meeting.

7. Limits to authority

The Board is an independent advisory group. It does not have delegated authority to make decisions on organisational or departmental matters. The Board may be requested from time to time to consider and report on matters referred to it by the Secretary or the Minister.

8. Decision-making process

The Board is required to review a range of matters and proposals relating to the delivery of statewide library services and provide impartial advice and recommendations on the suitability and appropriateness of such proposals.

The Board will respond to recommendations by consensus wherever possible. Seven members form a quorum.

As the Board performs an advisory role to the Secretary and Minister, the Board has no decision-making responsibilities.

9. Conflicts of interest

All Board members have a duty to disclose and appropriately manage actual, potential or perceived conflicts of interest.

Before they are officially appointed, each nominee must make a disclosure of any material, direct or indirect interests that could conflict with their duties as a Board member. It is the responsibility of Board members to make ongoing disclosures during their terms of appointment.

"Disclosure of interests" is a standing agenda item at the beginning of each Board meeting. Board members are required to advise of any conflicts of interest or duty regarding agenda items at this point in the meeting, and before discussion of any substantive agenda items. Ideally, any potential or real conflicts should be raised with the Chairperson prior to the meeting to determine the appropriate way to manage the conflict.

The Board Secretariat will be responsible for recording all such disclosures in the Board meeting minutes.

The Chairperson and Libraries Tasmania Executive Director must ensure that a conflict of interest disclosure process is implemented, information is regularly updated, and conflicts of interest are managed appropriately.

10. Managing ethical risks and acting in the public interest

As with all public-sector bodies, the Board plays an important role in serving and protecting the public interest. This includes performing functions and duties and exercising any discretionary powers in a way that puts the public interest ahead of any personal or private interests, or those of a specific group.

Members have an individual responsibility to behave ethically and an obligation to keep ethical issues and the interests of the public front of mind, to collectively make ethical decisions and to raise any concerns with the relevant authority.

Training developed by the Integrity Commission is included in the Board's induction processes.

11. Role of members

The role of a Board member is to:

- participate actively in meetings and express any views with due regard for community interest
- provide insight and encourage new ideas concerning the delivery of contemporary library services in Tasmania
- track developments in Libraries Tasmania and ensure it remains true to its purpose, values and key objectives
- participate in workshop-style sessions to canvas ideas about how the Board can support Libraries Tasmania to remain sustainable and relevant

- champion and advocate for Libraries Tasmania and its role as a major Tasmanian cultural institution
- help raise the profile of Libraries Tasmania
- increase awareness of Libraries Tasmania's contribution to the community.

12. Code of conduct

The Board commits itself and its members to ethical and professional conduct, including proper use of authority and appropriate decorum when acting as Board members.

A Board member must:

- be well informed on issues before the Board meeting, prepare adequately for meetings and seek additional information if required
- exercise authority as a Board member only when acting in a meeting with the full Board or as delegated by the Board
- accept collective responsibility and support decisions of the Board
- respect the views of other members and demonstrate appropriate conduct at meetings
- maintain confidentiality of personal information and Board deliberations
- declare any real or potential conflicts of interest as they arise, and propose ways to manage these
- behave ethically and act in the public interest ahead of any personal or private interests.

13. Attendance

Board members are expected to attend all regular meetings and extraordinary meetings wherever possible. If a member is absent from three consecutive ordinary meetings, their membership may be declared vacant.

14. Meeting proceedings

Regular meetings

The Board meets face-to-face four times per year, with meetings held mostly in Hobart. At least one of the four meetings is normally held in the north or north-west of the state. The Board may use video link and/or teleconference facilities when appropriate.

Out-of-session papers for urgent matters requiring consideration of the Board may be distributed with the agreement of the Chairperson.

Extraordinary meetings

Extraordinary meetings may be called by the Chairperson in consultation with the Executive Director Libraries Tasmania.

Minutes

Minutes of all Board meetings are kept. Each Board member should receive a copy of the minutes within two weeks of the meeting date. The minutes are confirmed at the next regular meeting with or without amendments. Board minutes are not made publicly available.

Libraries Tasmania will designate a staff member responsible for keeping an appropriate record of each Board meeting and correspondence in accordance with DoE's Records Management Policy.

Agendas

Meeting agendas follow a standard format, and are set by the Executive Director Libraries Tasmania in consultation with the Chairperson.

Board members may propose items for inclusion in the agenda through standard meeting procedure or in prior discussion with the Chairperson.

15. Reporting

At the end of each financial year, the Board must submit a report of its affairs and activities to the Secretary. This is done as part of the DoE annual report.

16. Resignation

The Act specifies the process for resigning from the Tasmanian Library Advisory Board [see Vacation of Office, Schedule 1(6)].

As Board members are appointed by the Governor of Tasmania, a formal letter of resignation addressed to His/Her Excellency, the Governor-in-Council is required.

When writing to the Governor of Tasmania, the following is the form the letter must take.

His/Her Excellency, the Governor-in-Council Forwarded through the Minister for Education

Your Excellency

In accordance with the provisions of clause 6(1)(g) of Schedule 1 of the *Libraries Act 1984*, I hereby tender my resignation as a member of the Tasmanian Library Advisory Board.

Yours sincerely

[Your name] [Date]

17. Review

To ensure continued accuracy and relevance, the Board will review its terms of reference every two years, or sooner at the request of two of its members or Libraries Tasmania. If changes are warranted, revised terms of reference will be presented to the Board for approval before being enacted.







47474

Connecting Tasmanians to knowledge, ideas and community through our libraries and archives.

Libraries Tasmania continues to be a unique organisation, offering contemporary library and archive services, and preserving Tasmania's documentary heritage for present and future generations.

Our Strategic Directions 2018–2021 guides our current and future work, particularly as technology and changes in community expectations redefine library services globally. As we respond to local, national and international trends and feedback from our many stakeholders, we will continue to review and revise it.

We are incredibly proud of Tasmania's extensive library network and the fact that many Tasmanians value the services that enrich their lives — whether it be for recreation, learning, discovering our past, researching family history, or simply connecting with others. As the role of libraries continues to evolve, their contribution to community cohesion cannot be underestimated.

The United Nation's 2030 Agenda for Sustainable Development recognises that libraries contribute to greater social

equality, improved economic prosperity and a more sustainable environment.

The 2030 Agenda also recognises the need to develop 'knowledge societies', where everyone has the opportunity to learn and engage with others.

We do this by providing free access to inclusive spaces, learning, information and the internet. In recognition of the growing need for all of us to effectively use technology, we will focus our efforts on helping more people get online, thereby helping to create a more digitally literate Tasmania.

Our rich digital and physical heritage collections, such as our internationally-recognised convict records, position Libraries Tasmania as a leading cultural institution. We are committed to continuing the important work that goes into ensuring these items are preserved for future generations.

We look forward to continuing to build a strong reputation as welcoming, contemporary and accessible to all.

Our purpose

To connect Tasmanians to knowledge, ideas and community through our libraries and archives

Our values

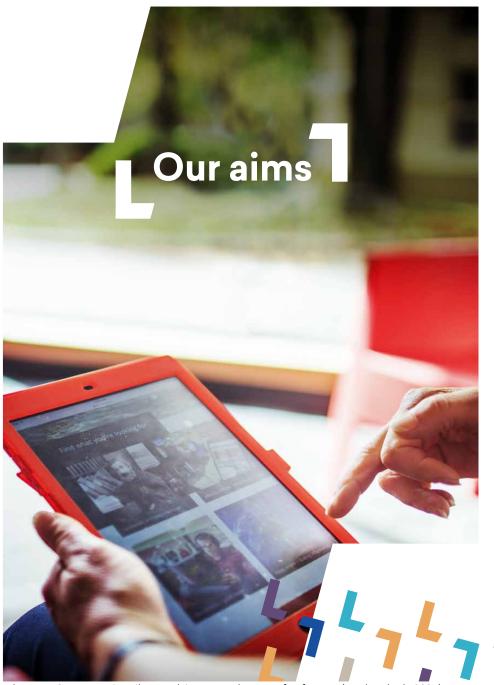
ASPIRATION – A culture of high expectations.

RESPECT – Respecting ourselves, others, our past and our environment.

COURAGE – Seeking opportunities and embracing challenges.

GROWTH – Always learning and improving.





1

To enable universal access and participation

We will do this by:

- being accessible and welcoming to everyone
- delivering services that are highly valued and supported through partnerships, promotion and advocacy
- keeping people at the centre of our decisions, programs and services
- making our collections easily accessible, open and well-used.

We will measure our success through:

- the percentage of the population who are Libraries Tasmania members
- the percentage of people who are satisfied with Libraries Tasmania services
- the access and use of our collections, specifically:
- the number of library loans per lending item per annum
- the percentage of the archive and heritage collection that is digitised
- the percentage of people who reported that they found what they were looking for in our collections.

2

To connect communities

We will do this by:

- giving all Tasmanians the opportunity to engage in today's digital world
- developing partnerships and collaborations that benefit the individuals and communities we serve
- engaging volunteers to play a vital role in supporting and extending our services
- having collections that allow Tasmanians to explore their diverse social and cultural histories and interests.

We will measure our success through:

- the level of satisfaction of people supported by programs that focus on digital inclusion
- the level of satisfaction of people supported by partnerships developed by Libraries Tasmania
- the percentage of volunteers who feel they make a positive contribution to their community
- the number of visits to our archive and heritage pages on libraries.tas.gov.au

L³⁷

3

To champion lifelong learning

We will do this by:

- empowering individuals to develop new skills and knowledge and value lifelong learning
- supporting Tasmanians to develop skills to use digital technologies and information effectively
- playing a vital role in supporting literacy and numeracy development at every life stage
- inspiring new ideas, creativity and connections through our programs and services.

We will measure our success through:

- attendance in our programs and events, per capita per annum
- the percentage of people who report satisfaction with what they learnt through a Libraries Tasmania service or program
- the percentage of people who feel more confident using digital technology after receiving support from Libraries Tasmania staff (including volunteers), or participating in courses.

4

To strengthen organisational effectiveness

We will do this by:

- creating a high-performing workforce that can adapt to a changing environment through continuous improvement
- individually taking responsibility for building our skills and knowledge to improve our performance
- being proud of what we do.

We will measure our success through:

- the percentage of staff who report they experience overall job satisfaction
- the percentage of staff who feel they have the skills and knowledge to deliver high-quality services to the community.



L 4 7



Attachment 7.3.1 Tasmanian Library Advisory Board Terms of Reference (Updated July 2021)



Our 2019 focus

- Better understanding our clients' experiences
- Improving our engagement with the community
- Enhancing the digital skills of our staff



About us

Tasmania has been at the forefront of library services, establishing Australia's very first library in 1825. We are also the first state in Australia to deliver an integrated library and archive network – today delivering services from 50 sites statewide, as well as online.

We are Tasmania's statewide publicly funded library and archive service; part of the Tasmanian Department of Education.

We enable personal learning, growth and community connections. We provide contemporary library services by offering accessible, inclusive and welcoming places for everyone – people of all ages, interests and needs.

This includes offering:

- an extensive collection of lending items, including books, magazines, CDs, DVDs, audio books and eResources
- online sources of information, including databases and heritage collections
- · research and information services

- computers, free access to the internet and support in their use
- flexible spaces for individual study, recreation and group activity
- a variety of programs, services and events for adults, children and young people.

Our Tasmanian Archives preserve the documentary heritage of Tasmania's past for present and future generations, and serve as the continuing memory of Tasmania's government and people. Our archival material is so extensive it could line the road from Bridgewater to the Hobart CBD. We are committed to digitising our heritage items to make them more discoverable online for anyone around the world.

As well as providing opportunities for lifelong learning, social interactions and cultural inspiration, our services and programs directly contribute to our state's growth, with an estimated economic impact of over \$130 million annually.

More information is available at libraries.tas.gov.au

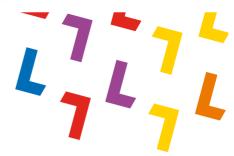
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Attachment 7.3.1 Tasmanian Library Advisory Board Terms of Reference (Updated July 2021)



Attachment 7.3.1 Tasmanian Library Advisory Board Terms of Reference (Updated Rdg@021)



Get to know Libraries Tasmania

Libraries Tasmania proudly connects people to literacy, learning, each other and the distinct history that shapes who we are.

As Tasmania's statewide library and archive service, we enable personal learning, growth and community connections through our collections, services and programs. We also provide contemporary, accessible and welcoming environments for people of all ages, interests and needs.

Through the Tasmanian Archives, we preserve the documentary heritage of our government and people, past and present, and serve as Tasmania's continuing memory.

We are committed to digitising Tasmania's heritage items to make them more discoverable online to anyone in the world. The Tasmanian Archives and State Library collections are accessible, both in person and online, through the State Library and Archive Service, the Allport Library and Museum of Fine Arts and the Libraries Tasmania website.

Our forward-thinking nature and instinct for innovation keep us agile and responsive, while our naturally human approach provides a genuine, welcoming environment that is built by people, for people.



By making our resources accessible to all, both near and far, we encourage learning and exploration, while supporting creativity and imagination. Together, we're truly, proudly, passionately Libraries Tasmania.

Our specialised services and programs directly contribute to our state's growth, with an estimated economic impact of over \$130 million annually! What lies behind that figure is our passion for facilitating positive social outcomes for communities across Tasmania

I State Library of Victoria, 2011, *Dollars*, sense and public libraries, Melbourne Victoria



Attachment 7.3.1 Tasmanian Library Advisory Board Terms of Reference (Updated JRdg €0721)

We're here for people Six million visits and counting

Each year, Libraries Tasmania has over six million physical and online visits by people from a variety of backgrounds.

Our visitors seek a progressive, encouraging environment that provides opportunities for interaction with others, and pathways to literacy and lifelong learning.

Everyone has the opportunity to connect and learn in a way that suits their individual needs, whether it's through our extensive collection of lending items (from books to eMusic and everything in between), our online databases and heritage collections, or one of our many programs and events that cater to people of all ages.

Programs and initiatives for all ages

Rock & Rhyme, Storytime and our many and varied school holiday programs are just some of the programs we offer children and young people, while older visitors can take advantage of family history sessions, author talks and exhibitions, to name only a few.



People-friendly spaces

By reframing the way traditional libraries look, we have created contemporary, friendly places where people can learn, research, reflect or take part in community-focused experiences. Our modern facilities feel welcoming to all age groups, and our focus on young people's needs encourages their interaction and ideas.

Because of our volunteers

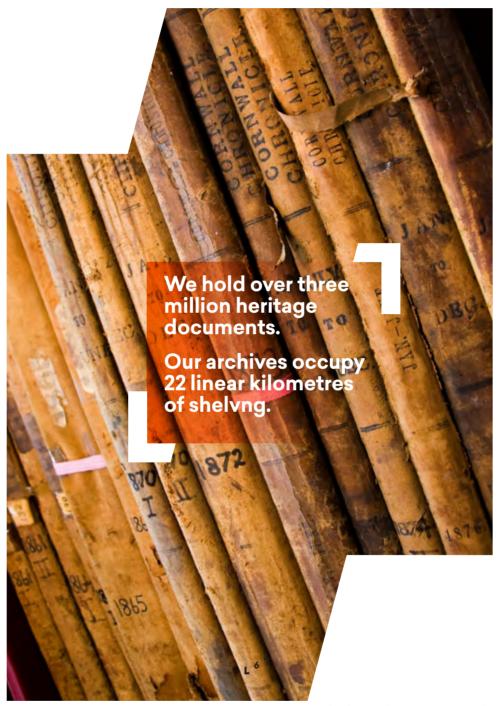
Our volunteers contribute over 1,000 hours per week, and enrich the Libraries Tasmania experience. Each volunteer brings their unique skill set to the services and programs we offer. Together, we forge a growing bank of knowledge that people can rely on.



Attachment 7.3.1 Tasmanian Library Advisory Board Terms of Reference (Updated Rdg@OB1)



Attachment 7.3.1 Tasmanian Library Advisory Board Terms of Reference (Updated JRdy 2021)



Attachment 7.3.1 Tasmanian Library Advisory Board Terms of Reference (Updated JRdy 2021)



The thirst for knowledge is one of the most natural human instincts. As the custodians of over three million heritage documents and historical items, with almost 300,000 of them digitised, we're dedicated to supporting research and discovery by ensuring our history is available to all who seek it.

Access to information, be it in physical form or online, is at the heart of what we do.

This makes Libraries Tasmania an important state cultural institution, and—being positioned at the forefront of information discovery—we are ideally placed to curate and share Tasmanian stories that inspire and inform.

A portal to the past, right in the city

Our Allport Library and Museum of Fine Arts is a hidden treasure situated in the heart of Hobart. It houses an extraordinary collection of fine and rare books, colonial works of art, 18th and 19th century furniture, silver, glass, fine china and *objets d'art*, along with a main gallery that boasts a dynamic exhibitions program.

Kilometres of archives - literally

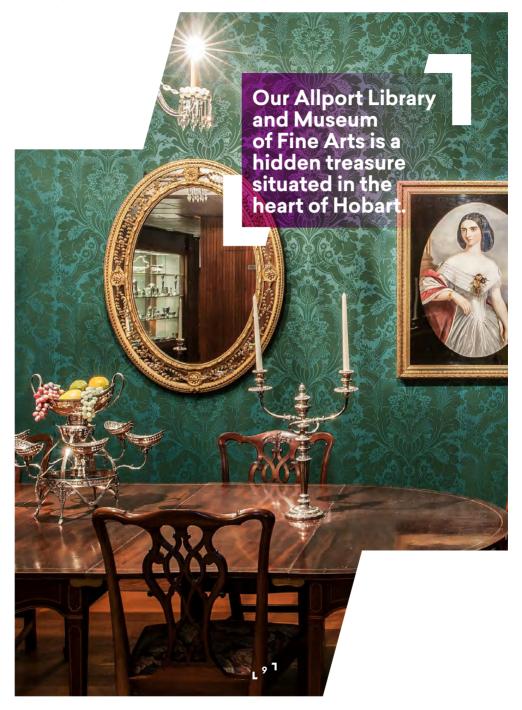
Housing the leading collection of Tasmania's documentary heritage, our Tasmanian Archives collection occupies 22 linear kilometres of shelving – and it's growing.

The collection includes documents of significant national and international value and interest.

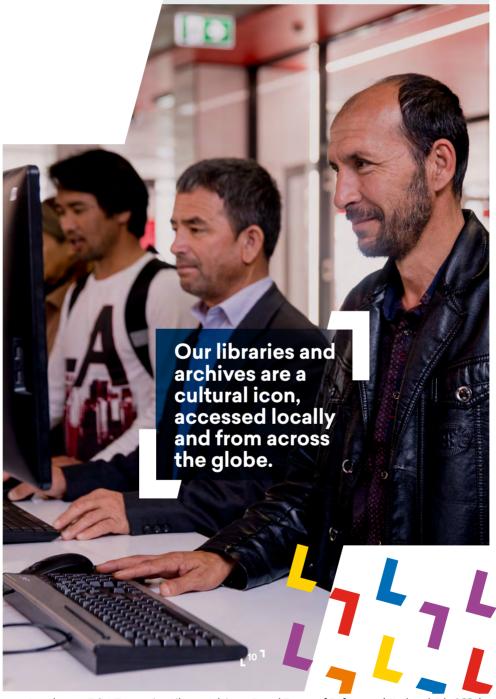
Our Tasmanian convict records are part of the UNESCO Memory of the World International Register, which, for documents, is the equivalent of a World Heritage Listing.







Attachment 7.3.1 Tasmanian Library Advisory Board Terms of Reference (Updated JRdg 2021)



Attachment 7.3.1 Tasmanian Library Advisory Board Terms of Reference (Updated Rdg 2821)

Our services, your way The benefits we bring

Learning throughout life

Learning is a boundless gift that never expires. This collective belief inspires Libraries Tasmania to provide opportunities for all Tasmanians to develop and enhance their skills for life and work.

As a forward-focused organisation, we enthusiastically help prepare people of any age for opportunities that lead to a prosperous future. Our capabilities, experience and resources are geared to support jobseekers and those with individual ambitions in sight.

Whether our clients need to know how to use an iPhone or computer, make a clay pot, learn a new language, or get help completing their forklift operator's licence, Libraries Tasmania can put them on the right track.



A focus on technology

We provide encouraging and welcoming community spaces where we empower people to confidently connect online. Access to high-speed internet is free via your mobile device, and we offer public computers, tablets and iPads at our many sites across the state. The right technology ensures we can cater to people's shifting demands in a digital world.

Our focus on technology underpins our digital and regional delivery. With numerous locations statewide and a 24/7 online presence, we strive to provide services to all Tasmanians and people beyond our shores.

The gift of literacy

Building literacy is part of Libraries Tasmania's everyday work. As a champion for reading, we are committed to helping build literacy skills across Tasmania. By doing that, we support the 26TEN Strategy—Tasmania's campaign for adult literacy and numeracy. Our network of skilled literacy coordinators ensures every Tasmanian has the opportunity to improve their skills in reading, writing and maths. This work contributes to Tasmania's economic growth and positive social outcomes.

A great fit

We believe that communities are made stronger through social engagement and sharing resources. We continually build ways to enhance our relationships within communities and promote a sense of belonging that people can embrace. Libraries Tasmania is an important and positive part of the social fabric of Tasmania today.

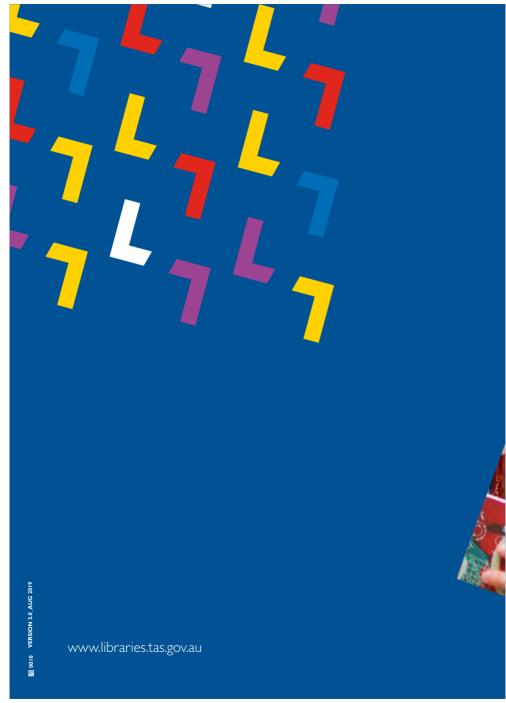
Perfect partnerships

Collaboration sits at the heart of what we do. Our role in the community and our broad capabilities see us perfectly placed to develop formal and informal partnerships with businesses, organisations, government bodies and community groups.

Working on joint projects and shared objectives, we are able to grow and succeed together, while benefiting people of all ages, interests and needs.



Attachment 7.3.1 Tasmanian Library Advisory Board Terms of Reference (Updated Rdg2831)



Attachment 7.3.1 Tasmanian Library Advisory Board Terms of Reference (Updated JRdg 2851)

unit 4/4 Murray Street
Evandale, 7212 TASMANIA
email: haveyannie8@qmail.com

Mr Des Jennings General Manager Northern Midlands Council 13 Smith Street LONGFORD 7301

05 August 2001

Good Morning Mr Jennings re: JAG (Junior Action Group) Evandale School

As discussed at our meeting dated 29 July I have attached/Outlined (1)JAG Overview 2021 and brochure (2)The Possibility to administrate the JAG donations within Council's Youth frame work

(1)The Overview outlines JAG's mission and aim, the significant contribution to the Community, also, the brochure summarises fund raising projects and success of monies raised for Charity. The positive impact on Student achievement in social skills and Environmental attitudes

(2)JAG program is in receipt of donations from key Organisations. In order to distribute these funds we will require an account and administration support. As Evandale Rotary has "Folded" Is it possible to administrate the JAG donations through Council's General Youth frame work/Account?

The above administrative support would enable the continued success of the JAG programme, combined with the much APPRECIATED Council assistance JAG has been given in the past

Mr Jennings, I look forward to your reply. Should you wish further information, please do not hesitate to contact me by by email: harveyannie8@gmail.com Alternatively at the above address, mobile no: 0429 101 773

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Kind Regards Annie Harvey

JAG 2021 (overview)

Mission:

To enhance Student education through practical, reality-based learning

10, Year 5/6 Students are enthusiastic, volunteer to be in JAG. Wanting to be part of a team, that makes changes to the School and their Community

To raise money for Charities

JAG is not included in the Evandale School Curriculum Meetings are held each Tuesday in their Lunch break 1:Fundraiser: Wheel-A-Thon (October 2021)

Wheelchairs for Kids (A Rotary Project) every \$200.00 raised provides a disabled child (in a developing Country)a suitably adjusted wheelchair

2:School Garden/Orchard

Aim: To clean up the existing overgrown kitchen garden and orchard. 1:To have fun, get excited about the success of a bountiful, enjoyable garden

2 To supply produce to local families and other students 3: To sell produce to local businesses and Sunday Market

3:The Greenhouse: Aim

1: The opportunity to grow produce all year round

2: To develop, sow seeds in trays and pots (undercover) for Transplanting

3: To harvest herbs and plants which will grow in a sustainable manner

4: To supply and sell Herbs/Plants/Flowers to local businesses, and Sunday market

Benefits:

1:Students will have ample opportunities to walk, carry, dig, plant and rake as well as participate in an enjoyable activity

2:Positive impact on Student achievement, confidence, communication,

Improvement in social skills and environmental attitudes

FOOTNOTE:

Although JAG is not included in the Evandale Primary School Curriculum, with little support or interest from the school, and without Teacher involvement or interest, the JAG students continue to be enthusiastic and motivated to attend meetings and activities each week in their lunch break

They have earned respect, encouragement and support, with Bunnings, Kings Meadow branch recognising these attributes and now coming "on board" to give practical gardening advice, support and encouragement on monthly basis to the JAG students

JUNIOR ACTION GROUP TERMS OF REFERENCE



1. SCOPE

The Junior Action Group was established as a special committee of the Northern Midlands Council on 20 September 2021 (min. ref.) pursuant to section 24 of the *Local Government Act 1993*, at which time these Terms of Reference were adopted.

2. PURPOSE

The Junior Action Group ('JAG') has been established to enhance student education through practical, reality-based learning. JAG is comprised of 10, Grade 5/6 students who volunteer to achieve the following outcomes:

- Fundraising Wheel-A-Thon
 - o Where every \$200 raised provides a disabled child (in a developing country) a suitably adjusted wheelchair
- School Garden / Orchard
 - o To clean up the existing kitchen garden and orchard with the view to supply produce to local families and other students and to sell produce to local businesses and Sunday Market
- The Greenhouse
 - o To provide the opportunity to grow produce all year round
 - o Develop, sow seeds in trays and pots for transplanting
 - To harvest herbs and plants
 - o To supply and sell herbs / plants / flowers to local businesses and Sunday market

3. MEMBERSHIP

Membership of JAG shall comprise of:

- 1 Volunteer;
- 1 Northern Midlands Council Councillors;
- Officers as directed by the General Manager.

Note, the children participating in JAG will not comprise membership of JAG.

The Northern Midlands Council will, at its next Ordinary Meeting, following a local government election, appoint Councillor representatives to JAG.

The term of appointment for JAG Members will be from the date of appointment until the end of the current term of Council.

Membership of JAG continues for the term of appointment unless a member resigns.

4. ROLES AND RESPONSIBILITIES

JAG is an Advisory Committee of Council and has been established in accordance with section 24 of the *Local Government Act 1993*.

JAG does not have the power to commit Council to any decision or action, or to direct Council staff in their duties. JAG may make recommendations for consideration by Council, but Council reserves the right to accept or reject recommendations from JAG. This includes recommendations regarding the expenditure of funds allocated to JAG, if applicable.

Terms of Reference – Strategic Property Committee

Page 1 of 3

Tasmania's Historic Heart

The Council has not delegated any of its powers to JAG. Accordingly, all decisions of JAG constitute recommendations to the Council.

JAG has no delegated authority to expend Council funds or contract external parties.

Council will:

- Document minutes of each scheduled meeting and distribute minutes to members;
- Ensure the minutes of the meetings of the Committee are reported to the Northern Midlands Council as an information item to the next Council meeting;
- Provide additional support as required to ensure the effective operation of the Committee;
- Receive funds received by JAG and administer those funds in accordance with JAGs objectives.

MEETING PROCEDURES

Meetings of JAG are to be governed in accordance with the procedures stated below, and in the event, that these Terms of Reference are silent in respect to a procedure, reference is to be made to the *Local Government (Meeting Procedures) Regulations 2015* for the appropriate procedure.

Meetings are to be held at a minimum once per quarter on an as needs basis.

Meetings are to be held in office hours and duration is not to exceed 1.5 hours.

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

A meeting quorum is a majority of JAG current membership.

A decision by JAG is to be made by consensus (half the members present at a meeting, plus one).

Guests (individuals and groups) may be invited to attend JAG meetings to provide specialist advice and may only participate on invitation by the Chair. Guests must not be involved in the decision-making process, cannot vote on any issue and must abide by meeting protocol.

6. COMMUNICATION, INFORMATION SHARING AND CONSULTATION

Minutes of the meetings of JAG are to be reported to the Northern Midlands Council as an information item in the Meeting to the next Council meeting after the meeting of the Committee.

7. REVIEW AND EVALUATION

Council retains the right to review this Terms of Reference at any time.

Terms of Reference – Strategic Property Committee

Page 2 of 3

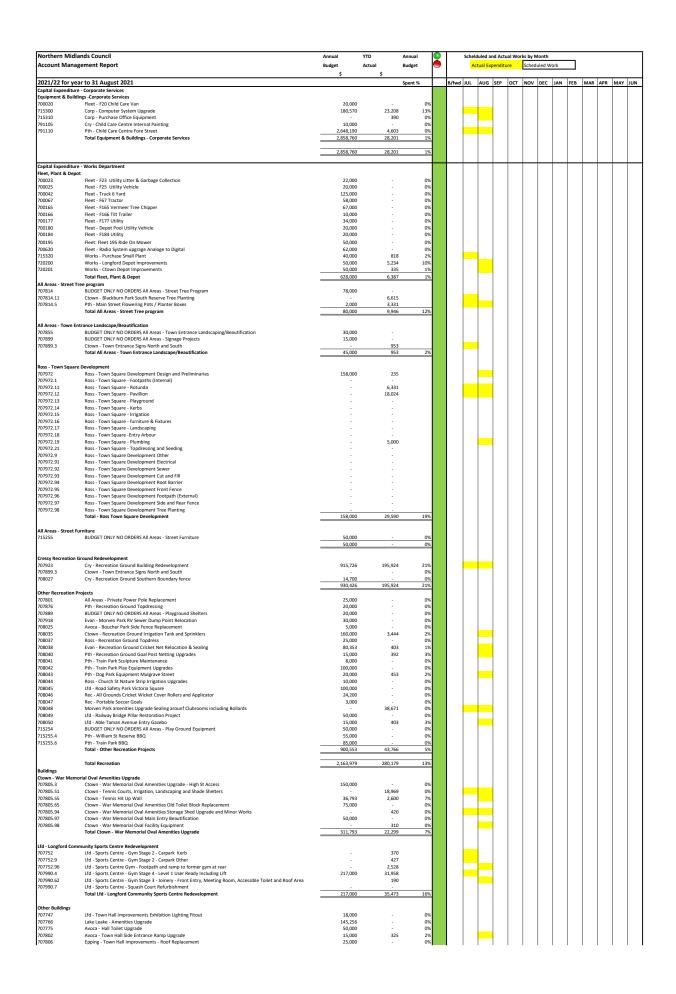
Tasmania's Historic Heart

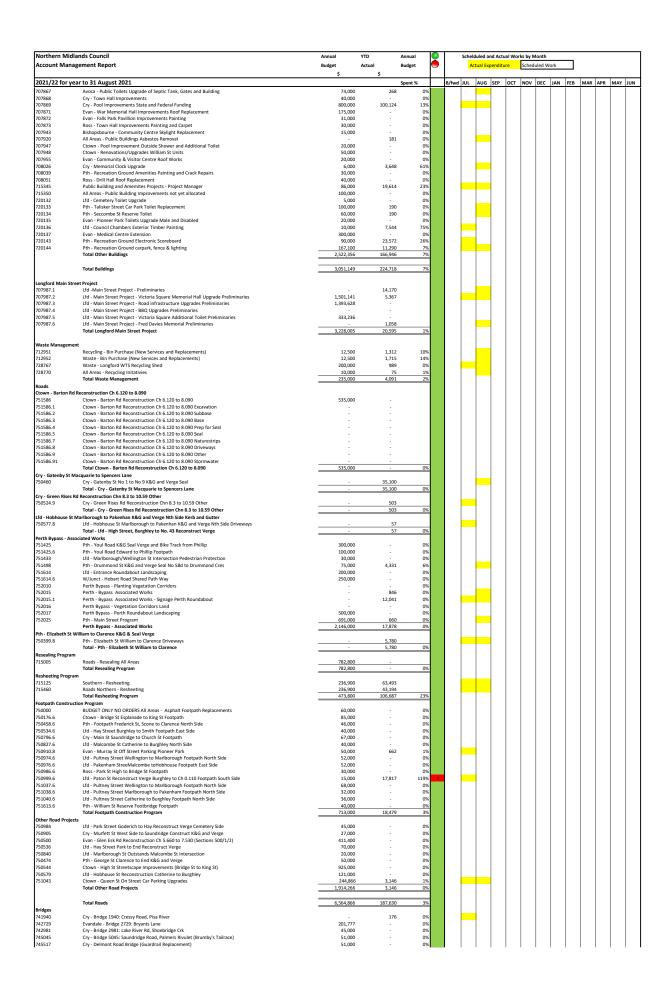
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Tasmania's Historic Heart	Terms of Reference — Strategic Property Committee			Page 3 of 3
			Tasmania's Histor	ic Heart

Northern Midlands Council Account Management Report

Income & Expenditure Summary for the Period Ended 31 August 2021 (16% of Year Completed)

Line Item Summary Totals	Operating Statem	nent											
	Governance		Corporate Services		Regulatory & Con	nmunity Servi	Development Ser	vices	Works & Infrastruc	ture Services	Total Operating St	atement	%
	2021/22	2021/22	2021/22	2021/22	2021/22	2021/22	2021/22	2021/22	2021/22	2021/22	2021/22	2021/22	of
	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
1 Wages	402,488	66,059	1,145,879	175,877	222,372	35,589	396,524	65,001	1,771,965	270,999	3,939,228.00	613,525.00	15.57%
2 Material & Services Expenditure	529,944	180,545	686,183	236,051	280,272	13,919	374,920	34,110	3,740,846	490,187	5,612,165.00	954,812.00	17.01%
3 Depreciation Expenditure	68,516	11,416	91,886	15,486		3,460	18,718	3,118	6,319,378	1,052,978	6,519,158.00	1,086,458.00	16.67%
4 Government Levies & Charges	6,420	0	872,854	12,140		0	0	330	80,290	0	961,484.00	12,470.00	1.30%
5 Interest Expenditure	0	0	272,007	87,216		0	0	0	0	0	272,007.00	87,216.00	32.06%
7 Councillors Expenditure	205,180	16,257	0	0	0	0	0	0	0	0	205,180.00	16,257.00	7.92%
9 Other Expenditure	501,901	88,315	503,902	491,938	177,971	33,172	9,980	265	121,450	22,656	1,315,204.00	636,346.00	48.38%
11 Oncost	196,728	25,285	518,060	74,613	105,100	7,766	198,263	21,109	687,258	99,936	1,705,409.00	228,709.00	13.41%
12 Internal Plant Hire/Rental	21,760 0	2,380	26,590 1.790	3,112 376	29,347 0	845	21,490 0	1,390	1,045,974	188,662	1,145,161.00 8.420.00	196,389.00	17.15% 62.60%
13 Internal Rental/Rates 10 Other Internal Transfers Expenditure	0	0	1,790 7.484.576	1,246,576	0	0	0	0	6,630 30.550	4,895 5.550	7.515.126.00	5,271.00 1.252.126.00	16.66%
14 Oncosts Paid - Payroll	86.799	3,310	238.573	16,822	47.413	9,914	100.814	12,302	394.304	26.961	867.903.00	69.309.00	7.99%
15 Oncost Paid - Non Payroll	126,474	14,401	298,767	45,551	63,460	9,881	138,285	16,309	594,595	71,025	1,221,581.00	157,167.00	12.87%
16 Plant Expenditure Paid	4.000	1,203	17.180	4.596	7.630	2.010	17.780	5.315	492.060	121,708	538.650.00	134.832.00	25.03%
	2,150,210	409,171	12,158,247	2,410,354	956,145	116,556	1,276,774	159,249	15,285,300	2,355,557	31,826,676.00	5,450,887.00	17.13%
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17 Rate Revenue	0	0	(11,344,356)	(11,294,812)	(24,390)	(23,724)	0	0	(903,088)	(912,123)	(12,271,834.00)	(12,230,659.00)	99.66%
18 Recurrent Grant Revenue	(58.346)	0	(1,801,312)	(647,772)	(24,390)	(23,724)	0	0	(2,864,298)	(340,284)	(4.723.956.00)	(988.056.00)	20.92%
19 Fees and Charges Revenue	(100)	(83)	(1,058,151)	(176,233)	(159,168)	(100,631)	(546,270)	(124,734)	(623,478)	(178,284)	(2,387,167.00)	(579,965.00)	24.30%
21 Interest Revenue	(269,181)	5,597	(200,360)	(8,471)	(133,100)	(100,001)	(340,270)	(124,734)	(023,470)	(170,204)	(469,541.00)	(2,874.00)	0.61%
22 Reimbursements Revenue	(2,130)	(441)	(25,278)	(2,576)	(7,632)	(648)	(9.000)	(5,030)	(9,938)	(861)	(53,978.00)	(9,556.00)	17.70%
Interest Expenditure Reimbursed	0	Ò	(272,007)	(87,216)	Ó	Ó	0	0	0	Ó	(272,007.00)	(87,216.00)	32.06%
Oncost Recoveries - Internal Tfer	(196,728)	(25,577)	(540,749)	(74,714)	(108,124)	(10,251)	(239,807)	(22,429)	(959,200)	(124,016)	(2,044,608.00)	(256,987.00)	12.57%
Plant Hire Income - Internal Tfer	(13,800)	0	(39,190)	0	0	0	(47,580)	0	(1,460,680)	(231,620)	(1,561,250.00)	(231,620.00)	14.84%
10 Other Internal Transfers Income	(155,588)	(25,588)	(530,362)	(5,618)	(773,757)	(128,757)	(462,356)	(84,792)	(6,092,807)	(1,014,807)	(8,014,870.00)	(1,259,562.00)	15.72%
23 Other Revenue	(468,000)	0	(16,266)	(141)	(356)	(114)	0	0	(55,734)	(5,560)	(540,356.00)	(5,815.00)	1.08%
	(1,163,873)	(46,092)	(15,828,031)	(12,297,553)	(1,073,427)	(264,125)	(1,305,013)	(236,985)	(12,969,223)	(2,807,555)	(32,339,567.00)	(15,652,310.00)	48.40%
Underlying (Surplus) / Deficit Before	986,337	363,079	(3,669,784)	(9,887,199)	(117,282)	(147,569)	(28,239)	(77,736)	2,316,077	(451,998)	(512,891)	(10,201,423)	
					•			•		•	l .		
20 Gain on sale of Fixed Assets	0	0	0	0	0	0	0	0	0	0	0	0	
6 Loss on Sale of Fixed Assets	0	0	0	0	0	0	0	0	505,860	0	505,860	0	
Net Loss On Disposal of Fixed Assets	U	U	U	U	U	0	U	- 0	505,860	- 0	505,860	0	
Underlying (Surplus) / Deficit	986.337	363.079	(3.669.784)	(9.887.199)	(117.282)	(147,569)	(28,239)	(77.736)	2.821.937	(451,998)	(7.031)	(10,201,423)	
Chachying (Carpias) / Delicit	500,007	000,070	(0,000,104)	(0,007,100)	(117,202)	(147,000)	(20,200)	(11,100)	2,021,007	(401,000)	(1,001)	(10,201,420)	
Capital Grant Revenue	0	0	0	0	0	(70,610)	0	0	(8,697,948)	0	(8,697,948)	(70,610)	
Subdivider & Capital Contributions	0	0	0	0	0	0	0	0	(330,765)	0	(330,765)	0	
	0	0	0	0	0	(70,610)	0	0	(9,028,713)	0	(9,028,713)	(70,610)	
Operating (Surplus) / Deficit	986,337	363,079	(3,669,784)	(9,887,199)	(117,282)	(218,179)	(28,239)	(77,736)	(6,206,776)	(451,998)	(9,035,744)	(10,272,033)	





Northern M	idlands Council	Annual	YTD	Annual			Schel	duled and	Actual	l Works	by Mo	nth					
Account Ma	nagement Report	Budget	Actual	Budget			Ac	tual Expe	nditure	e s	chedul	ed Wor	k	7			
		\$	\$		-					_				-			
2021/22 for	year to 31 August 2021			Spent %	\top	B/fwd	JUL	AUG S	EP C	OCT N	ov [EC J.	AN F	ЕВ М	IAR APR	MAY	JUN
749963	Pth - William Street Reserve Bridge No 9963 Proposal	270,000	1,86	0 15	6												Т
749997	Cry - Bridge 9997: Baptist Camp Bridge off Liffey Road	132,440	-	09	6												
	Total Bridges	751,217	2,03	6 05	6			1 1									
Urban Stormwa	ater Drainage	-						1 1									
788575	BUDGET ONLY NO ORDERS Storm Water Drainage - Unallocated Projects	40,000	-	09	6			1 1									
788601	Evan - Stormwater Translink 4a Gatty Street Detention Basin	252,540	48	0 09	6												
788609.1	NRM - Sheepwash Creek Capital Works (10)	-	2,58	3 05	6												
788609.2	NRM - Sheepwash Creek Capital Works (Youl)	=	- 1,50	4 05	6												
788621	Lfd - NDRG Automate Gate Back Creek Flood Levy	-	-	09	6												
788622	Pth - Stormwater Cromwell St Culvert Replacement	73,000	32,51	3 459	6												
788630	Pth - Stormwater Drummond St	15,000	-	09	6												
788632	Evan - Stormwater Barclay St Subdivision Contribution	385,030	-	09	6			1 1									
788633	All Areas - Stormwater Side Entry Pit Renewals Program	100,000	-	09	6			1 1									
788635	Lfd - Queens Wall Laneway Stormwater Between Council and Ambulance Station	-	28	6 09	6												
788636	Lfd - Gross Pollutant Trap Wellington St near RSL	-	-	09	6												
788637	Ctown - Stormwatr High St Edgar to Mason	120,000	32	0 09	6												
788638	Cry - Church Street Stormwater	12,000	6,50	5 549	6												
	Total Urban Stormwater Drainage	997,570	41,18	3 45	6												
	Total Capital - Works Department	17,619,786	766.81	9 45	6												
	an agent of the same of the sa																
	Total Conital Monte All December of	20 470 546	795.02	0 44	,												
	Total Capital Works All Departments	20,478,546	/95,02	0 45	6												



TRANSPORT

Asset Management Plan



Adopted by Council: **** 2021

Document Control		Asset Management Plan - Transport			
Document	ID:				
Rev No	Date	Revision Details	Author	Reviewer	Approver
1	December 2011	Final	MB		NMC
1 a	December 2015	Draft	МВ		NMC
1b	March 2017	Reviewed – no material changes	МВ		NMC
2	August 2021	DRAFT - Complete document update for Council review	VB	МВ	NMC

This Asset Management Plan is a supporting document used to inform Council's overarching *Strategic Asset Management Plan*.

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The Institute of Public Works Engineering Australasia

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1.0 EXECUTIVE SUMMARY

1.1 The Purpose of the Plan

This Asset Management Plan details information on how Council manages its transport assets. It details actions required to provide an agreed level of service in the most cost-effective manner, while outlining associated risks. The plan defines the services to be provided, how the services are provided, and what funds are required over the 20 year planning period. The Asset Management Plan links to a Long Term Financial Plan which typically considers a 10 year planning period. Council endeavours for continuous improvement in its asset management practices and this document is scheduled to be updated at regular intervals.

1.2 Asset Description

This plan covers all Council owned or maintained transport infrastructure assets.

The transport network comprises:

Asset Category	Length/Number of Assets	Replacement Value
Sealed Pavements (Roads)	574.88 km	\$170,817,558
Unsealed Pavements (Roads)	385.45 km	\$12,752,897
Sealed surface	574.88 km	\$21,343,095
Bridges (incl. major culverts)	178	\$37,406,212
Sealed road formation	574.88 km	\$33,079,988
Unsealed road formation	385.45 km	\$17,554,638
Pipe culverts (>600 mm Ø)	73	\$2,254,701
Footpaths	71.49 km	\$10,301,145
Kerb and channel	139.13 km	\$16,951,956
TOTAL	-	\$322,462,190

The above transport assets have significant total renewal value estimated at \$322,462,190.

1.3 Levels of Service

The allocation in the planned budget is insufficient to continue providing existing services at current levels over the planning period.

The main service consequences of the planned budget are:

- Levels of service may be impacted over the planning period due to the current shortfall between forecast lifecycle costs and planned budget.
- In some cases, low priority assets may not be improved over the planning period.
- Asset management maturity is not expected to improve significantly over the planning period.
- There is a general increase in risk (refer 1.6.3)

1.4 Future Demand

The factors influencing future demand and the impacts they have on service delivery are created by:

- Population and demographic changes
- Upgrades to Tasmanian Municipal Standard Drawings

- Climate change (and associated increase in frequency of extreme weather events)
- Heavy vehicle numbers
- Tourism

These demands will be approached using a combination of managing existing assets, upgrading assets and providing new assets to meet demand (where it exists). Demand management practices may also include a combination of non-asset solutions, insuring against risks and managing failures.

- Population and tourist numbers to be monitored over the next five years
- Identify upgrades required to meet with current municipal standard drawings, prioritise these accordingly, and include in the planned budget
- Identify list of strategic improvements to reduce the risk of ongoing damage due to increased frequency of extreme weather events
- Monitor heavy vehicle use

1.5 Lifecycle Management Plan

1.5.1 What does it Cost?

The forecast lifecycle costs necessary to provide the services covered by this Asset Management Plan includes operation, maintenance, renewal, acquisition, and disposal of assets. Although the Asset Management Plan may be prepared for a range of time periods, it typically informs a Long Term Financial Planning period of 10 years. Therefore, a summary output from the Asset Management Plan is the forecast of 10 year total outlays, which for transport assets is estimated as \$66,232,076 or \$6,623,208 on average per year.

1.6 Financial Summary

1.6.1 What we will do

Estimated available funding for the 10 year period is \$63,950,000 or \$6,395,000 on average per year as per the Planned Budget. This is 96.55 % of the cost to sustain the current level of service at the lowest lifecycle cost.

The reality is that only what is funded in the Long Term Financial Plan can be provided. The Informed decision making depends on the Asset Management Plan emphasising the consequences of Planned Budgets on the service levels provided and associated risk.

The anticipated Planned Budget for transport assets leaves a shortfall of \$228,208, on average per year, when compared to the forecast lifecycle costs required to provide services in this Asset Management Plan. This is shown in the figure below.

\$7,000,000 \$6,000,000 \$4,000,000 \$2,000,000 \$1,000,000 \$0 Operation Maintenance Renewal Acquisition Disposal Budget

Forecast Lifecycle Costs and Planned Budgets

Figure values are in current dollars.

We plan to provide the following:

- Operation, maintenance, renewal and acquisition of all transport infrastructure assets, endeavouring to meet service levels set by Council.
- Within the 10 year planning period: maintain an annual reseal program; undertake a resheeting
 program for unsealed pavements; continue with a road reconstruction program; maintain bridges;
 upgrade and extend the street footpath program; improve and extend kerb and channel assets
 where appropriate.

1.6.2 What we cannot do

We currently do **not** allocate enough budget to sustain all services at the proposed standard or to provide all new services being sought. Works and services that cannot be provided under present funding levels are:

- Upgrade of unsealed pavements to sealed pavements.
- Provision of footpaths on both sides of streets.
- Upgrade of single lane bridges to dual lane.
- Although we can undertake the majority of the forecast lifecycle costs, we cannot undertake operation, maintenance and renewal activities at the rate required to maintain the current level of service for <u>all</u> assets, over the planning period.

1.6.3 Managing the Risks

Our present budget levels are insufficient to manage all risks in the medium term. Major risks identified are:

- Loss of knowledge due to departure of key staff
- Reduced level of service due to shortfall between forecast costs and planned budget (underfunding causing delayed completion of lifecycle activities)
- Recurrent damage to assets due to increased frequency of flood/storm events
- Acquisition of assets (major assets and cumulative effect of acquisitions)

We will endeavour to manage these risks by:

- Developing a succession plan for key staff, documenting knowledge, providing training, appropriate expertise in strategic roles, and improved record keeping
- Allocating budget to allow best practice asset management
- Ensure prioritised maintenance, renewals and acquisitions are budgeted for (works plan)
- Improve vulnerable assets (where appropriate)
- Ensure lifecycle costs are considered prior to acquiring new assets
- Undertaking regular condition assessments of assets and maintain assets appropriately

1.7 Asset Management Planning Practices

Key assumptions made in this Asset Management Plan are:

- External funding (e.g. Roads to Recovery and Auslink funding) will continue to be a major source of funding for renewals, noting a known gradual reduction in some of these grants over the planning period.
- Future demand assumptions as mentioned in Section 4.0.
- Asset construction costs to remain stable in real (current dollar) terms If asset construction costs rise faster
 than the general rate of inflation, then Council's projected future asset renewal costs will be higher than
 indicated by this plan.
- Financial data used in the development of this plan was from the end of the 2020-21 financial year.
- Bridge data used in the development of this plan has assumed the existing Maloney Asset Management System register is current, though reference is made to the improvement plan in Section 8.0 regarding recommended future use of the AusSpan bridge asset register.
- Assume no additional unplanned major transport infrastructure assets will be acquired by Council in the next 10 year period. If this changes the Asset Management Plan is to be updated to reflect this, with full condition and detailed lifecycle costing knowledge and allocation in planned budget to meet these costs. (Note: Due to the Perth Bypass being completed, Main Street, Drummond Street, Youl Road, Haggerston Road and Haggerston Farm Road are expected to be taken over from the State Government during 2021/22 these are currently included in the acquisition forecasts in this plan).
- Several assumptions were required in the derivation of planned budget and lifecycle forecast figures. This is due to the nature of long term forecasting.
- All figures are presented in current day dollars.

Assets requiring renewal are identified from either the asset register or an alternative method.

- The timing of capital renewals based on the asset register is applied by adding the useful life to the year of acquisition or year of last renewal,
- Alternatively, an estimate of renewal lifecycle costs is projected from external condition modelling systems and may be supplemented with, or based on, expert knowledge.

The combination of the Asset Register and Alternate Method was used to forecast the renewal lifecycle costs for this Asset Management Plan.

The estimated confidence level for and reliability of data used in this Asset Management Plan is considered to be in **Medium** (refer Table 7.5.1).

1.8 Monitoring and Improvement Program

The next steps resulting from this Asset Management Plan to improve asset management practices are:

- There are two existing bridge asset registers (Maloney and AusSpan) recommended to adopt AusSpan asset register, as this is current and contains all required best practice asset management information.
- Customer service requests tracked by asset category so numbers can be tracked and included in asset management plans.
- Asset register improvements to properly inform work plan.
- Improve confidence in condition ratings for all assets.
- Develop strategic maintenance and capital works programs for upcoming years (using renewal ranking criteria). Use to inform future Asset Management Plan and Long Term Financial Plan updates.
- Collect asset data for missing assets such as barrier fencing (roadside, pedestrian rails etc.) and street furniture (including street signs, roundabouts, and traffic islands etc).
- Improve confidence in useful lives within asset register, ensure correlates well with assessed condition.
- Break up 'operation and maintenance' lifecycle activity into 'operation' and 'maintenance' in finance system.
- Improve confidence in financial data used in Long Term Financial Plan and Asset Management Plan (e.g. renewal costs)
- Continue to improve accuracy of budget breakdown to include acquisitions, maintenance, operations, renewals and disposals. Aim for improved transparency.
- Undertake scheduled condition assessment of roads, footpaths, kerb and channel in May 2023
- Community/Council consultation required to ensure appropriate levels of service are being provided (reduce/improve level of service accordingly)
- Continually improve correlation between Long Term Financial Plan and Asset Management Plan
- Increase confidence and maturity of Asset Management Plan

2.0 Introduction

2.1 Background

This Asset Management Plan communicates the requirements for the sustainable delivery of services through management of assets, compliance with regulatory requirements, and required funding to provide the appropriate levels of service over the planning period.

This Asset Management Plan is to be read alongside Council's other key planning documents, being the:

- Northern Midlands Strategic Plan 2017-2027
- Asset Management Policy and Asset Management Strategy
- Strategic Asset Management Plan (in development)
- Northern Midlands Council Strategic Risk Register
- Long Term Financial Plan 2020-2030
- Financial Management Strategy
- Annual Plan (for current year)
- Annual Report (for current year)

Council is continually improving its asset management practices to ensure they adhere to the *Local Government Act 1993* and best practice asset management. Part of this process is the regular updating and use of asset management plans, such as this document, and the above mentioned strategic documents. Council first began developing key asset management documents in 2011. Since then, Council has continually updated, maintained, improved, and created new documents as required, endeavouring to achieve best practice asset management.

This Asset Management Plan covers all Council transport assets.

The transport network comprises:

- Sealed Roads
- Unsealed Roads
- Bridges (incl. large box and pipe culverts)
- Footpaths
- Kerb and channel

For a detailed summary of the assets covered in this Asset Management Plan refer to Table 5.1 in Section 5.

The transport infrastructure assets included in this plan have a total replacement value of \$322,462,190.

Key stakeholders in the preparation and implementation of this Asset Management Plan are shown in Table 2.1.

Table 2.1: Key Stakeholders in the Asset Management Plan

Key Stakeholder	Role in Asset Management Plan
	■ Represent needs of community/shareholders,
	 Allocate resources to meet planning objectives in providing services, while managing risks,
Councillors	■ Ensure service is sustainable,
	Make informed decisions, in the best interests of the community.
	■ Custodian of the assets
General Manager	 Maintain a proactive approach to holistic asset management practices and ensure staff do the same.
	■ Inform Councillors to enable educated decisions to be made.
	 Manage acquisition, operation, maintenance, renewal and disposal of assets.
Works Manager	 Maintain a proactive approach to holistic asset management practices.
o T	 Ensure the Asset Management Plan is used and updated regularly.
	■ Inform Councillors to enable educated decisions to be made.
General Public	Report shortcomings, damage, safety concerns and other issues with current transport infrastructure.
Community and Industry Groups	 Assist with the maintenance, planning and performance of relevant transport infrastructure.
Users	Providing input for the management and upkeep of the asset stock.
State and Federal Government	■ Provision of funding to assist with management of the network

Our organisational structure for service delivery from infrastructure assets is detailed below,

Works Manager >> Works Supervisor >> Leading Hands - Roads

2.2 Goals and Objectives of Asset Ownership

Our goal for managing infrastructure assets is to meet the defined level of service (as amended from time to time) in the most cost effective manner for present and future consumers. The key elements of infrastructure asset management are:

- Providing a defined level of service and monitoring performance,
- Managing the impact of growth through demand management and infrastructure investment,

- Taking a lifecycle approach to developing cost-effective management strategies for the long-term that meet the defined level of service,
- Identifying, assessing, and appropriately controlling risks, and
- Linking to a Long Term Financial Plan which identifies required, affordable forecast costs and how it will be allocated.

Key elements of the planning framework are

- Levels of service specifies the services and levels of service to be provided,
- Risk Management,
- Future demand how this will impact on future service delivery and how this is to be met,
- Lifecycle management how to manage its existing and future assets to provide defined levels of service,
- Financial summary what funds are required to provide the defined services,
- Asset management practices how we manage provision of the services,
- Monitoring how the plan will be monitored to ensure objectives are met,
- Asset management improvement plan how we increase asset management maturity.

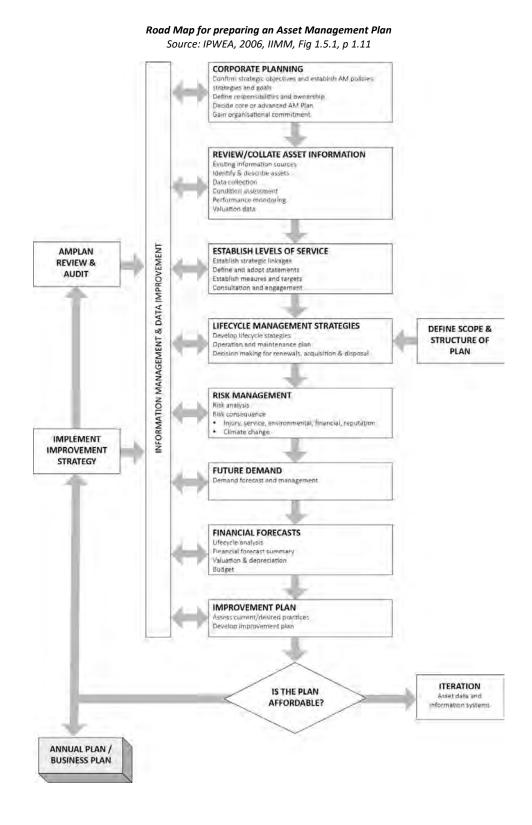
Other references to the benefits, fundamentals principles and objectives of asset management are:

- International Infrastructure Management Manual 2015 ¹
- ISO 55000²

A road map for preparing an Asset Management Plan is shown below.

¹ Based on IPWEA 2015 IIMM, Sec 2.1.3, p 2 | 13

² ISO 55000 Overview, principles and terminology



3.0 LEVELS OF SERVICE

3.1 Customer Research and Expectations

This Asset Management Plan is prepared to facilitate consultation prior to adoption of formal levels of service by Council. Council has traditionally worked to the provision of a level of service that is assumed to be the community's expectation (refer 3.5). During any future consultation process Council will test this assumption.

Future revisions of the Asset Management Plan will incorporate any customer consultation on service levels and costs of providing the service. This will assist Council and stakeholders in matching the level of service required, service risks and consequences with the community's ability and willingness to pay for the service.

Council undertakes community consultation for proposed developments and also receives vast community feedback on the services and facilities it currently provides. Council's customer request system is also used to determine trends in community expectations. Budget submissions are invited from local district committees and community groups for Council consideration. Council operates a Local District Committee Structure for the towns and villages of Ross, Campbell Town, Avoca/Rossarden, Perth, Longford, Cressy and Evandale. These forums provide Council advice on a wide range of issues. Information obtained from the above is used in developing key planning documents and in allocation of budget resources.

3.2 Strategic and Corporate Goals

This Asset Management Plan is prepared under the direction of the Northern Midlands Council vision, mission, goals and objectives.

Our vision is:

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

Our mission is:

Leadership – Serve with honesty, integrity, innovation and pride

Progression – Nurture and support economic health and wealth

People - Build a vibrant society that respects the past

Place – Nurture our heritage environment

Municipal Goals:

- Bold leadership guides innovation and growth
- Economically sound and flexible management
- Sustainable progress creates a vibrant future
- We strategically plan and deliver infrastructure
- Our culture respects the past in building the future
- Our historical landscapes are cherished and protected
- Connected communities are strong and safe
- The municipality is diverse and innovative

Council's strategic goals and objectives, and how these are addressed in this Asset Management Plan, are summarised in Table 3.2.

Table 3.2: Goals and how these are addressed in this Plan

Goal	Objective	How Goal and Objectives are addressed in the Asset Management Plan
To provide safe and reliable transport infrastructure for the community to enjoy.	Maintain and develop transport infrastructure to appropriate standards.	Continue to develop and maintain regular inspection of asset condition, defects and develop maintenance and capital works programs for inclusion in the Asset Management Plan.
Good Governance	Provide asset management services in a sustainable manner. Deliver services effectively and efficiently.	Constant review, use and updating of asset management plans (this plan)
Appropriate service levels	Identify current service levels and target sustainable levels	An ongoing task that will be monitored and improved. Refer Section 8.
Improved risk management	Identify and address all known high risk items relating to transport infrastructure assets	Implement a structured approach to identify and manage significant risks. Refer Section 6.
Financial sustainability	Identify financial inefficiencies and optimise lifecycle costs	Implement a structured approach to identifying financial inefficiencies and optimisation opportunities. Alignment of Asset Management Plan with Long Term Financial Plan.

3.3 Legislative Requirements

There are many legislative requirements relating to the management of assets. Legislative requirements that impact the delivery of *Transport* service are outlined in Table 3.3.

Table 3.3: Legislative Requirements

Legislation	Requirement
Local Government Act 1993	Sets out role, purpose, responsibilities and powers of local governments including the preparation of a long term financial plan supported by asset management plans for sustainable service delivery.
Work Health and Safety Act 2012	Sets out the roles and responsibilities to secure the health, safety and welfare of persons at work.
Vehicle and Traffic Act 1999	Details rules, responsibilities and enforcement.
Road and Jetties Act 1935	Provides for the appointment of a Commissioner of Highways and provisions for the construction and maintenance of roads and associated assets.
Local Government (Highways) Act 1982	Sets out roles and responsibilities regarding highways, notably with respect to roads open to the public.
Australian Road Rules	The Australian Road Rules are incorporated into the State Traffic Regulations under the Road Traffic Act.

The risk of claims against a council for negligence in the undertaking of road maintenance work is an issue that is gaining prominence within Australia. A High Court decision of 2001 relating to the 'loss of Immunity' for Highway Authorities has initiated many of the discussion papers on road legislation responsibilities and the law of negligence. The law of negligence is a fault-based system where a person who carelessly causes injury or loss to another person should compensate that person. The High Court decision has ruled that this should also apply to a road authority that does not maintain its assets to an appropriate standard.

In Tasmania, the *Local Governments (Highways) Act 1982* provides non-feasance protection for road authorities but reliance solely on legislative protection is considered inappropriate and the development of this asset management plan is considered more responsible. Development of this plan will assist in minimising risk by providing a policy defence in negligence claims. The plan establishes a management system for road functions that is based on policy and operational objectives.

In addressing the "duty of care" issue, it is fundamental that a corporate management process be present to ensure that all asset management activities are linked to an effective and well structured asset management plan.

3.4 Customer Values

Service levels are defined in three ways, customer values, customer levels of service and technical levels of service.

Customer Values indicate:

- what aspects of the service is important to the customer,
- whether they see value in what is currently provided and
- the likely trend over time based on the current budget provision

Table 3.4: Customer Values

Customer Values	Customer Satisfaction Measure	Current Feedback	Expected Trend Based on Planned Budget
A safe transport network	Number of customer service requests	Some safety concerns raised from community	Expected to remain similar to existing, however isolated improvements to be identified and targeted for improvement.
A smooth riding transport network	Number of customer service requests	Seasonal customer service requests regarding condition of several unsealed rural roads	Expected to remain similar to existing

3.5 Customer Levels of Service

The Customer Levels of Service are considered in terms of:

Condition How good is the service? What is the condition or quality of the service?

Function Is it suitable for its intended purpose? Is it the right service?

Capacity/Use Is the service over or under used? Do we need more or less of these assets?

In Table 3.5 under each of the service measures types (Condition, Function, Capacity/Use) there is a summary of the performance measure being used, the current performance, and the expected performance based on the current budget allocation.

These are measures of fact related to the service delivery outcome (e.g. number of occasions when service is not available or proportion of replacement value by condition %'s) to provide a balance in comparison to the customer perception that may be more subjective.

Table 3.5: Customer Level of Service Measures

Type of Measure	Level of Service	Performance Measure	Current Performance	Expected Trend Based on Planned Budget
Condition	Quality of transport network	Conditions in asset register and number of customer service requests	67.4 % of overall asset replacement value in 'Very Good' or 'Good' condition 4.4 % of overall asset replacement value in 'Fair' condition 0.3 % of overall asset replacement value in 'Poor' or 'Very Poor' condition 27.9 % of overall asset replacement value in '0' condition (refer 5.1.3 for explanation) Number of customer service requests not currently tracked by asset category. Note improvement task in Section 8.0	Asset condition is expected to remain relatively constant over the planning period. A reduction in unknown condition ratings is expected.
	Confidence levels		Medium (refer Table 7.5.1)	Medium (refer Table 7.5.1)
Function	Appropriate transport infrastructure in accordance with relative standards	Staff assessment and number of customer service request	Transport infrastructure generally consistent with municipal or other relevant standards, with some assets requiring improvement	Expected to remain similar to existing.
	Confidence levels		Medium (refer Table 7.5.1)	Medium (refer Table 7.5.1)
Capacity	Appropriate amount/dimens ions of transport assets	Number of customer service requests and road traffic counter data	Based on customer service requests and demand drivers, existing service level considered adequate	Expected to remain similar to existing.
	Confidence levels		Medium (refer Table 7.5.1)	Medium (refer Table 7.5.1)

Council has previously assumed customer levels of service requirements. These assumptions have been that the transport network will provide for:

- reasonably direct traffic routes between important centres of community interest;
- ease of access to major traffic routes;

- normal heavy vehicle traffic to be limited to Arterial Roads managed by the State through State Growth where possible;
- access to the municipal road network by heavy vehicles to be limited to those necessarily using the
 municipal roads (i.e. for business within the municipal area) and then for them to use only Link and
 Collector Roads other than when immediately accessing properties in order to minimise maintenance
 on local access roads;
- limited through access directed along residential streets;
- minimal conflict between various road user groups/vehicle types (e.g. cars, trucks, motor cyclists, cyclists, pedestrians, children and people with disabilities);
- suitable traffic control devices in dangerous locations especially where there is potential conflict between user groups (e.g. pedestrian crossings, road and street intersections);
- people with disabilities, the aged, mothers with children, etc in relation to potential hazards and obstructions such as road crossings, location of street furniture, light poles, sign posts, etc.
- road surfaces that create minimal adverse noise conditions in residential areas, are smooth riding, accessible and safe in all the prevailing local weather conditions (i.e. non-slippery when wet) and freedraining;
- street lighting in urban areas provides good visibility at night;
- all road structures (e.g. pavement base, surface, bridges, and traffic devices) to be maintained in a safe, workable condition;
- street and roadside trees selected to maximise aesthetic benefit but with minimal ongoing problems with hazards caused by root movement and droppings (e.g. berries);
- nature strips to be suitable for easy maintenance by adjoining property owners;
- town street signage adequate to facilitate access for non-locals.

3.6 Technical Levels of Service

Technical Levels of Service – To deliver the customer values, and impact the achieved Customer Levels of Service, are operational or technical measures of performance. These technical measures relate to the activities and allocation of resources to best achieve the desired customer outcomes and demonstrate effective performance.

Technical service measures are linked to the activities and annual budgets covering:

- Acquisition the activities to provide a higher level of service (e.g. widening a road, sealing an unsealed road, replacing a pipeline with a larger size) or a new service that did not exist previously (e.g. a new library).
- Operation the regular activities to provide services (e.g. opening hours, cleansing, mowing grass, energy, inspections, etc.
- Maintenance the activities necessary to retain an asset as near as practicable to an appropriate service condition. Maintenance activities enable an asset to provide service for its planned life (e.g. road patching, unsealed road grading, building and structure repairs),
- Renewal the activities that return the service capability of an asset up to that which it had originally
 provided (e.g. road resurfacing and pavement reconstruction, pipeline replacement and building component
 replacement),

Service and asset managers plan, implement and control technical service levels to influence the service outcomes.3

Table 3.6 shows the activities expected to be provided under the current 10 year Planned Budget allocation, and the Forecast activity requirements being recommended in this Asset Management Plan.

Table 3.6: Technical Levels of Service

Lifecycle Activity	Purpose of Activity	Activity Measure	Current Performance*	Recommended Performance **
TECHNICAL LEV	ELS OF SERVICE			
Acquisition	Acquire assets that align with Council's strategic objectives	Number (or value) of acquisitions	Council acquires assets generally via external funding (state/federal), self funded construction or via developer contribution (e.g. new subdivision road, footpath etc.) Council currently allocates \$812,000 a year for constructing new transport infrastructure assets.	Only acquire assets that align with Council's strategic objectives and that Council can afford to acquire, maintain, operate, renew and/or dispose of (must consider full asset lifecycle costs)
		Budget	\$812,000 (5-year average)	\$812,000 per year (on average)
Operation	Keep roads and footpaths clear of debris – e.g. street sweeping and keeping drains clear.	Number of customer service requests	Varying frequency based on a number of factors, but primarily weather/season.	Current performance is considered adequate based on user feedback
	Provide timely emergency response to assist public and minimise disruption caused by temporary loss of use of asset	Community feedback	User feedback suggests current performance is adequate	Current performance is considered adequate based on user feedback
		Budget	(Included in 'maintenance' below)	(Included in 'maintenance' below)
Maintenance	Keep transport assets serviceable	Frequency and type of maintenance undertaken	Combination of preventative (planned) and reactive (unplanned) maintenance. Varies based on	An improved preventative (planned) maintenance program be developed based on condition and road

³ IPWEA, 2015, IIMM, p 2 | 28.

Lifecycle Activity	Purpose of Activity	Activity Measure	Current Performance*	Recommended Performance **
			weather/season and number of customer service requests.	hierarchy. Optimise maintenance costs.
	Keep transport assets safe.	Frequency of maintenance	Reactive minor repairs and minor upgrades are undertaken	An improved preventative (planned) maintenance program be developed based on condition and road hierarchy. Optimise maintenance costs.
		Operation & Maintenance Budget	\$2,333,000 per year (on average)	\$2,393,919 per year (on average)
Renewal	Ensure transport assets remain in a serviceable condition	Frequency of renewal	Assets are renewed on a priority basis depending on asset condition, hierarchy and customer service requests.	An improved strategic renewal program is developed for the planning period (using renewal priority ranking criteria – refer Table 5.3.1), updated yearly.
	Ensure transport assets remain in accordance with current standards	Frequency of renewal (including component renewal – e.g. bridge guardrail)	Assets are renewed on a priority basis depending on asset condition, hierarchy and customer service requests.	An improved strategic renewal program is developed for the planning period (using renewal priority ranking criteria – refer Table 5.3.1), updated yearly.
		Budget	\$3,250,000 per year (on average)	\$3,417,289 per year (on average)
Disposal	Identify assets and activities that do not align with Council's core purpose	Number of assets and activities identified for disposal	No disposals are currently planned	Continue to monitor assets for potential disposals that do not align with Council's core purpose.
	Dispose of assets and activities that do not align with Council's core purpose	Number of identified asset and activity disposals undertaken	No disposals are currently planned	Continue to monitor assets for potential disposals that do not align with Council's core purpose.
		Budget	\$0 per year	\$0 per year

Note: * Current activities related to Planned Budget.

It is important to monitor the service levels regularly as circumstances can and do change. Current performance is based on existing resource provision and work efficiencies. It is acknowledged changing circumstances such as technology and customer priorities will change over time.

^{**} Expected performance related to forecast lifecycle costs.

4.0 FUTURE DEMAND

4.1 Demand Drivers

Drivers affecting demand include things such as population change, regulations, changes in demographics, seasonal factors, vehicle ownership rates, consumer preferences and expectations, technological changes, economic factors, agricultural practices, environmental awareness, etc.

4.2 Demand Forecasts

The present position and projections for demand drivers that may impact future service delivery and use of assets have been identified and documented.

Population of the Northern Midlands Local Government Area was last estimated in 2020 to be 13,598 (*Australian Bureau of Statistics*). Figure 4.2 below shows the 2019 projected population over the planning period. Analysis of this figure shows a gradual projected rise in population of approximately 200 people from 2021 to around 2032, and then a gradual decline of approximately 100 people by the end of the planning period (2040). The discrepancy between the 2020 estimate and the 2019 projection line can be put down to greater than expected population growth over the last two years. Saying this, the magnitude of the projected rise is the best current source of information for population growth in the region, hence it is considered that a population of around 13,800 can be projected for 2032. Given current projections, it is anticipated that there will be little need for change to the adopted 'Levels of Service' relating to population growth. However, saying this, the rate of population increase is to be monitored regularly by Council to ensure the above projections remain valid.

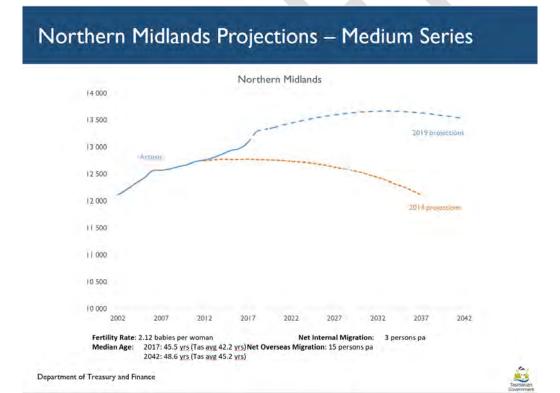


Figure 4.2 – Department of Treasury and Finance – Northern Midlands population projections (medium series).

It is considered that the existing capacity of the transport network is sufficient to meet demands over the planning period. There is however, a general expectation within the community for ongoing improvement to basic services. This is particularly relevant for transport infrastructure where Council receives a number of requests for upgrades and improvements, notably to its road network. Council's Long Term Financial Plan

ensures that significant and appropriate funds are provided in relation to the renewal of all transport infrastructure assets in order to cater for these community expectations.

Northern Midlands Council has the longest total length of maintained road out of all the Tasmanian Councils (960 km), with the majority of roads being rural roads.

Further to the above, there are some specific transport infrastructure concerns for Council at present, these being:

- (a) Maintenance of Limited Local Access Roads (Category 1 refer Table 5.2.2) where Council maintains a road or section of road serving a small number of properties, especially where this is only one or two properties. This generally refers to longer roads of several hundreds of metres, or kilometres, in length, where there is a significant maintenance cost to Council.
- (b) Forest harvesting, agriculture and other industrial/heavy vehicle use where the harvesting of forests, agriculture or other heavy industry generates significant increased volumes of heavy vehicles (e.g. trucks) on specific roads. The additional loadings placed on these roads results in increased maintenance costs and the premature failure of pavements in some instances, especially during wet periods. An example of this is Royal George Road.

4.3 Demand Impact and Demand Management Plan

The impact of demand drivers that may affect future service delivery and use of assets are shown in Table 4.3.

Demand for new services will be managed through a combination of managing existing assets, upgrading of existing assets and providing new assets to meet demand and demand management. Demand management practices can include non-asset solutions, insuring against risks and managing failures.

Opportunities identified to date for demand management are shown in Table 4.3. Further opportunities will be developed in future revisions of this Asset Management Plan.

Demand driver Current position Projection Impact on services **Demand Management Plan** Population 13,598 people Refer Figure Increase in No significant impact to (2020 estimate). 4.2 population is not services, hence management foreseen to require plan is not currently required. any significant increase in transport infrastructure services Demographic Median age of Increase in The change is not No impact to services, hence 45.5 years (2017) median age to foreseen to impact management plan is not approx. 49 services. required. years by 2040 Climate change Experiencing Continue to Identify list of strategic Increased

maintenance and

flood damage.

renewal costs due to

improvements to reduce the

risk of ongoing damage.

experience

intensity of

extreme

weather

events

frequency and

increased

Table 4.3: Demand Management Plan

more extreme

susceptible to

flood damage

damage during

2011 flood event)

(significant

weather patterns

and events - Very

Upgrade in Tasmanian Municipal Standard Drawings	Currently unaudited	Some upgrades required over planning period	Increased renewal costs to meet with current standards	Identify upgrades required to meet with current municipal standards, prioritise these accordingly and include in the planned budget.
Tourism	Tourist region	Tourist visitation expected to increase over planning period	Increased safety, signage and overall standard of road infrastructure.	To be monitored over next five years.
Heavy vehicles	Significant agriculture and timber industry traffic throughout region, in conjunction with other heavy vehicle use of road network.	Considered to remain relatively constant over the planning period.	Continued heavy vehicle use will require increased maintenance and renewal frequencies in some instances.	Identify list of strategic improvements to reduce the risk of ongoing damage.

4.4 Asset Programs to meet Demand

The new assets required to meet demand may be acquired, donated or constructed. Additional assets are discussed in Section 5.4.

Acquiring new assets will commit the Northern Midlands Council to ongoing operations, maintenance and renewal costs for the period that the service provided from the assets is required. These future costs are identified and considered in developing forecasts of future operations, maintenance and renewal costs for inclusion in the Long Term Financial Plan (Refer to Section 5).

4.5 Climate Change Adaptation

The impacts of climate change have a significant impact on the assets we manage and the services they provide. In the context of the Asset Management Planning process climate change can be considered as both a future demand and a risk.

How climate change impacts on assets varies depending on the location and the type of services provided, as will the way in which we respond and manage those impacts.⁴

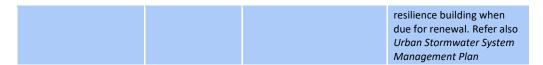
As a minimum we consider how to manage our existing assets given climate change impacts for our region.

Risk and opportunities identified to date are shown in Table 4.5.1

Table 4.5.1 Managing the Impact of Climate Change on Assets and Services

Climate Change Description	Projected Change	Potential Impact on Assets and Services	Management
Increased frequency and intensity of extreme rainfall events	Upgrade to transport infrastructure	Increased drainage upgrade and maintenance costs	Prioritise susceptible sites for improvement works to reduce vulnerability
Flooding	Increase in flood heights and peak flows	Serviceability of some transport assets threatened by projected increases	Develop a register of assets likely to be affected by the projected rises and plan for

⁴ IPWEA Practice Note 12.1 Climate Change Impacts on the Useful Life of Infrastructure



Additionally, the way in which we construct new assets should recognise that there is opportunity to build in resilience to climate change impacts. Building resilience can have the following benefits:

- Assets will withstand the impacts of climate change;
- Services can be sustained; and
- Assets that can endure may potentially lower the lifecycle cost and reduce their carbon footprint

Table 4.5.2 summarises some asset climate change resilience opportunities.

Table 4.5.2 Building Asset Resilience to Climate Change

New Asset Description	Climate Change impact These assets?	Build Resilience in New Works
Roads	Increased flood damage	Flood resilient road renewals where practicable
Bridges	Greater flood risk to bridges	Ensure bridges are renewed allowing for climate change forecasts (increased design flows due to increased intensity and frequency of rainfall events)

The impact of climate change on assets is a new and complex discussion and further opportunities will be developed in future revisions of this Asset Management Plan.



5.0 LIFECYCLE MANAGEMENT PLAN

The lifecycle management plan details how the Northern Midlands Council plans to manage and operate the assets at the agreed levels of service (Refer to Section 3) while managing life cycle costs.

5.1 Background Data

5.1.1 Physical parameters

The assets covered by this Asset Management Plan are shown in Table 5.1.1.

Table 5.1.1: Assets covered by this Plan

Asset Category	Length/Number of Assets	Replacement Value
Sealed Pavements (Roads)	574.88 km	\$170,817,558
Unsealed Pavements (Roads)	385.45 km	\$12,752,897
Sealed surface	574.88 km	\$21,343,095
Bridges (incl. major culverts)	178	\$37,406,212
Sealed road formation	574.88 km	\$33,079,988
Unsealed road formation	385.45 km	\$17,554,638
Pipe culverts (>600 mm Ø)	73	\$2,254,701
Footpaths	71.49 km	\$10,301,145
Kerb and channel	139.13 km	\$16,951,956
TOTAL	-	\$322.462.190

At this stage, data is incomplete for the following road asset categories:

- Barrier fencing (roadside guardrails, pedestrian rails etc)
- Street furniture (including street signs, roundabouts, and traffic islands etc).

The age profile of the assets included in this Asset Management Plan are shown in Figure 5.1.1.

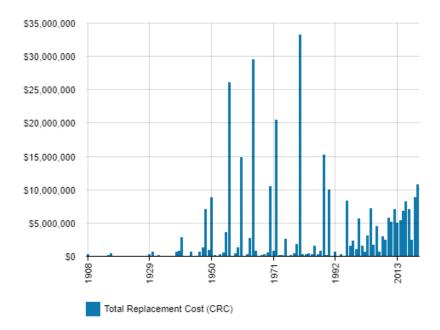


Figure 5.1.1: Age Profile for Transport Assets

All figure values are shown in current day dollars.

The ages shown in Figure 5.1.1 have been derived based on the assets current condition and expected remaining life compared to the standard expected useful life for each asset category.

This graph can help outline past peaks of investment that may require peaks in future renewals.

5.1.2 Asset capacity and performance

Assets are generally provided to meet design standards where these are available. However, there is insufficient resources to address all known deficiencies. Locations where deficiencies in service performance are known are detailed in Table 5.1.2.

Table 5.1.2: Known Service Performance Deficiencies

Location	Service Deficiency
Heavy Vehicle Access	Many roads in the municipality are not constructed to an appropriate design width and strength to cater for modern heavy vehicles resulting in premature failure of such roads where there is significant heavy vehicle usage.
Urban areas	Footpaths, kerb and channel required to 'missing link' segments within townships.
Several locations	Condition 5 (very poor) assets. Refer renewal plan in Appendix C.

The above service deficiencies were identified from discussion with key staff, recent condition assessments and user feedback.

Council services are generally provided to meet design standards where these are available.

There are a number of assets within the road reserve that Council does not have an obligation to maintain. However, Council has a duty of care to ensure that these assets are in a safe condition for the public in general and may serve a notice on the property owner to have defects repaired. They are often a point of conflict with residents who have an expectation that Council will maintain them as they are within the road reserve.

These assets and the responsibility for addressing their defects are as follows:

A. Vehicle crossings/driveways

The portion of a vehicle crossing located between the carriageway and the property boundary is the responsibility of the adjoining property owner to maintain.

This area should only be repaired by council if council activities have caused damage to it or it is part of a reinstatement operation. Works carried out on a vehicle crossing at the owners' request shall be treated as private works or be in accordance with Council's Policy no. 16 to ensure consistency in construction of driveways.

B. Single property stormwater drains

These stormwater drains are constructed within the reserve from the property boundary to a discharge outlet in the kerb or into the drain. They are there to benefit the property and as such are the responsibility of the owner of the property being served to maintain.

C. Nature strip and infill areas within urban areas

These are those residual areas between the edge of the road or back of the kerb and the property boundary not occupied by the footpath and private road crossings. These are normally sown to grass with responsibility for maintenance of the grass generally being left to the property owner. Street trees are controlled by Council.

Where the adjoining property owner has 'landscaped' or otherwise created a situation that is hazardous to the public using the nature strip area Council may after inspection require the property owner to rectify it.

D. Responsibility for defect rectification

Where, on any of these areas within the road reserve for which Council has a responsibility, there is a defect that is liable to cause any injury to a member of the public it must be repaired.

In such instances, the owner must be notified and directed to make the area safe and repair the defect within a period of 2 weeks and that in the event that the defect is not repaired Council will repair it as a charge against the property.

Where the owner does not undertake the work in the timeframe allowed, appropriate remedial measures action must be followed up as a matter of urgency.

There are also assets located in the road reserve that are clearly the responsibility of other agencies. These include:

- Railway level crossings
- Utility assets such as water, sewer, telecommunications and electricity

5.1.3 Asset condition

The most recent condition assessment of Council roads, footpaths, kerb and channel was undertaken by asset management consultants *Maloney Asset Management Systems* in May 2019. This involved inspecting the transport network, and assigning condition based on visual inspection. This condition assessment was then fed back into Council's *Maloney Asset Management* system. This type of comprehensive road condition assessment has generally been undertaken every four years, hence the next comprehensive assessment will be due in 2023.

Council's bridge condition inspection program is undertaken annually by *AusSpan*, with all bridges visually inspected, and updates made to the asset register. This is a well-structured inspection program, which has led to the development of a high quality asset register and no 'poor' or 'very poor' condition ratings currently present.

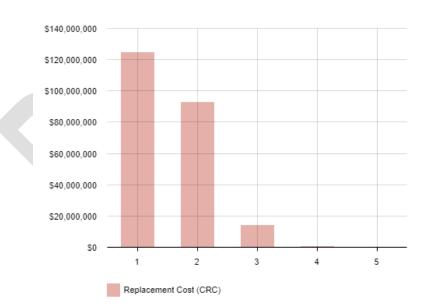
Condition is measured using a 1-5 grading system⁵ as detailed in Table 5.1.3. It is important that a consistent approach is used in reporting asset performance enabling effective decision support. A finer grading system may be used at a more specific level, however, for reporting in the Asset Management Plan results are translated to a 1-5 grading scale for ease of communication.

Table 5.1.3: Condition Grading System

Condition Grading	Description of Condition
1	Very Good: free of defects, only planned and/or routine maintenance required
2	Good: minor defects, increasing maintenance required plus planned maintenance
3	Fair: defects requiring regular and/or significant maintenance to reinstate service
4	Poor: significant defects, higher order cost intervention likely
5	Very Poor: physically unsound and/or beyond rehabilitation, immediate action required

The condition profile of our transport assets is shown in Figure 5.1.3.

Figure 5.1.3: Asset Condition Profile



All figure values are shown in current day dollars.

Figure 5.1.3 shows **67.4** % of Council's total transport infrastructure asset value is in 'very good' or 'good' condition (refer Table 5.1.3), **4.4** % in 'fair' condition, **0.3** % in a 'poor' or 'very poor' condition and **27.9** % currently assigned as condition '0' rating (this includes road formation replacement value which is not

⁵ IPWEA, 2015, IIMM, Sec 2.5.4, p 2 | 80.

depreciated, hence condition is not required. It also includes several newly acquired assets which have not yet been assigned a condition rating, or older assets that may not have a condition rating assigned – this is noted for improvement in Section 8.0). There is approximately \$225,500 of asset value currently in 'very poor' condition that currently requires renewal.

5.2 Operations and Maintenance Plan

Operations include regular activities to provide services. Examples of typical operational activities include cleaning, street sweeping, asset inspection, and utility costs.

Maintenance includes all actions necessary for retaining an asset as near as practicable to an appropriate service condition including regular ongoing day-to-day work necessary to keep assets operating. Examples of typical maintenance activities include pipe repairs, asphalt patching, and equipment repairs.

The trend in operation and maintenance budgets are shown in Table 5.2.1.

Table 5.2.1: Operation and Maintenance Budget Trends

Financial Year	Operation & Maintenance Budget \$
2019/20	\$2,126,000
2020/21	\$2,333,000
2021/22	\$2,372,000

Operation and maintenance budget levels are deemed adequate to meet projected service levels, which may be less than or equal to current service levels. Where operation and maintenance budget allocations are such that they will result in a lesser level of service, the service consequences and service risks have been identified and are highlighted in this Asset Management Plan and service risks considered in the Northern Midlands Council Strategic Risk Register.

Operation activities or services are those that do not physically alter an asset, but are required to provide the appropriate level of service, for example, street sweeping/cleaning, or the provision of street lighting and the associated energy costs.

Maintenance may be classified as preventative maintenance or reactive maintenance, and physically changes the asset, e.g potholing or unsealed road grading. Essentially, preventative maintenance is planned maintenance, and reactive maintenance is unplanned.

Asset hierarchy

An asset hierarchy provides a framework for structuring data, reporting information and making decisions. The hierarchy includes the asset class and component used for asset planning and financial reporting and service level hierarchy used for service planning and delivery.

The service hierarchy is shown is Table 5.2.2. Refer Appendix F for photographic examples of each road category.

Table 5.2.2: Asset Service Hierarchy

Service Hierarchy	Definition	Service Level Objective
Category 5 – Arterial Road	Department of State Growth 'arterial' roads, which generally form 'main roads' through townships where they form part of highway or 'A' transport routes. Function is to carry the heaviest volumes of traffic, including	■ These <u>are not</u> Council roads.

	and the second s	
	commercial vehicles, and provide the principal routes for traffic flows in and around the municipality.	
Category 4 – Link and Industrial Roads	Council's most important roads. Highest traffic volumes roads which link significant areas in the municipality, but are generally limited to roads within each of the townships (excludes Category 0 roads). Higher number of heavy vehicles use these roads.	 Functionality –Must function as intended at all times, with no down time tolerated. Financial – Maximum efficiency of maintenance is required, to minimise expenditure in achieving the desired outcomes.
Category 3 – Collector Road	Carry moderate volumes of traffic and provide access by linking urban areas to Link or Industrial (Category 4) and Arterial (Category 5) roads. They may also provide links between various Collector roads. They generally carry limited through traffic.	 Functionality – Must function as intended at all times, with a low probability of interruption to service. Financial – Primary aim is to maximise the long term economic performance of the asset. Renewal and maintenance planning should ensure level of service is maintained.
Category 2 – Local Access Road	Those roads whose primary function is to provide access to a number of properties and they cater for relatively short distance travel to higher Category (3-5) roads.	 Functionality – Minor failures/defects, excluding those which bring a threat to safety or security, can be tolerated. Financial - Primary aim is to maximise the long term economic performance of the asset. Renewal and maintenance planning should be in a strategic framework, and decision taken on a life cycle basis.
Category 1 – Limited Local Access Road	Those roads whose primary function is to provide access to a small number of properties, sometimes even just one property, and have minimal traffic (less than Local Access Roads). Generally these are 'no through roads'.	 Functionality – Minor failures/defects, excluding those which bring a threat to safety or security, can be tolerated. Financial – Single vehicle access only. Limitation of short term maintenance costs is the primary objective.
Footpaths - High Use - Category 3	Shopping Zones Footpaths in central shopping areas in each of the towns	 Functionality –Must function as intended at all times, with no down time tolerated. Financial – Maximum efficiency of maintenance is required, to minimise expenditure in achieving the desired outcomes.
Footpaths - Moderate Use - Category 2	Footpaths serving pedestrian generators that include hospitals, schools, senior citizens centres,	■ Functionality – Minor failures/defects, excluding those which bring a threat to safety or security, can be tolerated.

	aged care facilities, major community facilities. The length classed as category 2 extends for the block containing the facility and one additional full block length.	■ Financial - Primary aim is to maximise the long term economic performance of the asset. Renewal and maintenance planning should be in a strategic framework, and decision taken on a life cycle basis.
Footpaths - Low Use - Category 1	Footpaths in residential, commercial and industrial areas.	 Functionality – Minor failures/defects, excluding those which bring a threat to safety or security, can be tolerated. Financial – Limitation of short term maintenance costs is the primary objective.

The purpose of the hierarchy categories is to enable works to be prioritised and programmed in a rational manner when undertaking maintenance and correcting defects. Asset hierarchy assists best practice strategic decision making.

Bridges, culverts, and kerb and channel assets have the same service hierarchies as the roads they are on. This hierarchy is based on road function, user type, location, and vehicular traffic volumes. For the footpaths the hierarchy is based on pedestrian traffic numbers.

There is a classification of roads within Tasmania that was established in the 1980's by the Road Direction and Signs Advisory Council as a guide for tourism. This is still used on TasMap and Tourism maps. 'A' roads are Primary Roads (State Highways), 'B' roads are Secondary roads (Main Roads) and 'C' roads are Minor roads (Council roads).

Council's Category 4 and 3 roads are generally 'B' and 'C' roads under this state government classification. However, the classification has not been updated in recent times, as there are instances where importance of some roads has significantly diminished since their original nomination. An example within the Northern Midlands Council area is Rossarden Road which is classed as a 'B' road (B42), however Council currently classifies this road as a *Local Access Road* (Category 2 road). At the time of the 'B' nomination Rossarden was a busy mining town, however has since declined, hence Council's Category 2 nomination.

Council's hierarchy is based on functional requirements as outlined above and as shown by the Rossarden example, there will be instances where it is at variance with the tourism classification.

Summary of forecast operations and maintenance costs

Forecast operations and maintenance costs are expected to vary in relation to the total value of the asset stock. If additional assets are acquired, the future operations and maintenance costs are forecast to increase. If assets are disposed of the forecast operation and maintenance costs are expected to decrease. Figure 5.2 shows the forecast operations and maintenance costs relative to the proposed operations and maintenance Planned Budget.

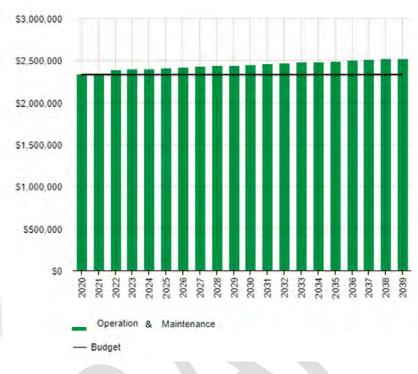


Figure 5.2: Operations and Maintenance Summary

All figure values are shown in current day dollars

As can be seen in Figure 5.2, operation and maintenance cost forecasts are equal to the planned budget at the start of the planning period, however progressively increase above the planned budget over the planning period. The progressive increase in these costs is due to additional costs associated with acquisitions made over the planning period. Figure 5.2 highlights that Council does not currently have sufficient planned budget to undertake forecast operation and maintenance.

Deferred maintenance (i.e. works that are identified for maintenance activities but unable to be completed due to available resources) should be included in Section 6.0 of this plan where this poses a 'high' or 'very high' risk to Council – Refer Table 6.2.

5.3 Renewal Plan

Renewal is major capital work which does not significantly alter the original service provided by the asset, but restores, rehabilitates, replaces or renews an existing asset to its original service potential. Work over and above restoring an asset to original service potential is considered to be an acquisition resulting in additional future operations and maintenance costs.

Assets requiring renewal are identified from one of two approaches in the Lifecycle Model.

- The first method uses Asset Register data to project the renewal costs (current replacement cost) and renewal timing (acquisition year plus updated useful life to determine the renewal year), or
- The second method uses an alternative approach to estimate the timing and cost of forecast renewal work (i.e. condition modelling system, staff judgement, average network renewals, or other).

The typical useful lives of assets used to develop projected asset renewal forecasts are shown in Table 5.3. Asset useful lives were last reviewed in 2019 by *Maloney Asset Management Systems*.

Table 5.3: Useful Lives of Assets

Asset (Sub)Category	Useful life
Roads:	-
Category 4 – Link and Industrial Roads:	-
Pavement (sealed)	80 years
Seal (surface)	18-30 years
Unsealed Pavement	10 years
Category 3 - Collector Roads	-
Pavement (sealed)	80 years
Seal (surface)	18-30 years
Unsealed Pavement	20 years
Category 2 - Local Access Roads	-
Pavement (sealed)	80-100 years
Seal (surface)	18-30 years
Unsealed Pavement	20 years
Category 1 - Limited Access Roads	-
Pavement (sealed)	100 years
Seal (surface)	18-22 years
Unsealed Pavement	25 years
Bridges:	-
Concrete bridges	100 years
Steel bridges	100 years
Timber bridges	20 years
Culverts (\geq 600 mm Ø)	100 years
Footpaths:	-
Concrete Footpaths	70 years
Asphalt Footpaths	30 years
Bitumen Seal Footpaths	20 years
Paved Footpaths	70 years
Gravel Footpaths	15 years
Kerb and channel	100 years

The estimates for renewals in this Asset Management Plan were based on a combination of both the asset register and alternate methods.

5.3.1 Renewal ranking criteria

Asset renewal is typically undertaken to either:

Ensure the reliability of the existing infrastructure to deliver the service it was constructed to facilitate (e.g. replacing a bridge that has a 5 t load limit), or

To ensure the infrastructure is of sufficient quality to meet the service requirements (e.g. condition of a playground).⁶

It is possible to prioritise renewals by identifying assets or asset groups that:

- Have a high consequence of failure,
- Have high use and subsequent impact on users would be significant,
- Have higher than expected operational or maintenance costs, and
- Have potential to reduce life cycle costs by replacement with a modern equivalent asset that would provide the equivalent service.

The ranking criteria used to determine priority of identified renewal proposals is detailed in Table 5.3.1. It is to be noted that these are general criteria and weightings and in some instances these will change. Refer also to the Capital Project Business Case Form in Appendix J.

Table 5.3.1: Renewal Priority Ranking Criteria

Criteria	Weighting
Condition	30 %
Usage/demand	30 %
High maintenance costs that could be reduced significantly by renewal	20 %
Risk/safety/failure consequence	20 %
Total	100%

5.4 Summary of future renewal costs

Forecast renewal costs are projected to increase over time if the asset stock increases. The forecast costs associated with renewals are shown relative to the proposed renewal budget in Figure 5.4.1. A detailed summary of the forecast renewal costs is shown in Appendix D.

⁶ IPWEA, 2015, IIMM, Sec 3.4.4, p 3 | 91.

⁷ Based on IPWEA, 2015, IIMM, Sec 3.4.5, p 3 | 97.

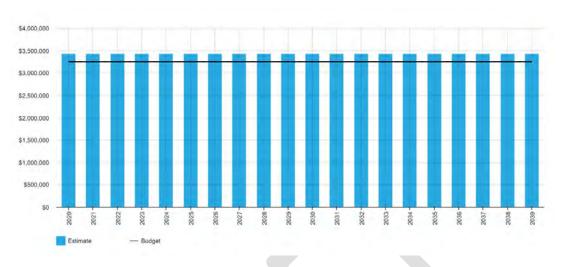


Figure 5.4.1: Forecast Renewal Costs

All figure values are shown in current day dollars.

The forecast renewal costs are greater than the proposed renewal budget over the planning period, this is highlighted in Figure 5.4.1.

The lifecycle forecast is essentially the total foreseen renewal costs over the planning period, divided by the planning period (20 years) to give an annual average. There are some assets that are currently overdue or due for renewal and these have been prioritised in the renewal works plan, refer Appendix C.

Renewal forcasts for bridge components is based on the estimated average useful life. This figure is currently derived from the condition assessment performed by *Moloney Asset Management Systems* (note improvement Task 1 in Section 8.0 regarding bridge asset registers).

Council's general approach to asset management is to renew an asset just prior to spending significant maintenance expenditure that would not prolong the life of the asset sufficiently to recover the annualised replacement cost had that asset not been replaced.

Renewals forecasts are accommodated in the Long Term Financial Plan.

Deferred renewal (assets identified for renewal and not scheduled in capital works programs) should be included in Table 6.2 of this plan where this poses a 'high' or 'very high' risk to Council.

Renewal work is carried out in accordance with the following:.

- Municipal Standard Drawings IPWEA Tasmanian Division
- Municipal Standard Specifications IPWEA Tasmania Division
- Workplace Health and Safety Act 2000 and Regulations
- Traffic Control Act
- Department of State Growth standards and specifications
- Australian Road Research Board Publications
- Northern Midlands Council: Workplacel Health and Safety Policy
- Other documents may be referred to where additional information or direction is required.

5.5 Acquisition Plan

Acquisition reflects are new assets that did not previously exist or works which will upgrade or improve an existing asset beyond its existing capacity. They may result from growth, demand, social or environmental needs. Assets may also be donated to the Northern Midlands Council.

5.5.1 Selection criteria

Proposed acquisition of new assets, and upgrade of existing assets, are identified from various sources such as community requests, proposals identified by strategic plans or partnerships with others. Potential upgrade and new works should be reviewed to verify that they are essential to the Entities needs. Proposed upgrade and new work analysis should also include the development of a preliminary renewal estimate to ensure that the services are sustainable over the longer term. Verified proposals can then be ranked by priority and available funds and scheduled in future works programmes. The priority ranking criteria is detailed in Table 5.5.1. It is to be noted that these are general criteria and weightings and in some instances these will change. Refer also to the Capital Project Business Case Form in Appendix J.

Table 5.5.1: Acquired Assets Priority Ranking Criteria

Criteria	Weighting
Risk/Safety Risk priority is assessed in accordance with Councils' Infrastructure Risk Management Plan which is based on the probability and consequence of failure.	25%
Technical Technical priority is assessed based on the project's ability to improve the road condition and function	20%
Corporate Corporate priority is linked to whether the projects are commitments through a Council resolution or included in Council policy and strategic plan. E.g. extending infrastructure from the town centres out.	20%
Transport – Road Category Is related to the specific road category in Council's road hierarchy of the asset.	15%
Social/Community Impact Priority based on the amount of community benefit through project completion	10%
Environment Environmental impact is assessed based on the significance of the surrounding environment, including the appearance of the built environment.	10%
Total	100%

Summary of future asset acquisition costs

Forecast asset acquisition costs are summarised in Figure 5.5.1 and shown relative to the planned budget. The forecast acquisition capital works program is shown in Appendix A.

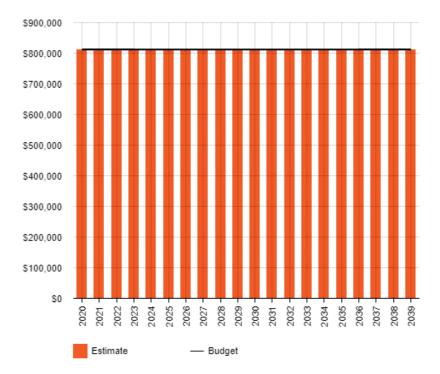


Figure 5.5.1: Acquisition (Constructed) Summary

All figure values are shown in current day dollars.

Forecast acquisition costs are accommodated in the Long Term Financial Plan, but only to the extent that there is available funding. Forecast acquisitions are further discussed in Appendix A.

When Council commits to new assets, they must be prepared to fund future operations, maintenance and renewal costs. They must also account for future depreciation when reviewing long term sustainability. When reviewing the long-term impacts of asset acquisition, it is useful to consider the cumulative value of the acquired assets being taken on by Council. The cumulative value of all acquisition work, including assets that are constructed and contributed is shown in Figure 5.5.2.

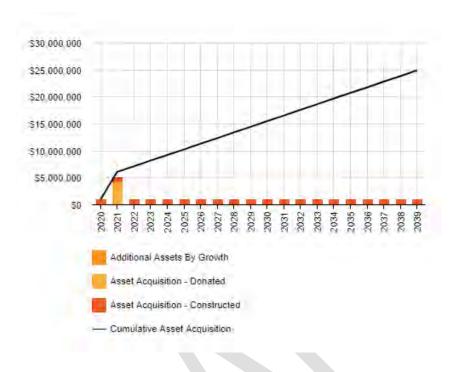


Figure 5.5.2: Acquisition Summary

All figure values are shown in current dollars.

Referring to Figure 5.5.2, the donation spike in 2021 relates to approximately 10 km of road, plus two roundabouts that will be transferred to Council ownership (from the Department of State Growth) following the completion of the Perth Bypass. The 'constructed' forecasts are assumed at \$812,000 per year over the planning period and the other 'donated' forecasts are estimated at \$235,000 per year (subdivisions).

As can be seen in Figure 5.5.2, \$25M in accumulated acquisitions is forecast to be added to Council's asset stock over the planning period. These acquisitions will commit the funding of ongoing operations, maintenance and renewal costs over the asset service life.

Summary of asset forecast costs

The financial projections from this asset plan are shown in Figure 5.5.3. These projections include forecast costs for acquisition, operation, maintenance, renewal, and disposal. These forecast costs are shown relative to the proposed budget.

The bars in the graphs represent the forecast costs needed to minimise the life cycle costs associated with the service provision. The proposed budget line indicates the estimate of available funding. The gap between the forecast work and the proposed budget is the basis of the discussion on achieving balance between costs, levels of service and risk to achieve the best value outcome.

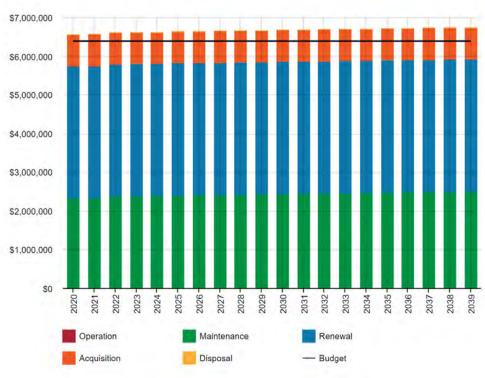


Figure 5.5.3: Lifecycle Summary

All figure values are shown in current day dollars.

As can be seen in Figure 5.5.3, the forecasted lifecycle costs exceed the planned budget (black line). The forecast lifecycle costs for renewal is the main reason for the shortfall between the planned budget and the lifecycle costs. Gradual increases in the operations and maintenance lifecycle costs also lead to a greater shortfall over the planning period, due to increased costs associated with acquired (donated and constructed) assets.

5.6 Disposal Plan

Disposal includes any activity associated with the disposal of a decommissioned asset including sale, demolition or relocation. Assets identified for possible decommissioning and disposal are shown in Table 5.6. A summary of the disposal costs and estimated reductions in annual operations and maintenance of disposing of the assets are also outlined in Table 5.6. Any costs or revenue gained from asset disposals is included in the Long Term Financial Plan.

Table 5.6: Assets Identified for Disposal

Asset	Reason for Disposal	Timing	Disposal Costs	Operations & Maintenance Annual Savings
Nil	N/A	N/A	N/A	N/A

6.0 RISK MANAGEMENT PLANNING

The purpose of infrastructure risk management is to document the findings and recommendations resulting from the periodic identification, assessment and treatment of risks associated with providing services from infrastructure, using the fundamentals of International Standard ISO 31000:2018 Risk management – Principles and guidelines.

Risk Management is defined in ISO 31000:2018 as: 'coordinated activities to direct and control with regard to risk'8.

An assessment of risks⁹ associated with service delivery will identify risks that will result in loss or reduction in service, personal injury, environmental impacts, a 'financial shock', reputational impacts, or other consequences. The risk assessment process identifies credible risks, the likelihood of the risk event occurring, and the consequences should the event occur. The risk assessment should also include the development of a risk rating, evaluation of the risks and development of a risk treatment plan for those risks that are deemed to be non-acceptable.

6.1 Critical Assets

Critical assets are defined as those which have a high consequence of failure causing significant loss or reduction of service. Critical assets have been identified and along with their typical failure mode, and the impact on service delivery, are summarised in Table 6.1. Failure modes may include physical failure, collapse or essential service interruption.

Critical Asset(s)

Failure Mode

Impact

Link and industrial roads and collector roads

Flooding, defects etc.

Flooding, overloading

Essential transport services disrupted

Essential transport services

disrupted

Table 6.1 Critical Assets

By identifying critical assets and failure modes an organisation can ensure that investigative activities, condition inspection programs, maintenance and capital expenditure plans are targeted at critical assets.

etc.

6.2 Risk Assessment

The risk management process used is shown in Figure 6.2 below.

Bridges

It is an analysis and problem-solving technique designed to provide a logical process for the selection of treatment plans and management actions to protect the community against unacceptable risks.

The process is based on the fundamentals of International Standard ISO 31000:2018.

⁸ ISO 31000:2009, p 2

⁹ Refer Northern Midlands Council Strategic Risk Register

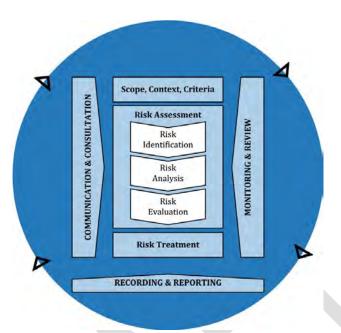


Fig 6.2 Risk Management Process – Abridged Source: ISO 31000:2018, Figure 1, p9

The risk assessment process identifies credible risks, the likelihood of the risk event occurring, the consequences should the event occur, development of a risk rating, evaluation of the risk and development of a risk treatment plan for non-acceptable risks.

An assessment of risks¹⁰ associated with service delivery will identify risks that will result in loss or reduction in service, personal injury, environmental impacts, a 'financial shock', reputational impacts, or other consequences.

Critical risks are those assessed with 'Very High' (requiring immediate corrective action) and 'High' (requiring corrective action) risk ratings identified in the Infrastructure Risk Management Plan. The residual risk and treatment costs of implementing the selected treatment plan is shown in Table 6.2. It is essential that these critical risks and costs are reported to management and the Councillors.

¹⁰ Refer Northern Midlands Council Strategic Risk Register

Table 6.2: Risks and Treatment Plans

Service or Asset at Risk	What can Happen	Risk Rating (VH, H)	Risk Treatment Plan	Residual Risk *	Treatment Costs
Transport Infrastructure	Loss of key staff/knowledge	Н	Develop a succession plan, document knowledge and improve record keeping	L	TBC
Transport Infrastructure	Underfunding (deterioration of asset condition) and lack of resources to undertake best practice asset management.	Н	Ensure prioritised renewal/acquisition works are planned, budgeted and strategic level asset management is resourced.	L	TBC
Transport Infrastructure	Increased frequency of flood damage to assets.	Н	Improve vulnerable assets	L	TBC
Transport Infrastructure	Council are gifted assets with life cycle costs not accounted for in long term financial plan	Н	Ensure lifecycle costs are considered (and detailed independent engineering report sought) prior to accepting and seek contribution from previous owner where appropriate	L	Project specific

^{*}Note - The residual risk is the risk remaining after the selected risk treatment plan is implemented.

Refer to the *Northern Midlands Council Strategic Risk Register* for further information. Refer also to works level risk assessments undertaken for road and footpath assets in Appendix I.

6.3 Infrastructure Resilience Approach

The resilience of our critical infrastructure is vital to the ongoing provision of services to customers. To adapt to changing conditions we need to understand our capacity to 'withstand a given level of stress or demand', and to respond to possible disruptions to ensure continuity of service.

Resilience recovery planning, financial capacity, climate change risk assessment and crisis leadership.

We do not currently measure our resilience in service delivery. This will be included in future iterations of the Asset Management Plan.

6.4 Service and Risk Trade-Offs

The decisions made in adopting this Asset Management Plan are based on the objective to achieve the optimum benefits from the available resources.

6.4.1 What we cannot do

There are some operation, maintenance and capital works (acquisition and renewal) that are unable to be undertaken within the next 10 years. These include:

- Upgrade unsealed pavements to sealed pavements.
- Provide footpaths on both sides of streets.
- Upgrade single lane bridges to dual lane.
- We cannot undertake all forecast operation, maintenance and renewal activities at the rate required to maintain the current level of service over the planning period.

6.4.2 Service trade-off

If there is forecast work (operations, maintenance, renewal, acquisition or disposal) that cannot be undertaken due to available resources, then this will result in service consequences for users. The service consequences will generally be a reduction in level of service provided.

6.4.3 Risk trade-off

The operations and maintenance activities and capital projects that cannot be undertaken may sustain or create risk consequences. These risk consequences include:

- A reduction to the level of service provided
- Reputational consequences

Refer also to the Northern Midlands Council Strategic Risk Register.

7.0 FINANCIAL SUMMARY

This section contains the financial requirements resulting from the information presented in the previous sections of this Asset Management Plan. The financial projections will be improved as the discussion on desired levels of service and asset performance matures.

7.1 Financial Sustainability and Projections

7.1.1 Sustainability of service delivery

There are two key indicators of sustainable service delivery that are considered in the Asset Management Plan for this service area. The two indicators are the:

- asset renewal funding ratio (proposed renewal budget for the next 10 years / forecast renewal costs for next 10 years), and
- medium term forecast costs/proposed budget (over 10 years of the planning period).

Asset Renewal Funding Ratio

Asset Renewal Funding Ratio¹¹ 95.1 %

The Asset Renewal Funding Ratio is an important indicator and illustrates that over the next 10 years we expect to have **95.1**% of the funds required for the optimal renewal of assets.

The forecast renewal work along with the proposed renewal budget, and the cumulative shortfall, is illustrated in Appendix D.

Medium term - 10 year financial planning period

This Asset Management Plan identifies the forecast operations, maintenance and renewal costs required to provide an agreed level of service to the community over a 10 year period. This provides input into 10 year financial and funding plans aimed at providing the required services in a sustainable manner.

This forecast work can be compared to the proposed budget over the first 10 years of the planning period to identify any funding shortfall.

The forecast operations, maintenance and renewal costs over the 10 year planning period is \$5,811,208 on average per year.

The proposed (budget) operations, maintenance and renewal funding is \$5,583,000 on average per year giving a 10 year funding shortfall of \$228,208 on average per year. This indicates that 96 % of the forecast costs needed to provide the services documented in this Asset Management Plan are accommodated in the proposed budget. Note, these calculations exclude acquired assets.

Providing sustainable services from infrastructure requires the management of service levels, risks, forecast outlays and financing to achieve a financial indicator of approximately 1.0 for the first years of the Asset Management Plan and ideally over the 10 year life of the Long Term Financial Plan.

7.1.2 Forecast Costs (outlays) for the Long Term Financial Plan

Table 7.1.2 shows the forecast costs (outlays) required for consideration in the 10 year Long Term Financial Plan.

Providing services in a financially sustainable manner requires a balance between the forecast outlays required to deliver the agreed service levels with the planned budget allocations in the Long Term Financial Plan.

A gap between the forecast outlays and the amounts allocated in the financial plan indicates further work is required on reviewing service levels in the Asset Management Plan (including possibly revising the Long Term Financial Plan).

¹¹ AIFMM, 2015, Version 1.0, Financial Sustainability Indicator 3, Sec 2.6, p 9.

We will manage the 'gap' by developing this Asset Management Plan to provide guidance on future service levels and resources required to provide these services in consultation with the community.

Forecast costs are shown in 2020/21 financial year dollar values.

Table 7.1.2: Forecast Costs (Outlays) for the Long Term Financial Plan

Financial Year	Acquisition	Operation	Maintenance	Renewal*	Disposal
2020/21	\$812,000	\$0	\$2,333,000	\$3,417,289	\$0
2021/22	\$812,000	\$0	\$2,341,062	\$3,417,289	\$0
2022/23	\$812,000	\$0	\$2,379,924	\$3,417,289	\$0
2023/24	\$812,000	\$0	\$2,387,986	\$3,417,289	\$0
2024/25	\$812,000	\$0	\$2,396,048	\$3,417,289	\$0
2025/26	\$812,000	\$0	\$2,404,110	\$3,417,289	\$0
2026/27	\$812,000	\$0	\$2,412,172	\$3,417,289	\$0
2027/28	\$812,000	\$0	\$2,420,233	\$3,417,289	\$0
2028/29	\$812,000	\$0	\$2,428,295	\$3,417,289	\$0
2029/30	\$812,000	\$0	\$2,436,357	\$3,417,289	\$0
2030/31	\$812,000	\$0	\$2,444,419	\$3,417,289	\$0
2031/32	\$812,000	\$0	\$2,452,481	\$3,417,289	\$0
2032/33	\$812,000	\$0	\$2,460,543	\$3,417,289	\$0
2033/34	\$812,000	\$0	\$2,468,605	\$3,417,289	\$0
2034/35	\$812,000	\$0	\$2,476,667	\$3,417,289	\$0
2035/36	\$812,000	\$0	\$2,484,729	\$3,417,289	\$0
2036/37	\$812,000	\$0	\$2,492,791	\$3,417,289	\$0
2037/38	\$812,000	\$0	\$2,500,852	\$3,417,289	\$0
2038/39	\$812,000	\$0	\$2,508,914	\$3,417,289	\$0
2039/40	\$812,000	\$0	\$2,516,976	\$3,417,289	\$0

^{*}Renewal costs are shown as the average cost over the 20 year planning period.

7.2 Funding Strategy

The proposed funding for assets is outlined in Council's budget and Long Term Financial Plan.

The financial strategy of the entity determines how funding will be provided, whereas the Asset Management Plan communicates how and when this will be spent, along with the service and risk consequences of various service alternatives.

7.3 Valuation Forecasts

7.3.1 Asset valuations

The best available estimate of the value of transport assets included in this Asset Management Plan is shown below:

Replacement Cost (Current/Gross) \$322,462,190

Depreciable Amount \$322,462,190

Depreciated Replacement Cost¹² \$187,148,512

Replacement
Cost Accumulated
Depreciation
Depreciation
Depreciation
Replacement
Cost

End of reporting period 1 period 2 Period Value
Period 1 Period 2 Period 1 Period 2 Period 1 Period 2 Peri

 $^{^{\}rm 12}$ Also reported as Written Down Value, Carrying or Net Book Value.

Annual Depreciation Expense

\$4,548,690

7.3.2 Valuation forecast

Asset values are forecast to increase over the planning period as additional assets are acquired by Council (generally donated from land developers as new sub-division road infrastructure assets are constructed, or new assets are constructed by Council).

Additional assets will generally add to the operations and maintenance needs in the longer term. Additional assets will also require additional costs due to future renewals. Any additional assets will also add to future depreciation forecasts.

7.4 Key Assumptions Made in Financial Forecasts

In compiling this Asset Management Plan, it was necessary to make some assumptions. This section details the key assumptions made in the development of this Asset Management Plan and should provide readers with an understanding of the level of confidence in the data behind the financial forecasts.

Key assumptions made in this Asset Management Plan are:

- External funding (e.g. Roads to Recovery and Auslink funding) will continue to be a major source of funding for renewals, noting a known gradual reduction in some of these grants over the planning period.
- Future demand assumptions as mentioned in Section 4.0.
- Asset construction costs to remain stable in real (current dollar) terms If asset construction costs rise faster
 than the general rate of inflation, then Council's projected future asset renewal costs will be higher than
 indicated by this plan.
- Financial data used in the development of this plan was from the end of the 2020-21 financial year.
- Bridge data used in the development of this plan has assumed the existing Maloney Asset Management System register is current, though reference is made to the improvement plan in Section 8.0 regarding recommended future use of the AusSpan bridge asset register.
- Assume no additional unplanned major road infrastructure assets will be acquired by Council in the next 10 year period. If this changes the Asset Management Plan is to be updated to reflect this, with full condition and detailed lifecycle costing knowledge and allocation in planned budget to meet these costs.
- Several assumptions were required in the derivation of planned budget and lifecycle forecast figures. This is due to the nature of long term forecasting.
- Professional judgement has been applied in the absence of good quality data, however where applied, it has been noted for improvement in Section 8.0.
- All figures are presented in current day dollars.

7.5 Forecast Reliability and Confidence

The forecast costs, proposed budgets, and valuation projections in this Asset Management Plan are based on the best available data. For effective asset and financial management, it is critical that the information is current and accurate. Data confidence is classified on a A - E level scale¹³ in accordance with Table 7.5.1.

Table 7.5.1: Data Confidence Grading System

Confidence Grade	Description
A. Very High	Data based on sound records, procedures, investigations and analysis, documented properly and agreed as the best method of assessment. Dataset is complete and estimated to be accurate $\pm2\%$

¹³ IPWEA, 2015, IIMM, Table 2.4.6, p 2 | 71.

Confidence Grade	Description
B. High	Data based on sound records, procedures, investigations and analysis, documented properly but has minor shortcomings, for example some of the data is old, some documentation is missing and/or reliance is placed on unconfirmed reports or some extrapolation. Dataset is complete and estimated to be accurate \pm 10%
C. Medium	Data based on sound records, procedures, investigations and analysis which is incomplete or unsupported, or extrapolated from a limited sample for which grade A or B data are available. Dataset is substantially complete but up to 50% is extrapolated data and accuracy estimated \pm 25%
D. Low	Data is based on unconfirmed verbal reports and/or cursory inspections and analysis. Dataset may not be fully complete, and most data is estimated or extrapolated. Accuracy $\pm40\%$
E. Very Low	None or very little data held.

The estimated confidence level for and reliability of data used in this Asset Management Plan is shown in Table 7.5.2.

Table 7.5.2: Data Confidence Assessment for Data used in Asset Management Plan

Data	Confidence Assessment	Comment	
Demand drivers	Medium	Requires Council input, review and acceptance	
Growth projections	Medium to High	State government provided projections used	
Acquisition forecast	Medium	Some estimates and assumptions made. Average estimated acquisition cost over planning period.	
Operation forecast	Low to Medium	Not separated out from combined 'operations and maintenance' tracking. Requires review on provision and improvement of financial data.	
Maintenance forecast	Low to Medium	Not separated out from general 'operations and maintenance'. Requires review on provision and improvement of financial data.	
Renewal forecast - Asset values	Medium to High	Refer Maloney Asset Management Systems update in 2019.	
- Asset useful lives	Medium	Refer Maloney Asset Management Systems update in 2019.	
- Condition modelling	Medium	Four yearly Maloney Asset Management Systems inspection for roads, footpaths, kerb and channel (last inspected 2019). AusSpan undertake yearly bridge inspections.	
Disposal forecast	High	No disposals are currently forecasted over the planning period	

The estimated confidence level for and reliability of data used in this Asset Management Plan is considered to be **Medium** (refer Table 7.5.1).

8.0 PLAN IMPROVEMENT AND MONITORING

8.1 Status of Asset Management Practices¹⁴

8.1.1 Accounting and financial data sources

This Asset Management Plan utilises accounting and financial data. The source of the data is Council's accounting and finance software *Open Office Local Government Solutions*.

Accounting standards and regulations

Council is required to prepare its annual financial report in accordance with *Australian Accounting Standards* and other authoritative pronouncements of the *Australian Accounting Standards Board* and the *Local Government Act 1993* (as amended).

AASB 116 Property, plant and equipment, AASB 136 Impairment of Assets, AASB 140 Investment Property and AASB 5 Non-current Assets held for Sale and Discontinued Operations are applied when preparing Council's annual financial statements.

The cost method of accounting is used for the initial recording of all assets acquired. Cost is determined as the fair value of the assets given as consideration plus cost incidental to the acquisition including architects fees, engineering design fees, consulting fees, administration charges and all other costs incurred in getting the assets ready for use. In addition the cost of non-current assets constructed by Council, 'cost' includes all material used in construction, direct labour used on the project and an appropriate proportion of overheads.

Non-monetary assets received in the form of grants and donations are recognised as assets and revenues at their fair value at the date of receipt. Fair value means the amount for which an asset could be exchanged between knowledgeable, willing parties in an arm's length transaction.

Capitalisation threshold

Generally maintenance, repair costs and minor renewals are charged as expenditure when incurred unless the total value exceeds 10% of the assets written down value, or increases the economic life by more than 10%. For example, road reseals, reconstructions, and resheeting are capitalised. Whereas, road shouldering, roadside drainage and hotmix patching are expensed.

Expenditure is capitalised when it provides a future economic benefits which extends beyond one year and can be measured reliably. The following limits apply to the recognition of the acquisition of new assets:

Table 8.1.1: Capitalisation threshold

Asset Class	Capitalisation threshold		
Transport Infrastructure	\$5,000		

8.1.2 Asset management data sources

This Asset Management Plan also utilises asset management data. The source of the data is generally from Council's *Moloney Asset Management* system, but also utilises data from *Intramaps* (Geographic Information System), *Technology One 'ECM' Customer Request System*, and individual asset registers.

The Moloney Asset Management system is not linked to, however is constantly reconciled to, the Open Office Local Government Solutions accounting system.

The ongoing responsibility of Council's Asset Management system is primarily that of the Asset Management Officer, however strategic oversight and provision of required resources for best practice asset management is the responsibility of the General Manager, the Corporate Services Manager, and the Works Manager.

¹⁴ ISO 55000 Refers to this as the Asset Management System

8.2 Improvement Plan

It is important that an entity recognise areas of their Asset Management Plan and planning process that require future improvements to ensure effective asset management and informed decision making. The improvement plan generated from this Asset Management Plan is shown in Table 8.2.

Table 8.2: Improvement Plan

Task	Task	Responsibility	Resources Required	Timeline
1	There are two existing bridge asset registers (<i>Maloney</i> and <i>AusSpan</i>) – recommended to adopt <i>AusSpan</i> asset register, as this is up to date and contains all required best practice asset management information.	Works Manager, Corporate Services Manager	Internal	August 2021
2	Draft work plan in Appendix C is generated from the asset register, however inaccuracies in some renewal dates is noted for improvement. Refer also Task 5.			
3	Customer service requests tracked by asset category so numbers can be tracked and included in asset management plans.	Corporate Services Manager	Internal	August 2021
4	Improve confidence in condition ratings for all assets. (Refer also Task 8)	Works Manager	Internal	June 2022
5	Develop strategic maintenance and capital works programs for upcoming years (using renewal ranking criteria). Use to inform future Asset Management Plan and Long Term Financial Plan updates.	Works Manager, Works Supervisor	Internal	June 2022
6	Assess yearly performance (budgeted vs. actual costs) and update Asset Management Plan and Long Term Financial Plan accordingly.	Corporate Services Manager, Works Manager	Internal	June 2022
7	Collect asset data for missing assets such as barrier fencing (roadside, pedestrian rails etc.) and street furniture (including street signs, roundabouts, and traffic islands etc).	Works Manager	Internal	June 2022
8	Improve confidence in useful lives within asset register, ensure correlates well with assessed condition.	Works Manager	Internal	June 2022
9	Undertake scheduled condition assessment of roads, footpaths, kerb and channel	Works Manager	Maloney Asset Management Systems	May 2023
10	Break up 'operation and maintenance' lifecycle activity into 'operation' and 'maintenance' in finance system.	Corporate Service Manager	Internal	June 2023
11	Improve confidence in financial data used in Long Term Financial Plan and Asset Management Plan.	Accountant/Corporate Services Manager	Internal	June 2023
12	Community/Council consultation required to ensure appropriate levels of service are	General Manager	Internal	2025

	being provided (reduce/improve level of service accordingly)			
13	Continue to improve accuracy of budget breakdown to include acquisitions, maintenance, operations, renewals and disposals. Aim for better transparency.	Accountant/Corporate Services Manager	Internal	Ongoing
14	Continually improve correlation between Long Term Financial Plan and Asset Management Plan. (Conduct regular meetings of responsible persons – aim for 'high' confidence level)	General Manager, Corporate Services Manager, Works Manager	Internal	Ongoing
15	Increase confidence and maturity of Asset Management Plan	Corporate Services Manager, Works Manager	Internal	Ongoing
16	Develop appropriate Risk management plans	General Manager	Internal	Ongoing

8.3 Monitoring and Review Procedures

This Asset Management Plan will be reviewed during the annual budget planning process and revised to show any material changes in service levels, risks, forecast costs and proposed budgets as a result of budget decisions.

The Asset Management Plan will be reviewed and updated annually to ensure it represents the current service level, asset values, forecast operations, maintenance, renewals, acquisition and asset disposal costs and planned budgets. These forecast costs and proposed budget are to be incorporated into the Long Term Financial Plan once completed (if not already).

The Asset Management Plan has a maximum life of 4 years and is due for complete revision and updating within 6 months of each Council election.

8.4 Performance Measures

The effectiveness of this Asset Management Plan can be measured in the following ways:

- The degree to which the required forecast costs identified in this Asset Management Plan are incorporated into the Long Term Financial Plan,
- The degree to which the 1-5 year detailed works programs, budgets, business plans and corporate structures consider the 'global' works program trends provided by the Asset Management Plan,
- The degree to which the existing and projected service levels and service consequences, risks and residual risks are incorporated into the Strategic Planning documents and associated plans,
- The Asset Renewal Funding Ratio achieving the Organisational target (this target is often 90 100%).

9.0 REFERENCES

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- ISO, 2014, ISO 55000:2014, Overview, principles and terminology
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10.0 APPENDICES

Appendix A Acquisition Forecast

A.1 - Acquisition Forecast Assumptions and Source

A key assumption in the writing of this Asset Management Plan is that no major standalone unplanned acquisitions are forecast to be undertaken during the planning period (e.g. acquisitions where full lifecycle costs have not been allocated in the Long Term Financial Plan.

The 'donated' acquisition forecast summary estimate is based on the completion (by others/developers) of land subdivision assets, each year over the planning period.

Several estimates and assumptions were required to be made in the acquisition forecast figures due to the extent of information currently available. This has been noted for improvement in Section 8.0.

A.2 - Acquisition Project Summary

The acquisitions included in this plan and accommodated in the Long Term Financial Plan are detailed in Table A3 below. The spike in donated assets (\$4M greater than average) in 2021/22 relates to approximately 10 km of road, plus two roundabouts that will be transferred to Council ownership (from the Department of State Growth) following the completion of the Perth Bypass. The 'constructed' forecasts are assumed at \$812,000 per year over the planning period based on financial assumptions, and the other 'donated' forecasts are estimated at \$235,000 per year (for general subdivision assets donated to Council by developers).

A.3 - Acquisition Forecast Summary

Table A3 displays the forecast acquisition value each year over the planning period.

Table A3 - Acquisition Forecast Summary

Financial Year	Constructed	Donated		
2020/21	\$812,000	\$235,000		
2021/22	\$812,000	\$4,235,000		
2022/23	\$812,000	\$235,000		
2023/24	\$812,000	\$235,000		
2024/25	\$812,000	\$235,000		
2025/26	\$812,000	\$235,000		
2026/27	\$812,000	\$235,000		
2027/28	\$812,000	\$235,000		
2028/29	\$812,000	\$235,000		
2029/30	\$812,000	\$235,000		
2030/31	\$812,000	\$235,000		
2031/32	\$812,000	\$235,000		
2032/33	\$812,000	\$235,000		
2033/34	\$812,000	\$235,000		
2034/35	\$812,000	\$235,000		
2035/36	\$812,000	\$235,000		
2036/37	\$812,000	\$235,000		
2037/38	\$812,000	\$235,000		
2038/39	\$812,000	\$235,000		
2039/40	\$812,000	\$235,000		

Appendix B Operations and Maintenance Forecast

B.1 – Operation and Maintenance Forecast Assumptions and Source

Several estimates and assumptions were required to be made in the operation and maintenance forecast figures. This has been noted for improvement in Section 8.0.

B.2 – Operation and Maintenance Forecast Summary

Table B2 displays the forecast operation and maintenance costs each year over the planning period. Ideally this would be separated into separate 'operation' and 'maintenance' categories. This is noted for improvement in Section 8.0.

Table B2 – Operation & Maintenance Forecast Summary

Financial Year	Operation & Maintenance	Additional Operation &	Total Operation &
rillaliciai feal	Forecast	Maintenance Forecast	Maintenance Forecast
2020/21	\$2,333,000	\$8,062	\$2,333,000
2021/22	\$2,341,062	\$38,862	\$2,341,062
2022/23	\$2,379,924	\$8,062	\$2,379,924
2023/24	\$2,387,986	\$8,062	\$2,387,986
2024/25	\$2,396,048	\$8,062	\$2,396,048
2025/26	\$2,404,110	\$8,062	\$2,404,110
2026/27	\$2,412,172	\$8,062	\$2,412,172
2027/28	\$2,420,233	\$8,062	\$2,420,233
2028/29	\$2,428,295	\$8,062	\$2,428,295
2029/30	\$2,436,357	\$8,062	\$2,436,357
2030/31	\$2,444,419	\$8,062	\$2,444,419
2031/32	\$2,452,481	\$8,062	\$2,452,481
2032/33	\$2,460,543	\$8,062	\$2,460,543
2033/34	\$2,468,605	\$8,062	\$2,468,605
2034/35	\$2,476,667	\$8,062	\$2,476,667
2035/36	\$2,484,729	\$8,062	\$2,484,729
2036/37	\$2,492,791	\$8,062	\$2,492,791
2037/38	\$2,500,852	\$8,062	\$2,500,852
2038/39	\$2,508,914	\$8,062	\$2,508,914
2039/40	\$2,516,976	\$8,062	\$2,516,976

Appendix C Renewal Forecast Summary

C.1 – Renewal Forecast Assumptions and Source

The renewal forecast of \$3,417,289 per year is based on the total sum of the forecasted renewal costs over the planning period, averaged over 20 years (the planning period). Refer improvement plan in Section 8.0.

C.2 - Renewal Project Summary

The renewal plan shown in C.4 is extracted from the transport infrastructure asset register and shows assets forecast for renewal in the next 10 years of the planning period. Further professional judgement will be required in prioritising the below renewals over the 10 year period, refer also Table 5.3.1 for renewal ranking criteria.

C.3 – Renewal Forecast Summary

Table C3 displays the forecast renewal costs and planned budget each year over the planning period. The renewal forecast is \$167,289 (per year) higher than the forecast renewal budget.

Table C3 - Renewal Forecast Summary

Financial Year	Renewal Forecast*	Renewal Budget
2020/21	\$3,417,289	\$3,250,000
2021/22	\$3,417,289	\$3,250,000
2022/23	\$3,417,289	\$3,250,000
2023/24	\$3,417,289	\$3,250,000
2024/25	\$3,417,289	\$3,250,000
2025/26	\$3,417,289	\$3,250,000
2026/27	\$3,417,289	\$3,250,000
2027/28	\$3,417,289	\$3,250,000
2028/29	\$3,417,289	\$3,250,000
2029/30	\$3,417,289	\$3,250,000
2030/31	\$3,417,289	\$3,250,000
2031/32	\$3,417,289	\$3,250,000
2032/33	\$3,417,289	\$3,250,000
2033/34	\$3,417,289	\$3,250,000
2034/35	\$3,417,289	\$3,250,000
2035/36	\$3,417,289	\$3,250,000
2036/37	\$3,417,289	\$3,250,000
2037/38	\$3,417,289	\$3,250,000
2038/39	\$3,417,289	\$3,250,000
2039/40	\$3,417,289	\$3,250,000

^{*}Renewal forecasts are shown as the average over the 20 year planning period.

C.4 -Renewal Plan

A draft 10 year renewal plan is provided below, extracted from the transport infrastructure asset register. As noted in C.2 further prioritisation works will be required as to when each renewal is scheduled to take place over the 10 year period. Refer also Table 5.3.1 for renewal ranking criteria. The 2021/22 planned budget works are also noted below.

2021/22 Planned Budget Works

Roads (\$8.275 M)

 $Reconstruction\ of\ Barton\ Road,\ Campbell\ Town\ and\ Glen\ Eks\ Road,\ Nile\ (\$900,000);$

Kerb and reconstruction of Queen Street, Campbell Town (\$244,0000), Hobhouse Street, Hay Street, Park Street and the Sports Centre carpark at Longford (\$236,000); sections of George Street, Drummond Street, Youl Road,

and Recreation Ground carpark at Perth (\$592,000), urban street design at Campbell Town (\$900,000), at Longford (\$1,400,000), at Perth including roundabouts (\$1,200,000), and annual reseal, resheeting and footpath programs.

Bridges (\$751,000)

Replacement of three bridges with concrete structures on Bryants Lane, Gulf Road, and Lake River Road; replacement of guard rail on bridges at Saundridge Road and Delmont Road, and new footbridge at William Street Reserve, Perth (\$270,000).



Asset ID	Sub Category	Asset Name	Description 1/From	Description 2/To	Renewal Cost	Condition (1-5)	Estimated Renewal Yea
3734	Bridge	Elphinstone Road	1.06	Box	39,474	5.0	TBC
4523	Bridge	Glen Connell Road	1.59	Pipe	57,276	5.0	TBC
5262	Culvert	Delmont Road	7.11	Pipe	27,090	5.0	TBC
4840	Bridge	Blackwood Creek Road		Box	33,901	5.0	TBC
923	Pavement	New St Campbell Town	0	227	240,786	4.1	2021
160	Pavement	Bond St Ross	532	767	75,670	3.8	2021
421	Pavement	Eskleigh Perth Nursing Home Rd	185	1,065	161,304	3.5	2021
1567	UNPavement	Clare St	449	600	3,398	4.5	2022
235	Pavement	Carins St	0	200	106,715	3.5	2023
802	Seal	Main St Cressy	1,952	2,053	2,259	4.2	2023
1071	Pavement	Rossarden Rd	3,950	5,570	347,490	3.5	2023
112	UNPavement	Bedford St	937	1,050	7,119	4.0	2024
1020	UNPavement	Portugal St	0	105	2,268	4.0	2024
1284	UNPavement	Tunbridge La	4,225	10,315	164,430	4.0	2024
1524	The second secon	Wellington St Ross	134	307	6,278	4.0	
1573	UNPavement Pavement	Gay St	151	250	47,124	3.5	2024
1496	Seal	AD A TOTAL	50	116		3.7	2024
186	Seal	Bridge Access Rd Bridge St Ross	0	226	2,370 11,029	3.7	2025
923	Seal	New St Campbell Town	0	227		3.7	2025
	12 200				15,479		2025
676	UNPavement	Lakeview Rd	1,440	2,500	38,160	4.0	2025
737	UNPavement	Long Marsh Rd	11,210	12,100	24,030	4.0	2025
276.4	Footpaths	Church St Ross	The Boulevards	Badagos	900	3.0	2026
562.4	Footpaths	High St Ross	Church St	Bond St	3,210	3.0	2026
495	Pavement	Glenesk Rd	0	970	226,980	3.1	2026
1322	Pavement	Valleyfield Rd	8,505	10,410	371,475	3.2	2026
1447	Seal	Chintah Rd	6,385	7,240	25,137	3.3	2026
1446	Seal	Chintah Rd	7,240	8,130	26,166	3.3	2026
310	Seal	Conara Rd	1,495	1,626	3,595	3.3	2026
433	Seal	Fairtlough St	0	260	12,965	3.4	2026
511	Seal	Goderich St	531	630	3,828	3.3	2026
865	Seal	Merrywood Rd	5,490	5,690	5,194	3.3	2026
1229	Seal	Tooms Lake Rd	13,240	14,060	19,698	3.3	2026
1525	UNPavement	Waterloo St	0	215	7,403	3.5	2026
295	Pavement	Clarendon Station Rd	0	1,740	407,160	3.1	2027
525	Pavement	Green Rises Rd	9,600	10,590	193,050	3.0	2027
532	Pavement	Haslewood St	0	1,105	241,332	3.1	2027
1118	Pavement	Saundridge Rd	11,530	13,235	365,723	3.1	2027
20	Seal	Armstrongs La	3,575	4,560	27,763	3.1	2027
21	Seal	Armstrongs La	4,560	5,555	26,328	3.0	2027
43	Seal	Ashby Rd	1,170	1,730	13,843	3.0	2027
109	Seal	Bedford St	212	269	670	3.0	2027
141	Seal	Blackwood Creek Rd	885	1,715	21,148	3.0	2027
160	Seal	Bond St Ross	532	767	5,067	3.0	2027
205	Seal	Brumby St	2,660	3,260	16,464	3.0	2027
260	Seal	Chintah Rd	2,550	3,730	34,251	3.0	2027
263	Seal	Chintah Rd	6,040	6,385	9,467	3.2	2027
1445	Seal	Chintah Rd	8,130	8,500	10,878	3.2	2027
309	Seal	Conara Rd	1,152	1,495	9,916	3.2	2027
417	Seal	English Town Rd	5,945	6,100	4,776	3.4	2027
444	Seal	Fitzroy St	0	220	4,065	3.2	2027
464	Seal	George St Longford	0	71	4,655	3.0	1917
495	Seal	Glenesk Rd	0	970	27,092	3.0	2027
543	Seal	High St Campbell Town	1,102	1,211	3,029	3.0	2027
545	Seal	High St Campbell Town	1,306	1,501	13,759	3.0	2027
	Seal	THEIL OF CHINDDEN TOWN	1.300	1.501	13./59	3.0	2027

Asset ID	Sub Category	Asset Name	Description 1/From	Description 2/To	Renewal Cost	Condition (1-5)	Estimated Renewal Year
579	Seal	Hobhouse St	897	1,064	7,746	3.2	2027
701	Seal	Liffey Rd	5,700	7,525	44,713	3.0	2027
870	Seal	Mona Vale Rd	170	610	11,211	3.0	2027
906	Seal	Murfett St	102	303	5,515	3.0	2027
1108	Seal	Saundridge Rd	1,750	4,205	77,310	3.0	2027
1183	Seal	Storys Creek Rd	12,675	14,720	64,131	3.1	2027
1184	Seal	Storys Creek Rd	14,720	15,345	20,825	3.2	2027
1226	Seal	Tooms Lake Rd	10,485	10,825	8,330	3.0	2027
1269	Seal	Truelands Rd	3,180	4,074	21,027	3.2	2027
1319	Seal	Valleyfield Rd	4,860	6,810	47,775	3.0	2027
1320	Seal	Valleyfield Rd	6,810	7,605	19,478	3.0	2027
1365	Seal	West St Campbell Town	303	496	4,350	3.0	2027
1367	Seal	West St Campbell Town	870	960	2,029	3.0	2027
81.4	Footpaths	Badajos St	Church St	Seal Change	450	2.5	2028
82.4	Footpaths	Badajos St	Seal Change	Bond St	2,760	2.5	2028
89.4	Footpaths	Barclay St	High St NBL	Murray	3,927	2.5	2028
91.2	Footpaths	Barclay St	Cambock East	Seal Change	2,940	2.5	2028
107.4	Footpaths	Beaufront St	Bridge St EOS	Bond St EOS	3,570	2.5	2028
159.4	Footpaths	Bond St Ross	Badajos St	High	3,060	2.5	2028
187.4	Footpaths	Bridge St Ross	Church St	Seal Change	484	2.5	2028
188.4	Footpaths	Bridge St Ross	Seal Change	Beaufort	660	2.5	2028
302.4	Footpaths	Collins St Evandale	Huxtables WBL	High St	6,510	2.5	2028
320.2		Cox St	Nile EBL	End	2,682	2.5	2028
562.2	Footpaths Footpaths	High St Ross	Church St	Bond St	3,210	2.5	2028
999.4		Paton St	Burghley St	End of Seal	600	2.5	-
1058.2	Footpaths	Rodgers La	Macquarie	Russell	885	2.5	2028
1354.4	Footpaths	Wellington St Longford	Pultney	Malcombe	4,050	2.5	2028
1361.3	Footpaths	West Cambock La	Main Rd NBL	Segment	852	2.5	2028
50	Footpaths Pavement	Ashby Rd	5,765	6,705	219,960	3.0	2028
116	Pavement	Bellevue Rd	2,660	3,210	90,090	3.0	2028
119	Pavement	TO A STATE OF THE		DF1.041	DOLLAR		2028
340		Bellevue Rd	4,805	6,665	344,097	3.0	2028
7.40	Pavement	Deddington Rd	1,233	3,075	431,028	3.0	2028
341	Pavement	Deddington Rd	3,075	4,770	396,630	3.0	2028
369	Pavement	Devon Hills Rd	1,105	2,235	264,420	3.0	2028
370	Pavement	Devon Hills Rd	2,235	3,345	261,788	3.0	2028
496	Pavement	Glenesk Rd	970	2,525	333,548	3.0	2028
550	Pavement	High St Evandale	444	812	82,432	3.0	2028
614	Pavement	Isis Rd	20	835	174,818	3.0	2028
616	Pavement	Isis Rd	1,520	3,285	344,175	3.0	2028
664	Pavement	Lake River Rd	7,265	8,395	220,350	3.0	2028
665	Pavement	Lake River Rd	8,395	9,050	149,994	3.0	2028
849	Pavement	Marlborough St Longford	5,345	6,125	182,520	3.0	2028
931	Pavement	Nile Rd	4,845	5,705	228,072	3.0	2028
979	Pavement	Panshanger Rd	520	2,140	347,490	3.0	2028
1006	Pavement	Perth Mill Rd	0	1,660	453,180	3.0	2028
1072	Pavement	Rossarden Rd	5,570	6,630	248,040	3.0	2028
1080	Pavement	Royal George Rd	720	2,065	314,730	3.0	2028
1086	Pavement	Royal George Rd	8,100	8,800	150,150	3.0	2028
1087	Pavement	Royal George Rd	8,800	9,750	203,775	3.0	2028
1450	Pavement	Valleyfield Rd	0	200	46,118	3.0	2028
1368	Pavement	West St Campbell Town	960	1,025	27,300	3.1	2028
1379	Pavement	White Hills Rd	1,180	2,030	232,050	3.0	2028
1411	Pavement	Woolmers La	730	3,225	603,291	3.0	2028
62	Seal	Auburn Rd	3,085	3,465	8,379	2.8	2028
64	Seal	Auburn Rd	3,670	5,300	37,034	2.9	2028

Asset ID	Sub Category	Asset Name	Description 1/From	Description 2/To	Renewal Cost	Condition (1-5)	Estimated Renewal Ye
67	Seal	Auburn Rd	6,630	8,500	43,556	2.7	2028
68	Seal	Auburn Rd	8,500	9,045	13,620	2.7	2028
148	Seal	Blackwood Creek Rd	9,460	11,580	57,330	2.9	2028
149	Seal	Blackwood Creek Rd	11,580	12,670	29,376	2.8	2028
150	Seal	Blackwood Creek Rd	12,670	14,050	37,191	2.8	2028
158	Seal	Bond St Ross	0	298	6,717	2.7	2028
174	Seal	Brickendon St	760	1,460	19,208	2.8	2028
179	Seal	Bridge St Campbell Town	621	782	10,970	2.7	2028
220	Seal	Bulwer St	1,031	1,183	7,150	2.7	2028
223	Seal	Burghley St	510	950	12,289	2.7	2028
225	Seal	Burghley St Longford	155	380	10,576	2.9	2028
242	Seal	Catherine St	657	675	700	2.7	2028
246	Seal	Catherine St	1,139	1,531	14,249	2.7	2028
1562	Seal	Chintah Rd	2,220	2,550	8,894	2.7	2028
261	Seal	Chintah Rd	3,730	4,195	12,987	2.9	2028
265	Seal	Chiswick Rd (Northern Access	0	48	3,363	2.7	2028
307	Seal	Conara Rd	295	900	41,382	2.8	2028
320	Seal	Cox St	0	259	8,416	2.7	2028
329	Seal	Cromwell St	73	252	4,323	2.7	2028
353	Seal	Deddington Rd	13,325	13,545	5,929	2.7	2028
359	Seal	Delmont Rd	0	505	12,373	2.7	100000
368	Seal	Devon Hills Rd	0	1,105	38,165	2.8	2028
369	Seal	Devon Hills Rd	1,105	2,235	32,668	2.8	2028
376	Seal	Drummond St	0	168	3,259	2.7	2028
	- V. W. V.	Falls Ct				200	2028
438	Seal		0	35	5,544	3.7	2028
1609 453	Seal Seal	Falmouth St Extension Franklin St	295	106 568	5,392	2.7	2028
	9.10	No. of the last of		200	6,284		2028
465	Seal	George St Longford	71	207	8,530	2.7	2028
475	Seal	George St Perth	572	673	4,149	3.1	2028
518	Seal	Green Rises Rd	0	1,190	31,203	2.7	2028
522	Seal	Green Rises Rd	5,260	5,760	12,250	2.7	2028
523	Seal	Green Rises Rd	6,730	8,300	38,465	2.6	2028
532	Seal	Haslewood St	0	1,105	30,321	2.8	2028
540	Seal	Herberts Rd	0	237	6,201	2.7	2028
546	Seal	High St Campbell Town	1,501	1,671	11,662	2.9	2028
558	Seal	High St Longford	567	741	8,355	2.7	2028
559	Seal	High St Longford	741	784	1,686	2.7	2028
563	Seal	High St Ross	345	441	1,632	2.8	2028
573	Seal	Hobhouse St	0	168	6,821	2.9	2028
574	Seal	Hobhouse St	168	245	2,666	2.8	2028
578	Seal	Hobhouse St	720	897	8,846	2.6	2028
608	Seal	Howick St	386	510	5,448	2.7	2028
702	Seal	Liffey Rd	7,525	8,330	20,117	2.7	2028
707	Seal	Liffey Rd	14,100	14,140	1,078	2.7	2028
754	Seal	Macquarie River Rd	9,570	10,680	29,915	2.7	2028
787	Seal	Macquarie St Cressy	401	806	9,526	2.9	2028
824	Seal	Malcombe St	434	606	9,280	2.7	2028
825	Seal	Malcombe St	606	775	8,840	2.8	2028
827	Seal	Malcombe St	794	957	8,306	2.7	2028
828	Seal	Malcombe St	957	1,105	4,418	2.8	2028
846	Seal	Marlborough St Longford	1,895	2,985	29,910	2.6	2028
872	Seal	Mona Vale Rd	610	1,145	12,517	2.8	2028
873	Seal	Mona Vale Rd	1,145	1,890	18,983	2.9	2028
876	Seal	Mona Vale Rd	1,890	2,780	22,241	2.7	2028
877	Seal	Mona Vale Rd	2,780	3,450	15,102	2.9	2028

Asset ID	Sub Category	Asset Name	Description 1/From	Description 2/To	Renewal Cost	Condition (1-5)	Estimated Renewal Year
903	Seal	Munden La	0	1,965	49,987	2.6	2028
905	Seal	Murfett St	0	102	2,869	2.9	2028
907	Seal	Murfett St	303	480	4,552	2.7	2028
972	Seal	Pakenham St	0	295	17,160	2.7	2028
974	Seal	Pakenham St	515	660	5,613	2.7	2028
975	Seal	Pakenham St	660	745	3,832	2.7	2028
988	Seal	Park St Ross	925	1,250	6,370	2.8	2028
990	Seal	Pateena Rd	40	160	4,351	2.9	2028
1032	Seal	Powranna Rd	13,295	13,800	14,600	2.8	2028
1043	Seal	Queen St	28	191	11,260	2.8	2028
1096	Seal	Royal George Rd	20,590	22,060	40,337	2.7	2028
1150	Seal	Spencers La	0	109	5,504	2.8	2028
1180	Seal	Storys Creek Rd	6,015	7,900	58,190	2.8	2028
1181	Seal	Storys Creek Rd	7,900	10,990	95,388	2.9	2028
1182	Seal	Storys Creek Rd	10,990	12,675	52,016	2.7	2028
1193	Seal	Swan Av	0	85	1,725	2.7	2028
1202	Seal	Tasman St Pt 1	0	125	3,020	2.9	2028
1208	Seal	The Stock Route	0	85	1,916	2.9	2028
1210	Seal	Tooms Lake Rd	0	965	44,216	3.1	2028
1215	Seal	Tooms Lake Rd	3,510	3,765	6,372	2.9	2028
1216	Seal	Tooms Lake Rd	3,765	3,900	3,175	2.7	2028
1217	Seal	Tooms Lake Rd	3,900	4,030	3,249	2.7	2028
1224	Seal	Tooms Lake Rd	9,770	10.315	13,353	2.7	7.5-71-
1227	Seal	Tooms Lake Rd	10,825	12,185	31,321	2.8	2028
1228	Seal	Tooms Lake Rd	12,185	13,240	24,814	2.9	
1235	Seal	Tooms Lake Rd	16,080	16,530	11,466	2.7	2028
1254	Seal	Top Rd	0	70	1,749	2.7	2028
1537	Seal	Torlesse St	557	850	6,891	2.7	2028
1321		The state of the s		8,505		2.7	2028
1322	Seal	Valleyfield Rd	7,605		22,050	2.7	2028
	Seal	Valleyfield Rd	8,505 0	10,410	46,673	200	2028
1359	Seal	Wellington St Ross		24	1,323	2.9	2028
1360	Seal	Wellington St Ross	24	134	1,779	2.7	2028
229	UNPavement	Burghley St Longford	1,074	1,214	5,040	3.0	2028
445	UNPavement		220	235	486	3.0	2028
448	UNPavement	Forest Hall Rd	2,050	2,990	29,610	3.5	2028
675	UNPavement	Lakeview Rd	1,240	1,440	7,200	3.5	2028
689	UNPavement	Lewis St West	0	150	4,050	3.0	2028
1569	UNPavement	Portugal St South	0	53	1,431	3.0	2028
1063	UNPavement		0	248	6,858	3.0	2028
1610		Tasman St Pt 2	185	345	3,456	3.0	2028
1283	UNPavement		2,355	4,225	50,490	3.0	2028
1385	UNPavement	Wilderness Tk	685	3,400	85,523	3.5	2028
31.3	Footpaths	Arthur St Evandale	Macquarie	Leopold	460	2.0	2029
83.4	Footpaths	Badajos St	Bond St	Park St	1,416	2.0	2029
89.1	Footpaths	Barclay St	High St NBL	Murray	595	2.0	2029
90.1	Footpaths	Barclay St	Murray	Cambock East	27,979	3.5	2029
91.4	Footpaths	Barclay St	Cambock East	Seal Change	1,680	2.0	2029
186.2	Footpaths	Bridge St Ross	West end of	Church St	270	2.0	2029
187.2	Footpaths	Bridge St Ross	Church St	Seal Change	1,026	2.0	2029
188.2	Footpaths	Bridge St Ross	Seal Change	Beaufort	1,012	2.0	2029
320.4	Footpaths	Cox St	Nile EBL	End	3,306	2.0	2029
422.2	Footpaths	Esplanade Campbell Town	Midlands Hwy	Change	2,646	2.0	2029
423.2	Footpaths	Esplanade Campbell Town	Change	Bridge St	414	2.0	2029
548.2	Footpaths	High St Evandale	Leighlands + 12 m	Cambock La	627	2.0	2029
550.2	Footpaths	High St Evandale	Barclay	Russell	9,856	2.0	2029

Foliage Foli	Asset ID	Sub Category	Asset Name	Description 1/From	Description 2/To	Renewal Cost	Condition (1-5)	Estimated Renewal Year
Footpaths	550.4	Footpaths	High St Evandale	Barclay	Russell	15,322	2.0	2029
Folipaths Folipaths Final State Folipaths Final State Folipaths Final State Final St	610.2	Footpaths	Huxtables La	Russell St	Collins St	1,680	2.0	2029
Footpaths Foot	641.2	Footpaths	King St Cressy	Cressy Rd	Bend	1,886	2.0	2029
Record R	641.4	Footpaths	King St Cressy	Cressy Rd	Bend	2,180	2.0	2029
PROSIDENTS Macquarie St Evandale Barclay St SBL Arthur 1,060 2,0 2021	642.2	Footpaths	King St Cressy	Bend	Archer St	4,669	2.0	2029
Pootpaths	687.4	Footpaths	Leopold St	Change	Barclay St	2,263	2.0	2029
1351.2	789.4	Footpaths	Macquarie St Evandale	Barclay St SBL	Arthur	1,060	2.0	2029
1352.2 Footpaths Wellington St Longford Seal Change Swan 3,096 2.0 2021	909.4	Footpaths	Murray St	Barclay St SBL	Arthur	546	2.0	2029
1342.2 Footpaths Wellington St SC CW Railway X-ing Start K&C 256 2.0 2021	1351.2	Footpaths	Wellington St Longford	Seal Change	Seal Change	4,728	2.0	2029
1361.4 Footpaths West Cambock La Main Rd NBL Segment 868 2.0 2021	1352.2	Footpaths	Wellington St Longford	Seal Change	Swan	3,096	2.0	2029
1362.3 Footpaths West Cambock La Segment Change Change 1,560 2.0 2021	1342.2	Footpaths	Wellington St SB C/W	Railway X-ing	Start K&C	256	2.0	2029
1362.4 Footpaths West Cambock La Segment Change Change 4,960 2.0 202 1919.4 Kerbs Nevis St EBL Rossarden Rd End Seal 3,030 2.0 202 1259.4 Kerbs Queen St Glenelg St End 570 2.0 202 1259.4 Kerbs Torlesse St Seal Change Midlands Hwy 500 2.0 202 1261.2 Kerbs Torlesse St Midlands Hwy Seal Change 420 2.0 202 1261.2 Kerbs Torlesse St Midlands Hwy Seal Change 420 2.0 202 1261.2 Kerbs Torlesse St Seal Change Forster St 1,010 2.0 202 1261.2 Kerbs Torlesse St Seal Change Forster St 1,010 2.0 202 1261.3 Revement Macquarie St Cressy 108 250 66,801 3.0 202 1383 Pavement Smith St 0 140 86,632 3.0 202 1338 Pavement Waterloo St 6686 920 77,490 3.0 202 14 Seal Archer St Longford 0 153 10,309 2.5 202 19 Seal Armstrongs La 1,590 3,575 48,633 2.4 202 19 Seal Armstrongs La 1,590 3,575 48,633 2.4 202 19 Seal Barton Rd 5,490 6,630 26,813 2.6 202 102 Seal Barton Rd 0 1,670 42,552 2.4 202 103 Seal Barton Rd 0,400 10,750 8,562 2.5 202 147 Seal Blackwood Creek Rd 7,870 9,460 38,955 2.6 202 147 Seal Blackwood Creek Rd 7,870 9,460 38,955 2.6 202 128 Seal Bend St Ross 298 532 5,758 2.4 202 129 Seal Bridge St Campbell Town 425 621 6,346 2.6 202 129 Seal Burghley St Longford 0 155 11,662 2.6 202 129 Seal Burghley St Longford 0 155 11,662 2.6 202 129 Seal Burghley St Longford 0 155 11,662 2.6 202 124 Seal Burghley St Longford 0 155 11,662 2.6 202 124 Seal Burghley St Longford 0 155 11,662 2.6 202 125 Seal Seal George St Perth 425 572 8,942 3.0 202 401 Seal Final St St St 0 240 14,467 2.5 202 425 Seal George St Perth 425 572 8,942 3.0	1361.4	Footpaths	West Cambock La	Main Rd NBL	Segment	868	2.0	2029
919.4 Kerbs Nevis St	1362.3	Footpaths	West Cambock La	Segment Change	Change	1,560	2.0	2029
1045.2 Kerbs Queen St Glenelg St End 570 2.0 2021	1362.4	Footpaths	West Cambock La	Segment Change	Change	4,960	2.0	2029
1259.4 Kerbs Torlesse St Seal Change Midlands Hwy Sou 2.0 2025	919.4	Kerbs	Nevis St	EBL Rossarden Rd	End Seal	3,030	2.0	2029
1260.2 Kerbs Torlesse St	1045.2	Kerbs	Queen St	Glenelg St	End	570	2.0	2029
1260.2 Kerbs Torlesse St Midlands Hwy Seal Change 420 2.0 2025	1259.4		Torlesse St	Seal Change	Midlands Hwy	500	2.0	2029
1261.2 Kerbs Torlesse St Seal Change Forster St 1,010 2.0 2025 184	1260.2		Torlesse St	Midlands Hwy	Seal Change	420	2.0	2029
785 Pavement Macquarie St Cressy 108 250 66,801 3.0 202: 1138 Pavement Smith St 0 140 86,632 3.0 202: 1338 Pavement Waterloo St 686 920 77,490 3.0 202: 14 Seal Archer St Longford 0 153 10,309 2.5 202: 19 Seal Armstrongs Ia 1,590 3,575 48,633 2.4 202: 66 Seal Auburn Rd 5,490 6,630 26,813 2.6 202: 85 Seal Barton Rd 0 1,670 42,552 2.4 202: 93 Seal Barton Rd 2,670 3,625 24,333 2.4 202: 95 Seal Barton Rd 10,450 10,750 8,526 2.4 202: 131 Seal Bishopsbourne Rd 5,080 7,375 64,072 2.5 202:	1261.2		Torlesse St	Seal Change	Forster St	1,010	2.0	2029
785 Pavement Macquarie St Cressy 108 250 66,801 3.0 2025 1138 Pavement Smith St 0 140 86,632 3.0 2023 1388 Pavement Warcher St Longford 0 153 10,309 2.5 2025 14 Seal Archer St Longford 0 153 10,309 2.5 2025 19 Seal Armstrongs La 1,590 3,575 48,633 2.4 2025 66 Seal Auburn Rd 5,490 6,630 26,813 2.6 2025 85 Seal Barton Rd 0 1,670 42,522 2.4 2025 93 Seal Barton Rd 2,670 3,625 24,333 2.4 2025 95 Seal Barton Rd 10,450 10,750 8,526 2.4 2025 131 Seal Blackwood Creek Rd 7,870 9,460 38,955 2.6 2025	184	Pavement	Bridge St Campbell Town	2,102	2,270	16,800	3.1	2029
1138 Pavement Smith St 0 140 86,632 3.0 2025 1338 Pavement Waterloo St 686 920 77,490 3.0 2025 14 Seal Archer St Longford 0 153 10,309 2.5 2025 66 Seal Armstrongs La 1,590 3,575 48,633 2.4 2025 66 Seal Auburn Rd 5,490 6,630 26,813 2.6 2025 85 Seal Badajos St 777 1,098 5,662 2.5 2025 93 Seal Barton Rd 0 1,670 42,552 2.4 2025 95 Seal Barton Rd 2,670 3,625 24,333 2.4 2025 102 Seal Barton Rd 10,450 10,750 8,526 2.4 2025 131 Seal Bishopsbourne Rd 5,080 7,375 64,072 2.5 2025 <td< td=""><td>785</td><td>Pavement</td><td></td><td>108</td><td>250</td><td>66,801</td><td>3.0</td><td>2029</td></td<>	785	Pavement		108	250	66,801	3.0	2029
1338 Pavement Waterloo St 686 920 77,490 3.0 2025 14 Seal Archer St Longford 0 153 10,309 2.5 2025 19 Seal Armstrongs La 1,590 3,575 48,633 2.4 2025 85 Seal Badajos St 777 1,098 5,662 2.5 2025 93 Seal Barton Rd 0 1,670 42,552 2.4 2025 95 Seal Barton Rd 2,670 3,625 24,333 2.4 2025 102 Seal Barton Rd 10,450 10,750 8,526 2.4 2025 147 Seal Bishopsbourne Rd 5,080 7,375 64,072 2.5 2025 147 Seal Bishopsbourne Rd 7,870 9,460 38,955 2.6 2025 159 Seal Bond St Ross 298 532 5,758 2.4 2025	1138	Pavement	Smith St	0	140	86,632	3.0	2029
14 Seal Archer St Longford 0 153 10,309 2.5 2025 19 Seal Armstrongs La 1,590 3,575 48,633 2.4 2025 66 Seal Auburn Rd 5,490 6,630 26,813 2.6 2025 85 Seal Badajos St 777 1,098 5,662 2.5 2025 93 Seal Barton Rd 0 1,670 42,552 2.4 2025 95 Seal Barton Rd 2,670 3,625 24,333 2.4 2025 102 Seal Barton Rd 10,450 10,750 8,526 2.4 2025 131 Seal Bishopsbourne Rd 5,080 7,375 64,072 2.5 2025 147 Seal Blackwood Creek Rd 7,870 9,460 38,955 2.6 2025 159 Seal Bond St Ross 298 532 5,758 2.4 2025	1338	Pavement	Waterloo St	686	920	77,490	3.0	2029
19 Seal Armstrongs La 1,590 3,575 48,633 2.4 2025 66 Seal Auburn Rd 5,490 6,630 26,813 2.6 2025 85 Seal Bardon Rd 0 1,670 42,552 2.4 2025 93 Seal Barton Rd 0 1,670 42,552 2.4 2025 95 Seal Barton Rd 10,450 10,750 8,526 2.4 2025 102 Seal Barton Rd 10,450 10,750 8,526 2.4 2025 131 Seal Bishopsbourne Rd 5,080 7,375 64,072 2.5 2025 147 Seal Bidckwood Creek Rd 7,870 9,460 38,955 2.6 2025 159 Seal Bond St Ross 298 532 5,758 2.4 2025 161 Seal Bridge St Campbell Town 425 621 6,346 2.6 2025	14	Seal	Archer St Longford	0	153	10,309	2.5	2029
66 Seal Auburn Rd 5,490 6,630 26,813 2.6 2025 85 Seal Badajos St 777 1,098 5,662 2.5 2025 93 Seal Barton Rd 0 1,670 42,552 2.4 2025 95 Seal Barton Rd 0 1,670 42,552 2.4 2025 102 Seal Barton Rd 10,450 10,750 8,526 2.4 2025 131 Seal Bishopsbourne Rd 5,080 7,375 64,072 2.5 2025 147 Seal Blackwood Creek Rd 7,870 9,460 38,955 2.6 2025 159 Seal Bond St Ross 298 532 5,758 2.4 2025 159 Seal Bond St Ross 767 922 3,342 2.4 2025 159 Seal Bridge St Campbell Town 425 621 6,346 2.6 2025	19	Seal	Armstrongs La	1,590	3,575		2.4	2029
85 Seal Badajos St 777 1,098 5,662 2.5 2025 93 Seal Barton Rd 0 1,670 42,552 2.4 2025 95 Seal Barton Rd 2,670 3,625 24,333 2.4 2025 102 Seal Barton Rd 10,450 10,750 8,526 2.4 2025 131 Seal Bishopsbourne Rd 5,080 7,375 64,072 2.5 2025 147 Seal Blackwood Creek Rd 7,870 9,460 38,955 2.6 2025 159 Seal Bond St Ross 298 532 5,758 2.4 2025 161 Seal Bond St Ross 767 922 3,342 2.4 2025 178 Seal Bridge St Campbell Town 425 621 6,346 2.6 2025 224 Seal Burghley St Longford 0 155 11,662 2.6 2025 <t< td=""><td>66</td><td>Seal</td><td>BOOK COOKS INC.</td><td></td><td>ALC: NO.</td><td>26,813</td><td>2.6</td><td>116116</td></t<>	66	Seal	BOOK COOKS INC.		ALC: NO.	26,813	2.6	116116
93 Seal Barton Rd 0 1,670 42,552 2.4 2025 95 Seal Barton Rd 2,670 3,625 24,333 2.4 2025 102 Seal Barton Rd 10,450 10,750 8,526 2.4 2025 131 Seal Bishopsbourne Rd 5,080 7,375 64,072 2.5 2025 147 Seal Blackwood Creek Rd 7,870 9,460 38,955 2.6 2025 159 Seal Bond St Ross 298 532 5,758 2.4 2025 161 Seal Bond St Ross 767 922 3,342 2.4 2025 178 Seal Birdge St Campbell Town 425 621 6,346 2.6 2025 224 Seal Burghley St Longford 0 155 11,662 2.6 2025 224 Seal Burghley St Longford 0 1,740 48,598 2.6 2025 235 Seal Carendon Station Rd 0 1,740 48,598 2.6 2025 381 Seal Deddington Rd 14,655 14,850 4,778 2.5 2025 381 Seal Drummond St pt. 2 0 26 2,133 2.9 2025 401 Seal Elizabeth St pt. 2 0 234 11,471 2.5 2025 406 Seal Elizabeth St pt. 2 0 34 11,471 2.5 2025 446 Seal Freedrick St 0 117 5,218 2.6 2025 455 Seal Freedrick St 0 240 621 22,029 2.5 2025 458 Seal Freedrick St 705 951 13,733 2.4 2025 474 Seal Glen Connell Rd 2,750 3,640 20,497 2.4 2025 500 Seal Glenesk Rd 5,660 6,810 29,302 2.4 2025 508 Seal Goderich St 78 215 8,928 2.4 2025 508 Seal Goderich St 78 215 8,928 2.4 2025 508 Seal Goderich St 78 215 8,928 2.4 2025	85	Seal	Badajos St	10000	1 100 110	1000000	2.5	37.7
95 Seal Barton Rd	10000	17 25 10	CANADA SI VIL	100		A Section 1	1000	200,000
102 Seal Barton Rd 10,450 10,750 8,526 2.4 2025 131 Seal Bishopsbourne Rd 5,080 7,375 64,072 2.5 2025 147 Seal Blackwood Creek Rd 7,870 9,460 38,955 2.6 2025 159 Seal Bond St Ross 298 532 5,758 2.4 2025 161 Seal Bond St Ross 767 922 3,342 2.4 2025 178 Seal Bridge St Campbell Town 425 621 6,346 2.6 2025 224 Seal Burghley St Longford 0 155 11,662 2.6 2025 243 Seal Catherine St 675 894 11,012 2.4 2025 295 Seal Clarendon Station Rd 0 1,740 48,598 2.6 2025 381 Seal Deddington Rd 14,655 14,850 4,778 2.5 2025 </td <td></td> <td></td> <td>All the second s</td> <td></td> <td></td> <td></td> <td></td> <td></td>			All the second s					
131 Seal Bishopsbourne Rd 5,080 7,375 64,072 2.5 2025 147 Seal Blackwood Creek Rd 7,870 9,460 38,955 2.6 2025 159 Seal Bond St Ross 298 532 5,758 2.4 2025 161 Seal Bond St Ross 767 922 3,342 2.4 2025 178 Seal Bridge St Campbell Town 425 621 6,346 2.6 2025 224 Seal Burghley St Longford 0 155 11,662 2.6 2025 243 Seal Catherine St 675 894 11,012 2.4 2025 295 Seal Clarednon Station Rd 0 1,740 48,598 2.6 2025 381 Seal Deddington Rd 14,655 14,850 4,778 2.5 2025 381 Seal Drummond St pt.2 0 26 2,133 2.9 2025 <td></td> <td>150.50</td> <td>BAYCEN CONT.</td> <td></td> <td>2017 (0.1)</td> <td></td> <td></td> <td></td>		150.50	BAYCEN CONT.		2017 (0.1)			
147 Seal Blackwood Creek Rd 7,870 9,460 38,955 2.6 2025 159 Seal Bond St Ross 298 532 5,758 2.4 2025 161 Seal Bond St Ross 767 922 3,342 2.4 2025 178 Seal Bridge St Campbell Town 425 621 6,346 2.6 2025 224 Seal Burghley St Longford 0 155 11,662 2.6 2025 243 Seal Catherine St 675 894 11,012 2.4 2025 295 Seal Clarendon Station Rd 0 1,740 48,598 2.6 2025 355 Seal Deddington Rd 14,655 14,850 4,778 2.5 2026 381 Seal Deddington Rd 14,655 14,850 4,778 2.5 2026 381 Seal Deddington Rd 14,655 14,850 4,778 2.5 2026			Security of the Control of the Contr			74744		44.4
159 Seal Bond St Ross 298 532 5,758 2.4 2025 161 Seal Bond St Ross 767 922 3,342 2.4 2025 178 Seal Bridge St Campbell Town 425 621 6,346 2.6 2025 224 Seal Burghley St Longford 0 155 11,662 2.6 2025 243 Seal Catherine St 675 894 11,012 2.4 2025 295 Seal Clarendon Station Rd 0 1,740 48,598 2.6 2025 355 Seal Deddington Rd 14,655 14,850 4,778 2.5 2025 381 Seal Drummond St pt.2 0 26 2,133 2.9 2025 385 Seal Edward St 252 509 8,501 2.4 2025 396 Seal Elizabeth St pt.2 0 234 11,471 2.5 2025 <tr< td=""><td>10071</td><td></td><td></td><td></td><td></td><td></td><td>1000</td><td>100000</td></tr<>	10071						1000	100000
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Asset ID	Sub Category	Asset Name	Description 1/From	Description 2/To	Renewal Cost	Condition (1-5)	Estimated Renewal Yea
544	Seal	High St Campbell Town	1,211	1,306	4,951	2.6	2029
555	Seal	High St Longford	205	378	7,665	2.5	2029
556	Seal	High St Longford	378	547	9,016	2.6	2029
560	Seal	High St Longford	784	845	1,136	2.5	2029
562	Seal	High St Ross	111	345	6,446	2.6	2029
566	Seal	High St Ross	808	970	2,778	2.5	2029
609	Seal	Howick St	510	592	3,014	2.5	2029
1454	Seal	Isis Rd	15,075	15,265	3,910	2.5	2029
680	Seal	Laycock St	453	665	8,467	2.6	2029
695	Seal	Liffey Rd	0	57	1,732	2.4	2029
703	Seal	Liffey Rd	8,330	9,220	24,868	2.6	2029
708	Seal	Liffey Rd	14,140	14,450	7,747	2.6	2029
709	Seal	Liffey Rd	14,450	15,050	15,288	2.5	2029
713	Seal	Little Mulgrave St	0	146	8,111	2.4	2029
745	Seal	Macquarie River Rd	0	2,140	62,161	2.6	2029
746	Seal	Macquarie River Rd	2,140	2,945	22,878	2.6	2029
752	Seal	Macquarie River Rd	7,380	8,690	30,811	2.5	100
761	Seal	Macquarie River Rd	17,360	18,780	37,573	2.4	2029
762	Seal	Macquarie River Rd	18,780	20,180	34,300	2.4	7.00
763	Seal	Macquarie River Rd	20,180	21,095	24,659	2.4	2029
765	Seal	Macquarie River Rd	22,795	24,000	29,523	2.4	2029
766		CONTRACTOR CONTRACTOR				2.4	2029
772	Seal	Macquarie River Rd	24,000	25,900	46,550	2.5	2029
	Seal	Macquarie River Rd	31,020	31,625	16,601		2029
778	Seal	Macquarie River Rd	36,520	38,200	41,160	2.5	2029
784	Seal	Macquarie St Cressy	0	108	4,540	2.4	2029
806	Seal	Main St Perth	453	618	4,582	2.9	2029
818	Seal	Maitland La	5,860	5,970	2,318	2.4	2029
851	Seal	Mason St Campbell Town	0	213	5,042	2.4	2029
887	Seal	Mount Joy Rd	5,350	6,795	35,403	2.4	2029
892	Seal	Mount Joy Rd	12,585	13,340	21,087	2.4	2029
896	Seal	Mount Joy Rd	13,720	13,845	3,063	2.5	2029
897	Seal	Mount Joy Rd	13,845	14,305	11,515	2.4	2029
933	Seal	Nile Rd	7,300	8,085	26,541	2.5	2029
991	Seal	Pateena Rd	160	1,160	36,260	2.6	2029
1026	Seal	Powranna Rd	7,125	8,240	32,781	2.5	2029
1029	Seal	Powranna Rd	11,245	12,700	42,554	2.5	2029
1030	Seal	Powranna Rd	12,700	13,070	11,785	2.4	2029
1034	Seal	Powranna Rd	15,630	16,860	35,559	2.4	2029
1060	Seal	Roseneath Rd	0	30	2,573	2.4	2029
1082	Seal	Royal George Rd	3,190	4,530	35,143	2.4	2029
1086	Seal	Royal George Rd	8,100	8,800	18,179	2.5	2029
1097	Seal	Royal George Rd	22,060	23,740	44,453	2.4	2029
1105	Seal	Saundridge Rd	0	675	20,714	2.6	2029
1124	Seal	Saundridge St East	0	164	5,653	2.5	2029
1129	Seal	Scone St Perth	0	84	3,140	2.4	2029
1130	Seal	Scone St Perth	84	349	13,203	2.4	2029
1143	Seal	Smith St	777	873	6,021	2.4	2029
1144	Seal	Smith St	873	955	5,103	2.4	2029
1155	Seal	Sprent St	177	404	5,562	2.5	2029
1201	Seal	Tannery La	585	1,570	35,233	2.5	19071901
1220	Seal	Tooms Lake Rd	6,260	6,755	12,370	2.5	2029
1225	Seal		10,315		10.71	2.4	2029
		Tooms Lake Rd		10,485	4,748	1000	2029
1261	Seal	Torlesse St	446	557	2,502	2.5	2029
1265	Seal	Truelands Rd	0	27	609	2.5	2029

Asset ID	Sub Category	Asset Name	Description 1/From	Description 2/To	Renewal Cost	Condition (1-5)	Estimated Renewal Year
1337	Seal	Waterloo St	546	686	2,383	2.5	2029
1357	Seal	Wellington St Longford	2,278	2,446	6,689	2.4	2029
1358	Seal	Wellington St Longford	2,446	2,797	13,974	2.5	2029
1377	Seal	White Hills Rd	0	330	9,540	2.5	2029
1388	Seal	William St Longford	0	234	15,224	2.6	2029
1389	Seal	William St Longford	234	540	17,959	2.6	2029
1401	Seal	Wilmores La	3,820	4,280	12,848	2.5	2029
270.2	Footpaths	Church St Cressy	Main	Charles St	11,640	2.5	2030
271.2	Footpaths	Church St Cressy	Charles St	Murfett	5,040	2.5	2030
922.2	Footpaths	Panec St	Start K&C	Conara Rd	11,284	2.5	2030
37	Pavement	Arthur St Perth	565	832	177,555	3.0	2030
226	Pavement	Burghley St Longford	380	609	167,482	3.0	2030
386	Pavement	East St	0	402	131,054	3.0	2030
579	Pavement	Hobhouse St	897	1,064	123,424	3.0	2030
822	Pavement	Malcombe St	0	130	93,296	3.0	2030
8	Seal	Anstey St	0	314	8,826	2.1	2030
10	Seal	Anstey St	457	840	10,474	2.2	2030
18	Seal	Armstrongs La	0	1,590	40,513	2.3	2030
33	Seal	Arthur St Perth	0	310	15,922	2.1	2030
37	Seal	Arthur St Perth	565	832	10,859	2.3	2030
34	Seal	Arthur St Perth	935	968	1,504	2.3	2030
41	Seal	Ashby Rd	84	320	5,666	2.3	2030
45	Seal	Ashby Rd	1,730	3,320	38,176	2.1	2030
46	Seal	Ashby Rd	3,320	3,550	5,635	2.2	2030
61	Seal	Auburn Rd	2,900	3,085	5,530	2.1	2030
65	Seal	Auburn Rd	5,300	5,490	4,880	2.1	2030
70	Seal	Auburn Rd	9,045	9,385	9,433	2.3	2030
71	Seal	Auburn Rd	9,385	9,710	8,281	2.3	2030
86	Seal	Badajos St	1,098	1,212	1,955	2.3	2030
88	Seal	Banksia Gr	0	100	4,178	2.2	2030
94	Seal	Barton Rd	1,670	2,670	25,480	2.1	2030
99	Seal	Barton Rd	8,090	9,050	29,780	2.1	2030
100	Seal	Barton Rd	9,050	10,230	37,583	2.1	2030
101	Seal	Barton Rd	10,230	10,450	7,007	2.1	2030
107	Seal	Beaufront St	0	188	8,911	2.6	2030
114	Seal	Bellevue Rd	1,135	1,570	8,952	2.2	2030
118	Seal	Bellevue Rd	3,985	4,805	17,679	2.1	2030
119	Seal	Bellevue Rd	4,805	6,665	43,233	2.2	2030
129	Seal	Bishopsbourne Rd	2,680	3,675	27,303	2.2	2030
130	Seal	Bishopsbourne Rd	3,675	5,080	35,799	2.1	2030
142	Seal	Blackwood Creek Rd	1,715	2,580	21,977	2.2	2030
169	Seal	Bracknell Rd	0	410	10,241	2.3	2030
184	Seal	Bridge St Campbell Town	2,102	2,270	764	2.3	2030
189	Seal	Bridge St Ross	363	692	8,061	2.2	
190	Seal	Bridge St Ross	692	936	5,739	2.1	2030
192	Seal	Bridge St Ross S/R	0	133	9,152	1.4	2030
201	Seal	Brumby St	0	84	2,387	2.1	2030
214	Seal	Bulwer St	172	368	8,610	2.3	2030
215	Seal	Bulwer St	368	426	1,326	2.3	2030
221	Seal	Bulwer St	1,183		5,679	2.3	2030
250	Seal	Cemetery Rd	1,183	1,373 247		2.3	2030
30.530	4-0-0-0	D. S. C.			6,099		2030
251	Seal	Charles St Cressy	0	175	11,441	2.1	2030
258 262	Seal	Chintah Rd	0	1,355	34,525	2.3	2030
	Seal	Chintah Rd	4,195	6,040	52,124	2.3	2030

Asset ID	Sub Category	Asset Name	Description 1/From	Description 2/To	Renewal Cost	Condition (1-5)	Estimated Renewal Yea
294	Seal	Clarendon Lodge Rd	2,370	2,730	9,702	2.1	2030
296	Seal	Clarendon Station Rd	1,740	1,990	7,286	2.2	2030
297	Seal	Clayfield Rd	0	65	1,593	2.3	2030
306	Seal	Conara Rd	50	295	6,483	2.3	2030
328	Seal	Cromwell St	0	73	3,252	2.2	2030
331	Seal	Cromwell St	464	642	6,716	2.2	2030
344	Seal	Deddington Rd	5,570	8,100	74,382	2.3	2030
345	Seal	Deddington Rd	8,100	9,125	33,626	2,3	2030
351	Seal	Deddington Rd	11,880	12,035	4,177	2.1	2030
373	Seal	Drummond Cr	0	291	14,166	2.3	2030
374	Seal	Drummond Cr	291	394	3,987	2.3	2030
377	Seal	Drummond St	168	377	2,151	2.3	2030
378	Seal	Drummond St	377	607	3,043	2.3	2030
386	Seal	East St	0	402	8,376	2.3	2030
399	Seal	Elizabeth St pt.1	0	213	7,762	2.3	2030
400	Seal	Elizabeth St pt.1	213	380	5,383	2.3	2030
403	Seal	Elphinstone Rd	610	1,660	27,783	2.2	2030
404	Seal	Elphinstone Rd	2,235	3,070	21,276	2.1	2030
405	Seal	Elphinstone Rd	3,070	3,845	20,727	2.2	2030
407	Seal	Elphinstone Rd	5,470	7,450	50,450	2.3	2030
457	Seal	Frederick St	621	705	5,218	2.3	2030
460	Seal	Gatenby St	0	292	13,434	2.3	2030
463	Seal	George Hudson Pl	0	62	3,359	2.1	2030
537	Seal	Hay St	500	550	1,519	2.1	2030
547	Seal	High St Campbell Town	1,671	1,954	16,763	2.3	2030
554	Seal	High St Longford	0	205	11,683	2.3	2030
598	Seal	Hop Valley Rd	0	710	20,178	2.3	2030
657	Seal	Lake River Rd	950	2,555	41,875	2.1	2030
658	Seal	Lake River Rd	2,555	3,460	22,173	2.3	2030
711	Seal	Liffey Rd	16,295	16,740	11,339	2.2	
712	Seal	Liffey Rd	16,740	18,170	35,035	2.3	2030
1477	Seal		925	1,105	4,410	2.2	2030
747		Longford Caravan Park	10.25	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		2.1	2030
753	Seal Seal	Macquarie River Rd	2,945	3,205	6,752	2.3	2030
1000		Macquarie River Rd	8,690	8,955	6,233		2030
764	Seal	Macquarie River Rd	21,095	22,795	44,149	2.3	2030
771	Seal	Macquarie River Rd	30,275	31,020	21,173	2.3	2030
777	Seal	Macquarie River Rd	35,730	36,520	24,020	2.3	2030
779	Seal	Macquarie River Rd	38,200	40,110	53,346	2.3	2030
786	Seal	Macquarie St Cressy	250	401	18,075	3.3	2030
807	Seal	Main St Perth	618	738	3,156	2.1	2030
812	Seal	Main St Perth	1,530	1,640	1,552	2.1	2030
841	Seal	Marlborough St Longford	1,044	1,280	3,354	2.2	2030
842	Seal	Marlborough St Longford	1,280	1,430	2,416	2.3	2030
845	Seal	Marlborough St Longford	1,750	1,895	8,888	2.7	2030
1472	Seal	Marlborough St West Side	825	1,044	3,327	2.3	2030
881	Seal	Mount Joy Rd	0	595	14,869	2.3	2030
884	Seal	Mount Joy Rd	2,080	3,275	33,962	2.3	2030
885	Seal	Mount Joy Rd	3,275	4,695	40,572	2.3	2030
886	Seal	Mount Joy Rd	4,695	5,350	18,615	2.1	2030
894	Seal	Mount Joy Rd	13,340	13,585	6,723	2.1	2030
899	Seal	Mulgrave St	0	227	10,122	2.1	2030
925	Seal	New St Ross	0	106	2,012	2.2	2030
928	Seal	Nile Rd	845	1,845	33,320	2.3	2030
929	Seal	Nile Rd	1,845	3,475	54,312	2.3	2030
939	Seal	Nile Rd	11,475	12,480	25,115	2.1	2030

Asset ID	Sub Category	Asset Name	Description 1/From	Description 2/To	Renewal Cost	Condition (1-5)	Estimated Renewal Year
984	Seal	Park St Longford	245	319	2,734	2.3	2030
986	Seal	Park St Ross	456	691	5,297	2.1	2030
992	Seal	Pateena Rd	1,160	1,680	18,855	2.1	2030
993	Seal	Pateena Rd	1,680	2,350	24,294	2.1	2030
1012	Seal	Phillip St	413	520	3,146	2.1	2030
1027	Seal	Powranna Rd	8,240	10,000	51,744	2.3	2030
1028	Seal	Powranna Rd	10,000	11,245	35,993	2.3	2030
1038	Seal	Pultney St	319	490	9,636	2.3	2030
1051	Seal	Relbia Rd Formerly Lower	2,530	3,220	19,272	2.3	2030
1052	Seal	Relbia Rd Formerly Lower	3,220	4,535	37,710	2.3	2030
1055	Seal	Ridgeside La	0	370	6,483	2.2	2030
1069	Seal	Rossarden Rd	3,410	3,690	8,506	2.3	2030
1081	Seal	Royal George Rd	2,065	3,190	28,665	2.1	2030
1106	Seal	Saundridge Rd	675	1,235	16,464	2.2	2030
1107	Seal	Saundridge Rd	1,235	1,750	15,393	2.1	2030
1121	Seal	Saundridge St	0	213	10,977	2.3	2030
1122	Seal	Saundridge St	213	328	4,452	2.3	2030
1123	Seal	Saundridge St	328	663	9,009	2.1	2030
1138	Seal	Smith St	0	140	4,281	2.3	2030
1140	Seal	Smith St	295	606	20,243	2.3	2030
1142	Seal	Smith St	626	777	8,837	2.2	
1145	Seal	Smith St	955	1.042	5,286	2.3	2030
1199	Seal	Tannery La	0	65	1,752	2.1	2030
1200	Seal	Tannery La	65	585	17,130	2.2	2030
1213	Seal	Tooms Lake Rd	2,800	3,160	8,996	2.2	2030
1214	Seal	Tooms Lake Rd	100000	2000	8,918	2.3	2030
1214	Seal	Tooms Lake Rd	3,160	3,510	To be did not	2.7	2030
A CONTRACTOR		Market State Control of the Control	8,600	9,705	49,201		2030
1230	Seal	Tooms Lake Rd	14,060	14,520	10,819	2.1	2030
1315	Seal	Valleyfield Rd	200	820	15,494	2.3	2030
1316	Seal	Valleyfield Rd	820	2,475	61,450	2.8	2030
1338	Seal	Waterloo St	686	920	5,183	2.1	2030
1339	Seal	Waterloo St	920	1,151	3,553	2.2	2030
1375	Seal	Weston St	305	500	6,174	2.1	2030
1376	Seal	Weston St	500	690	9,310	2.3	2030
1380	Seal	White Hills Rd	2,030	4,285	69,612	2.1	2030
1382	Seal	White Hills Rd	4,840	5,650	37,059	2.7	2030
1386	Seal	William St Campbell Town	0	204	6,844	2.3	2030
1394	Seal	William St Perth	677	814	4,677	2.3	2030
1402	Seal	Wilmores La	4,280	4,620	8,330	2.3	2030
1403	Seal	Wilson St	0	161	6,711	2.3	2030
1411	Seal	Woolmers La	730	3,225	75,798	2.1	2030
1415	Seal	Woolmers La	6,100	6,660	20,306	2.2	2030
1419	Seal	Woolmers La	9,560	9,930	9,972	2.2	2030
1426	Seal	Youl Rd	902	1,068	2,492	2.7	2030
6	UNPavement	Alma St	0	56	1,260	2.5	2030
175	UNPavement	Brickendon St	1,560	1,680	3,240	2.5	2030
193	UNPavement	Bridge St Ross S/R	133	180	7,614	2.5	2030
202	UNPavement	Brumby St	84	440	17,622	3.0	2030
269	UNPavement	Church La	0	150	4,266	2.5	2030
299	UNPavement	Cleveland Station Rd	0	110	2,475	3.0	2030
337	UNPavement	Davidson St	0	90	2,592	2.5	2030
442	UNPavement	Falmouth St	420	586	4,482	2.5	2030
506	UNPavement	Freelands Rd	0	1,650	44,550	3.0	2030
594	UNPavement	Honeysuckle Rd	11,260	14,280	95,130	3.0	2030
595	UNPavement	Honeysuckle Rd	14,280	16,500	69,930	3.0	2030

Asset ID	Sub Category	Asset Name	Description 1/From	Description 2/To	Renewal Cost	Condition (1-5)	Estimated Renewal Year
653	UNPavement	Kingston Rd	11,060	11,700	14,400	3.0	2030
732	UNPavement	Long Marsh Rd	3,500	5,100	57,600	3.0	2030
908	UNPavement	Murfett St	480	840	10,692	3.0	2030
1160	UNPavement	St Pauls Dome Rd	0	550	17,325	3.0	2030
1162	UNPavement	St Pauls Dome Rd	665	1,040	11,835	3.0	2030
1166	UNPavement	Stanhope Rd	0	1,500	67,500	3.0	2030
1167	UNPavement	Stanhope Rd	1,500	2,995	53,820	3.0	2030
1207	UNPavement	The Boulevards Pt 1	830	928	2,734	2.5	2030
1278	UNPavement	Tubbs Rd	440	1,126	18,522	3.0	2030
1384	UNPavement	Wilderness Tk	0	685	21,578	3.0	2030
1422	UNPavement	Yalleena Rd	0	530	16,695	3.0	2030



Appendix D Disposal Summary

D.1 – Disposal Forecast Assumptions and Source

Through discussion with the key staff and further analysis of the asset register, no major disposals with foreseen costs to Council are forecast to occur over the planning period.

D.2 - Disposal Project Summary

No major disposals with foreseen costs to Council are forecast to occur over the planning period.

D.3 - Disposal Forecast Summary

Table D3 displays the disposal forecast and disposal budget over the planning period.

Table D3 – Disposal Activity Summary

Financial Year	Disposal Forecast	Disposal Budget
2020/21	\$0	\$0
2021/22	\$0	\$0
2022/23	\$0	\$0
2023/24	\$0	\$0
2024/25	\$0	\$0
2025/26	\$0	\$0
2026/27	\$0	\$0
2027/28	\$0	\$0
2028/29	\$0	\$0
2029/30	\$0	\$0
2030/31	\$0	\$0
2031/32	\$0	\$0
2032/33	\$0	\$0
2033/34	\$0	\$0
2034/35	\$0	\$0
2035/36	\$0	\$0
2036/37	\$0	\$0
2037/38	\$0	\$0
2038/39	\$0	\$0
2039/40	\$0	\$0

Appendix E Budget Summary by Lifecycle Activity

Several estimates and assumptions were required to be made in the development of the planned budget figures shown in Table E1. This was due to the maturity of information currently available. Future improvements are noted in Section 8.0.

Table E1 – Budget Summary by Lifecycle Activity

Financial Year	Acquisition	Operation & Maintenance	Renewal	Disposal	Total
2020/21	\$812,000	\$2,333,000	\$3,250,000	\$0	\$6,395,000
2021/22	\$812,000	\$2,333,000	\$3,250,000	\$0	\$6,395,000
2022/23	\$812,000	\$2,333,000	\$3,250,000	\$0	\$6,395,000
2023/24	\$812,000	\$2,333,000	\$3,250,000	\$0	\$6,395,000
2024/25	\$812,000	\$2,333,000	\$3,250,000	\$0	\$6,395,000
2025/26	\$812,000	\$2,333,000	\$3,250,000	\$0	\$6,395,000
2026/27	\$812,000	\$2,333,000	\$3,250,000	\$0	\$6,395,000
2027/28	\$812,000	\$2,333,000	\$3,250,000	\$0	\$6,395,000
2028/29	\$812,000	\$2,333,000	\$3,250,000	\$0	\$6,395,000
2029/30	\$812,000	\$2,333,000	\$3,250,000	\$0	\$6,395,000
2030/31	\$812,000	\$2,333,000	\$3,250,000	\$0	\$6,395,000
2031/32	\$812,000	\$2,333,000	\$3,250,000	\$0	\$6,395,000
2032/33	\$812,000	\$2,333,000	\$3,250,000	\$0	\$6,395,000
2033/34	\$812,000	\$2,333,000	\$3,250,000	\$0	\$6,395,000
2034/35	\$812,000	\$2,333,000	\$3,250,000	\$0	\$6,395,000
2035/36	\$812,000	\$2,333,000	\$3,250,000	\$0	\$6,395,000
2036/37	\$812,000	\$2,333,000	\$3,250,000	\$0	\$6,395,000
2037/38	\$812,000	\$2,333,000	\$3,250,000	\$0	\$6,395,000
2038/39	\$812,000	\$2,333,000	\$3,250,000	\$0	\$6,395,000
2039/40	\$812,000	\$2,333,000	\$3,250,000	\$0	\$6,395,000

Appendix F Road Hierarchy Examples, Road Network Map and Target Design Standards



Category 4: Example of a Link / Industrial Road



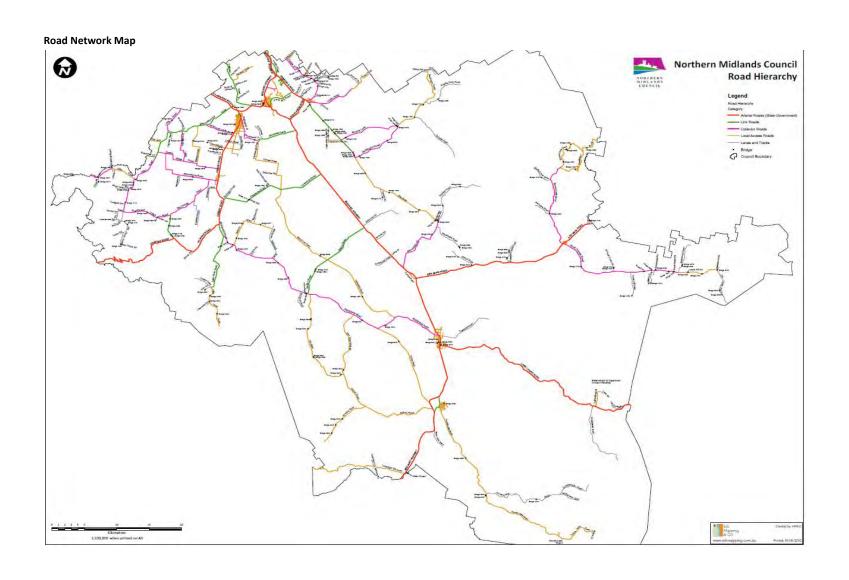
Category 3: Example of a Collector Road



Category 2: Example of a Local Access Road



Category 1: Example of a Limited Access Road



Road Hierarchy and Target Design Standards

Category	Road Type	Description	Design Standards
Category 5: Arterial State Govt. Responsibility	State Arterials	Function is to carry the heaviest volumes of traffic, including commercial vehicles, and provide the principal routes for traffic flows in and around the municipality. These come under the jurisdiction of DIER and as such maintenance of the road pavement and surface is not the responsibility of Council.	Refer DSG Standards
Category 4: Link & Industrial	Link Road	 Link roads provide the linkage between centres and they are supplementary to the arterial road system within the municipal area. Link roads generally have a relatively high vehicle count. 	 6.2m wide seal; 1.0m wide shoulders; Pavement designed in accordance with DSG Guide to Pavement Design, Technical Bulletin No.37
Roads	Industrial Road	 Industrial roads provide heavy vehicle access directly to industries (including forestry) and have a high heavy vehicle count. 	 6.2m wide seal; 1.0m wide shoulders; Pavement depth in accordance with Technical Bulletin No.37
Category 3: Collector Roads	Collector – Sealed	 Carry moderate volumes of traffic and provide access by linking local areas to link and arterial roads. They also provide links between the various collector roads. They should have limited through traffic (this is not promoted or encouraged). 	 5.5m. wide seal; Rehabilitation to existing standard; Pavement depth in accordance with Technical Bulletin No.37
	Collector – Gravel	Carry moderate volumes of traffic and provide access by linking local areas to link and arterial roads.	5.5m width pavement;Resheeting depth 100 mm
Category 2: Local Access	Access – Sealed	 Primary function is to provide access to properties; They cater for relatively short distance travel to higher level roads. 	 4.8m wide seal; Rehabilitation to existing standard; Pavement depth in accordance with Technical Bulletin No.37
Roads	Access – Gravel	 Primary function is to provide access to properties; They cater for relatively short distance travel to higher level roads. 	4.8m width pavement;Resheeting depth 75 mm
Category 1: Low Maintenance Lanes and Tracks	Limited Access Roads	Provide secondary property access	4.5m width pavement (sealed and gravel);Resheeting depth 75 mm (gravel)
Non Council Responsibility	Crown Road Reserves	In Crown or private ownership, so not a Council responsibility	
	Private Roads and Lanes	In private ownership/control, so not a Council responsibility.	

Asset Inspection Requirements Appendix G

Reference sources for descriptions:

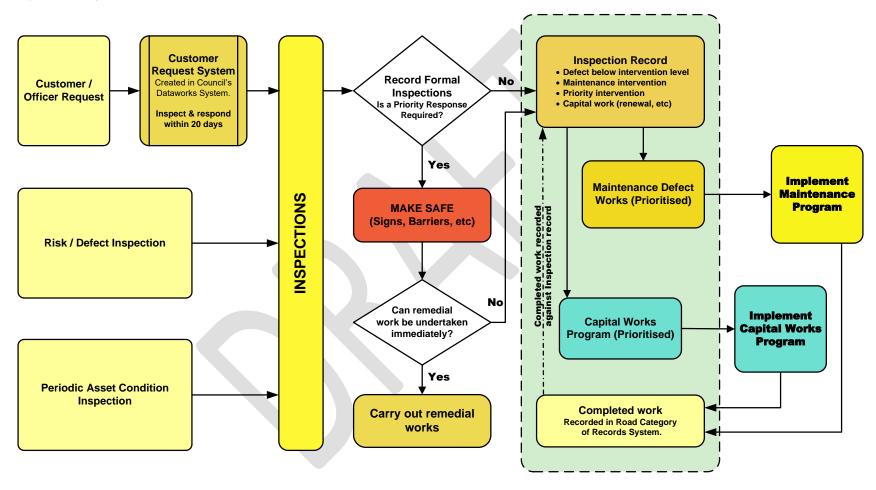
- Road Management Act 2004 (Victoria)
 International Infrastructure Management Manual Australia/NZ Edition 2002
 UK Highway Code of Practice for Maintenance Management 2001

Inspection Type	Purpose	Inspection Performed by and Reporting Requirements
Risk Assessment Reactive/Safety Inspection	 Safety inspections are designed to identify all defects likely to create danger or serious inconvenience to users of the network or the wider community. Safety issues may be detected as the result of: observation followed by notification to council either by members of the community or by council employees while undertaking their normal work duties with a subsequent safety inspection to be conducted by an appropriate council officer. 	 Council representative with some knowledge of road maintenance techniques who may then call in a higher level of expertise if necessary. Recording to identify specific safety defect, time first reported, time inspected and by whom, subsequent action and time of completion.
Incident Inspection	 This inspection enables an incident condition report to be prepared for use in legal proceedings and the gathering of information for the analysis of the causes of accidents and the planning and implementation of road management and safety measures. 	 Qualified engineer or experienced technical officer with extensive knowledge and experience in road construction and maintenance practices. Formal Incident Report prepared.
Programmed Inspection	 Footpaths and bridges - Inspection undertaken in accordance with a formal inspection schedule to determine if there are defects that need remedial work; Roads and kerb and channel – No formal program of inspections is undertaken to detect 	 Engineer or technical officer with knowledge of road maintenance techniques; A record of the inspection is to be signed by the inspector for placing on council's asset database for reference purposes (NB: this may include insurance or litigation requirements).
Condition Inspection	 An inspection specifically to identify deficiencies in the structural integrity of the various components of the road infrastructure assets which if untreated, are likely to adversely affect network values. The deficiencies may well impact short-term serviceability as well as the ability of the component to continue to perform for the duration of its intended life span; The condition inspection process must also meet the requirements for accounting regulations and asset management; Regular or periodic assessment, measurement and interpretation of the resulting condition data is required so as to determine the need for any preventive or remedial action then development of relevant programs of rehabilitation or renewal works. 	 Inspection undertaken under the direction of a qualified engineer or experienced technical officer with extensive knowledge and experience in road construction and maintenance practices; Specific data to be recorded is determined by requirements of the Asset Information System which is then used to assess asset component needs.

Road Asset Inspection Frequencies

	Asset Group Category	Ins	Inspection Interval			
Hierarchy Category	Sub-Category	Programmed Inspections	Condition Inspections (for Structural and Physical Integrity)			
Roads						
Category 5:	Primary Arterial	DSG responsibility	DSG responsibility			
Category 4:	Link Roads	Annually	3-4 Years			
C-+2:	Collector Road – Sealed	Annually	3-4 Years			
Category 3:	Collector Road – Gravel	Annually	3-4 Years			
C-+	Local Access Road – Sealed	Annually	3-4 Years			
Category 2:	Local Access Road – Unsealed	Annually	3-4 Years			
C-t1	Limited Access Road – Sealed	Annually	3-4 Years			
Category 1	Limited Access Road – Unsealed	Annually	3-4 Years			
Footpaths						
Category 3:	Shopping Zones	Annually	3-4 Years			
Category 2:	Specific Pedestrian Generators	Annually	3-4 Years			
Category 1:	Other Areas	Annually	3-4 Years			
Kerb and Channel						
Category 4 Roads:	Link Roads and Industrial Roads	3 Years	3-4 Years			
Category 3 Roads:	Collector	3 Years	3-4 Years			
Category 2 Roads:	Local Access Roads and Streets	3 Years	3-4 Years			
Category 1 Roads:	Limited Local Access Roads	3 Years	3-4 Years			
Bridges/Major Culverts						
Category 4 Roads:	Link Roads and Industrial Roads	Annually	3-4 Years			
Category 3 Roads:	Collector	Annually	3-4 Years			
Category 2 Roads:	Local Access Roads and Streets	Annually	3-4 Years			
Category 1 Roads:	Limited Local Access Roads	Annually	3-4 Years			

Inspection Management Flow Chart



Appendix H Maintenance Response Levels of Service (Defect Tolerance Levels)

		INTERVENTION LEVELS – SEALED ROADS			
Service Code	ltem	Defect Levels when Intervention is Required	Cat.	Target Rectification Response Time	Unit
PH	Pothole Patching	Repair if conditions are wet and the hole is unsafe or likely to deteriorate. In dry conditions, repair if	4	Within 3 working days	m²
		hole >35mm deep or 400mm diam.	3	5 working days	m²
			2	15 working days	m²
			1	20 working days	m²
WR	Wheel Rutting	Wheel Rutting Regulate if >50mm (Cat 4) or 75mm (Cat 3/2) deep under a 1.2m straight edge . Areas >25m ²	4	8 weeks	m²
			3	16 weeks	m²
			2	16 weeks	m²
			1	20 weeks	m²
CSR	Crack Sealing	Fill all cracks >10 mm wide and a length > 2.0m	4	6 weeks	lin.m
			3	12 weeks	lin.m
			2	12 weeks	lin.m
			1	20 weeks	lin.m
MR	Minor Reseals	Minor Reseals If stripping >10m² and stone loss >50% without pavement failure.	4	4 weeks	m²
			3	12 weeks	m²
			2	12 weeks	m²
			1	20 weeks	
DP	Depressions	Regulate if >50mm (Cat 4) or 75mm (Cat 3/2) deep under a 1.2m straight edge. Areas >25m².	4	8 weeks	m²
			3	16 weeks	m²
			2	16 weeks	m²
			1	20 weeks	m²
SW	Sweeping	Any area > 40m² that has build up that is visible in the travel path and/or is a potential hazard to	4	Within 5 working days	hours
		vehicles or pedestrians.	3	2 weeks	hours
			2	3 weeks	hours
			1	4 weeks	hours

Service Code	ltem	Defect Levels when Intervention is Required	Cat.	Target Rectification Response Time	Unit
GPP	Pot Holes	Frequency of holes 75mm deep or 400mm diameter is equal to or greater than:	4	No gravel Category 4	
		 Category 3 roads - 1% of road area in any 100m section; 	3	4 weeks	m²
		 Category 2 roads – 5% of road area in any 250m section 	2	12 weeks	m²
			1	Annual	m²
WR	Rutting	Rutting concentration for a length of road and average depth not exceeding 75mm:	4	No gravel Category 4	
		 Category 3 roads - 5% of road area of 10m² in any 100m²; 	3	4 weeks	m²
		 Category 2 roads - 10% of road area of 50m² in any 100m² 	2	16 weeks (grader cycle)	m²
			1	Annual	m²
С	Corrugations	Corrugation concentration for a length of road and average depth not exceeding:		No gravel Category 4	
		 Category 3 roads - 75mm for 10% of road area in any 100m length and within 30 m of 	3	4 weeks	m²
		an intersection;	2	16 weeks (grader cycle)	m²
		 Category 2 roads - 75mm for 20% of road area in any 100m 	1	Annual	m²
SS	Slippery Surface	Any Part	4	No gravel Category 4	
			3	5 working days	m²
			2	4 weeks	m²
			1	4 weeks	m²
SC	Surface Scour	Area if long or transverse scouring exceeds 75mm depth:	4	No gravel Category 4	
		 Urban gravel roads 25 m² 	3	5 working days	m²
		 Category 3 rural roads 25 m² 	2	2 weeks	m²
		 Category 2 rural roads 50 m² 	1	4 weeks	m²
LOM	Loss of Material	Subgrade with 20% or more of area showing loss of material in any 100m length:	4	No gravel Category 4	
			3	2 working days	m²
			2	5 working days	m²
			1	2 weeks	m²

Service Code	Item Defect Levels when Intervention is Required		Cat.	Target Rectification Response Time	Unit
GPP	Pot Holes	Frequency of holes 75mm deep or 400mm diameter is equal to or greater than:	4	No gravel Category 4	
		 Category 3 roads - 1% of road area in any 100m section; 	3	4 weeks	m²
		 Category 2 roads – 5% of road area in any 250m section 	2	12 weeks	m²
			1	Annual	m²
WR	Rutting	Rutting concentration for a length of road and average depth not exceeding 75mm:	4	No gravel Category 4	
		 Category 3 roads - 5% of road area of 10m² in any 100m²; 	3	4 weeks	m²
		 Category 2 roads - 10% of road area of 50m² in any 100m² 	2	16 weeks (grader cycle)	m²
			1	Annual	m²
С	Corrugations	Corrugation concentration for a length of road and average depth not exceeding:		No gravel Category 4	
		 Category 3 roads - 75mm for 10% of road area in any 100m length and within 30 m of 	3	4 weeks	m²
		an intersection;	2	16 weeks (grader cycle)	m²
		 Category 2 roads - 75mm for 20% of road area in any 100m 	1	Annual	m²
SS	Slippery Surface	Any Part	4	No gravel Category 4	
			3	5 working days	m²
			2	4 weeks	m²
			1	4 weeks	m²
SC	Surface Scour	Area if long or transverse scouring exceeds 75mm depth:	4	No gravel Category 4	
		 Urban gravel roads 25 m² 	3	5 working days	m²
		 Category 3 rural roads 25 m² 	2	2 weeks	m²
		 Category 2 rural roads 50 m² 	1	4 weeks	m²
LOM	Loss of Material	Subgrade with 20% or more of area showing loss of material in any 100m length:	4	No gravel Category 4	
			3	2 working days	m²
			2	5 working days	m²
			1	2 weeks	m²

		INTERVENTION LEVELS – GRAVEL ROADS INCLUDING UNSEALED URBAN ROADS (Contin	ued)		
Service Code	Item	Defect Levels when Intervention is Required	Cat.	Target Rectification Response Time	Unit
IH	Isolate Hazards	All hazards to be marked – devices	4	No gravel Category 4	
		Hazards Include flood, fires, storms, traffic accidents to ensure the safety of the public and	3	4 hours	hours
		protection of the asset.	2	4 hours	hours
			1	4 hours	hours
FD	Foundation Defects	Heaving or settlement of road surface area:	4	No gravel Category 4	
		 Category 2 roads > 100mm deep or high for >5m²; 	3	4 weeks	m²
		 Category 3 roads > 100mm deep or high for >10m² 	2	8 weeks	m²
			1	No action	m²
СС	Culverts	Waterway to be free, water build up less 50mm above I.L.	4	No gravel Category 4	
			3	Annually	m
			2	Annually	m
			1	As required	m
TDR	Table, Mitre and Open Drains	Covers all unlined open drains, catch drains, spoon drains, table drains and waterways that	4	No gravel Category 4	
		contribute to the structural integrity of the roadway.	3	Annually	m
		No build up - free to drain.	2	Annually	m
			1	As required	m

Appendix I Risk Assessment for Roads and Footpaths

Defect Type	Level of Defect	Location	Risk Event and Potential Consequence	Consequence Rating	Road Cat.	Likelihood Ranking	Assessed Risk
		Urban	Loss of control causing		4	D - Unlikely	Н
		(lower	vehicle crash, serious injuries	4 - Major	3	D - Unlikely	M
		speeds)	to several people	4 - Majoi	2	VH - Rare	М
		speedsj	to several people		1	VH - Rare	L
		Rural	Loss of control causing		4	C - Possible	VH
	Beyond the point	(higher	vehicle crash, multiple	5 - Catastrophic	3	C - Possible	Н
	where	speeds)	fatalities	5 - Catastrophic	2	D - Unlikely	М
	intervention is	speeus)	Tataiities		1	D - Unlikely	М
	required –	Urban	Loss of control causing		4	D - Unlikely	Н
Edge Breaks,	maintenance is	(lower		3 - Moderate	3	D - Unlikely	М
Drop offs, Wheel	now a priority.	speeds)	vehicle crash, minor injuries to several people	3 - Moderate	2	VH - Rare	L
Ruts and		speeus)			1	VH - Rare	L
Depressions, and		Rural Loss of control causing		4	C - Possible	Н	
Pavement			vehicle crash, serious injuries to several people	4 - Major	3	C - Possible	Н
Shoving		· •			2	D - Unlikely	М
		speeds)			1	D - Unlikely	L
	At intervention	Urban (lower speeds)	Vohielo sustains damago	ustains damage 2 - Low	4	C - Possible	Н
					3	C - Possible	М
			veriicie sustairis darriage		2	D - Unlikely	М
					1	VH - Rare	L
	level	Rural			4	B - Likely	Н
		(higher	Vehicle sustains damage	2 - Low	3	B - Likely	Н
		speeds)	veriicie sustairis darriage	2 - LOW	2	C - Possible	М
		speeus)			1	D - Unlikely	L
	Risk is assessed as being the same whether at	Urban (lower speeds)	Structural risk only	2 - Low	4	D - Unlikely	Н
Crack Sealing	or beyond the Intervention Level	Rural (higher speeds)	Structural risk only	2 - Low	4	D - Unlikely	Н

Risk Assessment – Roads and Footpaths (continued)

Defect Type	Level of Defect	Location	Risk Event and Potential Consequence	Consequence Rating	Road Cat.	Likelihood Ranking	Assessed Risk
	Risk is assessed as being the	Urban (lower speeds)	Vehicle sustains damage	2 - Low	4	VH - Rare	М
Delamination	the intervention Level	Rural (higher speeds)	Vehicle sustains damage	2 - Low	4	VH - Rare	М
Stripped Seals and	Risk is assessed as being the same whether at or beyond	Urban (lower speeds)	Loss of control causing vehicle crash, serious injuries to several people	4 - Major	4	D - Unlikely	н
Slick Surfaces		Rural (higher speeds)	Loss of control causing vehicle crash, multiple fatalities	5 - Catastrophic	4	D - Unlikely	н
Bleeding Seals	Risk is assessed as being the same whether at or beyond	Urban (lower speeds)	Loss of control causing vehicle crash, serious injuries to several people; also a public nuisance in urban areas	4 - Major	4	VH - Rare	М
J	the Intervention Level	Rural (higher speeds)	Loss of control causing vehicle crash, serious injuries to several people	4 - Major	4	VH - Rare	М

Risk Assessment – Roads and Footpaths (continued)

Defect Type	Level of Defect	Location	Risk Event and Potential Consequence	Consequence Rating	Road Cat.	Likelihood Ranking	Assessed Risk
		Urban (lower speeds) Loss of control causing vehicle crash, serious injuries to 4 - Major several people	<u> </u>	4 Maian	4	N/A	
					3	N/A	
			4 - Major	2	VH - Rare	М	
			Several people		1	VH - Rare	L
					4	C - Possible	VH
		Rural	Loss of control causing vehicle	5 -	3	C - Possible	Н
	Beyond the point where	(higher speeds)	crash, multiple fatalities	Catastrophic	2	D - Unlikely	M
	intervention is required				1	VH - Rare	M
	 maintenance is now a priority. 		Loss of control causing vehicle		4	N/A	M
		priority. Urban crash, minor injuries to several 3 - Moderate	3	N/A			
		(lower speeds)	people	3 Woderate	2	D - Unlikely	M L H
Potholes, rutting			P-0-2-1		1	D - Unlikely	L
and scouring			Loss of control causing vehicle		4	C - Possible	Н
		Rural	crash, serious injuries to	4 - Major	3	C - Possible	Н
		(higher speeds)	several people	i wajor	2	D - Unlikely	M
			The second secon		1	VH - Rare	M
				2 - Low	4	N/A	
		Urban (lower speeds)	Vehicle sustains damage		3	N/A	
	At intervention level				2	D - Unlikely	M
					1	VH - Rare	L
	At litter vention level				4	B - Likely	Н
		Rural (higher speeds)	Vehicle sustains damage	2 - Low	3	B - Likely	Н
			vernoie sustains durinage	2 2017	2	C - Possible	М
					1	D - Unlikely	L

Risk Assessment – Roads and Footpaths (continued)

Defect Type	Level of Defect	Location	Risk Event and Potential Consequence	Consequence Rating	Cat.	Likelihood Ranking	Assessed Risk
Edge lins, navers dislocated.	Risk is assessed as being				3	A - Almost Certain	VH
concrete bays raised or broken -	the same whether at or beyond the Intervention	Urban	Person falls and sustains serious injury	3 - Moderate	2	A - Almost Certain	VH
where repairs can be undertaken by lip grinding	Level				1	B - Likely	Н
Footpaths Pavers dislocated or missing,					3	A - Almost Certain	VH
concrete bays cracked, raised or	Risk is assessed as being the same whether at or	l lub a u	Person falls and sustains serious	2 Madausta	2	A - Almost Certain	VH
denressed cracked or notholes -	beyond the Intervention Level	Urban	injury	3 - Moderate	1	B - Likely	н
can be undertaken							

Appendix J Project Prioritsation and Business Case Form

Introduction

Council has developed a system for analytically determining the priority given to a proposed capital project, by introducing a fair process of assessment for each nominated project. Adopting this method of project prioritisation ensures a justified decision-making process with respect to good practice asset management. Refer also Table 5.3.1 and Table 5.5.1.

This approach to capital project evaluation is based on the *IIMM* structured process of prioritising capital works using Multi-Criteria Analysis and Benefit-Cost Analysis. Multi-Criteria Analysis involves ranking projects individually on criteria such as Risk/Safety, Technical, Corporate, Social, Environmental impacts and also on criteria that directly applies to the particular asset category. Each criterion is nominated a ranking system which is then weighted based on the importance of the criteria. All scores are added to create a project priority percentage, which allows for comparison to similar projects, the higher percentage resulting in higher priority. Refer also Table 5.3.1 and Table 5.5.1.

The Benefit-Cost Analysis provides the link between Multi-Criteria Analysis and the projects predicted lifecycle costs to Council. The analysis results in a Benefit Cost Ratio that is comparable with similar projects in determining "value for money".

Risk Management

One of the main objectives in developing this process of project identification is the initial evaluation of risk associated with undertaking a project, or, safety/risk issues associated with NOT completing a project. Large or complex projects may involve the completion of a risk assessment in accordance with the relative Asset Management Plan and the Northern Midlands Council Strategic Risk Register. A similar but simplified approach may be used for smaller projects. Refer also Table 5.3.1 and Table 5.5.1.

Project Priority Rating

Several examples of priority ranking criteria are shown below.

Risk/Safety

- → Physical Risk; potential for personal damage/injury to the user if assets remain in service
- → Financial Risk; over expenditure on maintenance to sustain a serviceable asset, uncertain funding and/or conditions of the proposed project
- → Political Risk; if asset falls below service standard will attract public concern and/or political pressure for asset creation/upgrade due to community demand.

The scoring for risk/safety is to be scaled to suit the significance of each asset class and category as documented in the respective asset management plans.

Technical

Technical priority is assessed based on the current standard of the asset/s and the project's ability to improve the asset's function/condition. This may be further based on the assessed condition of the asset and the estimated remaining life to determine its priority. Improvement of the asset's function by comparing the current capacity of the existing assets to the proposed upgrade of the assets through;

- ightarrow Technology enhancement
- → Higher design standard
- → Increased serviceability

- → Condition/Life remaining
- → Improved function efficiency

Corporate

Corporate priority is linked to whether the project is a commitment through a Council resolution and/or included in the following Council approved documents:

- → Asset Management Policy
- → Risk Management Policy
- → Asset Management Plan/Strategy
- → Emergency Response Plan
- → Business Plans

Projects stated in the above Council approved documents are to be scored relative to the documented importance of the project outcome. For example, Council policy is to provide a footpath on at least one side of the road connecting all urban streets from town centres to town boundaries (resulting in streets closer to town centres gaining a higher priority for footpath construction, hence higher pedestrian use). The scoring of corporate responsibilities is to be scaled to suit the significants of each asset class and category as documented in the respective asset management plans.

Transport - Service Hierarchy of Asset

This is related to the specified road category of the asset, as documented in the *Transport Asset Management Plan*.

Social/Community Impact

This criterion is based on the perceived community benefit through project completion. This can be measured and assessed based on the number of residential properties directly affected or the potential number of users the completed project will attract.

- → Number of properties in the general area of the project
- → Public/community usage
- → Public/community perception of project outcome
- → Social community involvement

Environment

Environmental impact is assessed based on the significance of the surrounding environment, including the natural and built environment.

- → Impact on Flora and Fauna; removal of trees and significant native species
- → Impact on landscape; rural scenic character or urban town character
- → Cultural heritage

An example of a Capital Project Business Case form is included below for reference only. It is the responsibility of Council's asset management team to ensure that appropriate project priority ranking assessments are undertaken for all significant lifecycle activities.

		Capital Project Creation/Upgrade/Renewal	Selection Crite	ería	
oje	ct Descrip	tion:			
	De	tails:			
	D Project Or	ate: Asset Class:T	ransport	Buildi	large ings & Reserves
	Project T	Engineering Services Asset Category: Community Body Resident request K F Creation R R R R R R R R R R R R R	oad Reconstruction load Reseal lerb & Channel cootpath iridges carparks	Buildin Buildi	g Substructure g Superstructure ing Internal ing Services
	Project I	Priority Rating Criteria	Other Road Assets Rating	Weighting	Score
		Risk/Safety Is to be assessed in accordance with the infrastructure Risk Management Plan, based on the likelihood and consequence of failure	14	25%	/100
		Technical Is to be assessed based on the current standard of the asset/s and the project ability to improve the asset's condition/function	/5	20%	/100
		Corporate Is linked to whether the project is a commitment through a Council resolution included in the strategic plan or policy e.g. extending infrastructure from the town centre out.	/ 3 or	20%	/60
				15%	/45
-	Muos	Transport - Road Category is related to the specified road category of the asset (1) Residential (2) Commercial (3) Collector	/3	15%	
Sel	nary asset class only)	is related to the specified road category of the asset	/3	15%	/45
Asset Class	the primary	is related to the specified road category of the asset (1) Residential (2) Commercial (3) Collector Stormwater - Significant Stormwater Link priority is assessed based on the significants of the project within the			/45 /45
Asset Class	primary	is related to the specified road category of the asset (1) Residential (2) Commercial (3) Collector Stormwater - Significant Stormwater Link priority is assessed based on the significants of the project within the stormwater network Buildings - Building Usage priority is based on the current building use and the effective use of the	/3	15%	,
Asset Class	the primary	is related to the specified road category of the asset (1) Residential (2) Commercial (3) Collector Stormwater - Significant Stormwater Link priority is assessed based on the significants of the project within the stormwater network Buildings - Building Usage priority is based on the current building use and the effective use of the completed project. Parks & Reserves - Park/Reserve Usage priority is based on the current park/reserve use and the effective use of the	/3	15% 15%	/45
Asset Class	the primary	is related to the specified road category of the asset (1) Residential (2) Commercial (3) Collector Stormwater - Significant Stormwater Link priority is assessed based on the significants of the project within the stormwater network Buildings - Building Usage priority is based on the current building use and the effective use of the completed project. Parks & Reserves - Park/Reserve Usage priority is based on the current park/reserve use and the effective use of the completed project. Social/Community Impact community benefit through project completion	/3 /3 /3	15% 15%	/45
Asset Class	the primary	is related to the specified road category of the asset (1) Residential (2) Commercial (3) Collector Stormwater - Significant Stormwater Link priority is assessed based on the significants of the project within the stormwater network Buildings - Building Usage priority is based on the current building use and the effective use of the completed project. Parks & Reserves - Park/Reserve Usage priority is based on the current park/reserve use and the effective use of the completed project. Social/Community Impact community benefit through project completion e.g. number of properties affected Environment environmental impact is assessed based on the significants of the surrounding	/3 /3 /3	15% 15% 15%	/45 /45 /30

Capital Project Business Case Capital Project Construction and Lifecycle Cos	ts	
Project Construction Cost Breakdown		
Creation/New	······································	\$
works which creates assets that did not previously exist Upgrade	96	ė
works that improves an asset beyond its existing capacity		~
Renewal/Replacement	%	\$
major work which does not increase assets capacity but restores, rehabilitates, replaces or renews to original service potential		
Estimated Project Construction Cost		\$
Asset Lifecycle Costs		
Asset's Useful Life (years):	Years	
the asset useful life is for the asset component with the longest lifespan		
e.g. a road reconstruction is therefore based on the pavement asset as it would have the longe lifespan.	8.	
Criteria		Cost
Asset Operational Costs costs for operations including: personnel, materials, fuel, energy, management		
Current Annual Operation Costs		\$
Proposed Annual Operational Costs		\$
Proposed Lifecycle Operational Costs		\$
Asset Maintenance Costs		
work that does not increase service potential or life but ensures that the asset provides service for expected amount of time	f	
Current Annual Maintenance Costs		\$
Proposed Annual Maintenance Costs		\$
Proposed Lifecycle Maintenance Costs		\$
Asset Depreciation/Renewal Costs Required capital renewals to ensure the project reaches expected useful life. E.g. Road reconstruction project requires reseals throughout pavement life.		
Current Annual Depreciation/Renewal Costs		\$
Proposed Annual Depreciation/Renewal Costs		5
Proposed Lifecycle Depreciation/Renewal Costs		
Total Asset Lifecycle Cost	\$	
Project Notes:		



BUILDINGS

Asset Management Plan

Adopted by Council: ***** 2021

Documen	t Control	Asset Management Plan - Buildings			
Documen	t ID :				
Rev No	Date	Revision Details	Author	Reviewer	Approver
1 a	February 2016	Buildings Asset Management Plan	MB		NMC
2	September 2021	DRAFT - Complete document update	VB	MB	NMC

This Asset Management Plan is a supporting document used to inform Council's overarching *Strategic Asset Management Plan*.

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1.0 EXECUTIVE SUMMARY

1.1 The Purpose of the Plan

This Asset Management Plan details information on how Council manages its buildings. It details actions required to provide an agreed level of service in the most cost-effective manner, while outlining associated risks. The plan defines the services to be provided, how the services are provided, and what funds are required over the 20 year planning period. The Asset Management Plan links to a Long Term Financial Plan which typically considers a 10 year planning period. Council endeavours for continuous improvement in its asset management practices and this document is scheduled to be updated at regular intervals.

1.2 Asset Description

This plan covers all Council owned or maintained buildings and facilities (excluding land). These assets are used to provide a wide range of services to the community.

The buildings network comprises:

Asset Category	Number of Assets	Replacement Value
Amenities	4	\$1,238,800
Council office/admin buildings	9	\$3,058,029
Council work depots, sheds/garages	40	\$3,066,654
Community halls	13	\$9,160,600
Community building facilities (medical centres, libraries, waste centre/tip, emergency services buildings, community centres, child care centres, men's shed etc.)	33	\$9,435,530
Public toilet blocks	25	\$2,516,099
Residential houses/units/accommodation	11	\$1,993,954
Recreational buildings and structures incl. sporting facilities.	50	\$16,872,011
Shelters (BBQ, picnic, bus, info, etc.)	41	\$850,439
Other structures (e.g. retaining walls)	12	\$384,712
TOTAL	238	\$48,576,828

The above building assets have significant total renewal value estimated at \$48,576,828. Land is a non-depreciating asset and hence has not been included in this plan.

1.3 Levels of Service

The allocation in the planned budget sufficient to continue providing existing services at current levels for the planning period.

The main service consequences of the Planned Budget are:

- Levels of service are not foreseen to be impacted over the planning period due to the forecast lifecycle costs being catered for in the planned budget.
- Asset management maturity is expected to gradually improve over the planning period.

1.4 Future Demand

The factors influencing future demand and the impacts they have on service delivery are created by:

- Population and demographic changes
- Upgrades in building standards and regulations
- Climate change (and associated increase in frequency of extreme weather events)
- Societal trends

These demands will be approached using a combination of managing existing assets and upgrading existing assets to meet specific demand drivers. Demand management practices may also include a combination of non-asset solutions, insuring against risks and managing failures.

- Continue to monitor population and demographic changes.
- Continue to identify upgrades required to meet with current accessibility and general building standards and
 ensure these are included in the planned budget.
- Identify list of strategic improvements to reduce the risk of ongoing damage due to increased frequency of extreme weather events caused by climate change.
- Continue to monitor changes in societal trends.

1.5 Lifecycle Management Plan

1.5.1 What does it Cost?

The forecast lifecycle costs necessary to provide the services covered by this Asset Management Plan includes operation, maintenance, renewal, acquisition, and disposal of assets. Although the Asset Management Plan may be prepared for a range of time periods, it typically informs a Long Term Financial Planning period of 10 years. Therefore, a summary output from the Asset Management Plan is the forecast of 10 year total outlays, which for buildings is estimated as \$27,268,328 or \$2,726,833 on average per year.

1.6 Financial Summary

1.6.1 What we will do

Estimated available funding for the 10 year period is \$27,850,340 or \$2,785,034 on average per year as per the Planned Budget. This is 102.13 % of the cost to sustain the current level of service at the lowest lifecycle cost.

The infrastructure reality is that only what is funded in the Long Term Financial Plan can be provided. The informed decision making depends on the Asset Management Plan emphasising the consequences of Planned Budgets on the service levels provided and risks.

The anticipated Planned Budget (currently included in the Long Term Financial Plan) for buildings provides a nominal surplus of **\$58,201** on average per year over the forecast lifecycle costs required to provide services noted in this Asset Management Plan. This is shown in the figure below.

\$10,000,000 \$8,000,000 \$4,000,000 \$2,000,000

Forecast Lifecycle Costs and Planned Budgets

Figure values are in current dollars.

\$0

We plan to provide building infrastructure services for the following:

Operation

Renewal

Disposal

- Operation, maintenance and renewal of buildings to meet levels of service set by Council.
- Within the next 10 years the following renewals are forecasted: Refer Section 5.3 and Appendix D.

Maintenance

Acquisition

- Budget

1.6.2 What we cannot do

We currently do **not** allocate enough budget to sustain these services at the proposed standard or to provide all new services being sought. Works and services that cannot be provided under present funding levels are:

- Upgrade all Council buildings to the standard of new buildings (e.g. provision of double glazing, insulation, and heating to all buildings)
- Fund any major acquisitions from internal funding (reliant on external funding)
- Fund all community/management committee requests without external funding and long term planning.

1.6.3 Managing the Risks

Our present budget levels are considered sufficient to continue to manage the identified risks in the medium term.

The main risk consequences are:

- Loss of knowledge/key staff
- Asbestos exposure
- Financial constraints on infrastructure asset management.

We will endeavour to manage these risks by:

- Developing a succession plan for key staff and improve record keeping
- Continue to maintain Council's asbestos register
- Ensuring sufficient experienced staff are resourced to manage Council's building assets, including using and continual updating of Asset Management Plans and Long Term Financial Plans.

1.7 Asset Management Planning Practices

Key assumptions made in this Asset Management Plan are:

- No additional unplanned major building assets will be acquired by Council in the next 10 year period. If this
 changes the Asset Management Plan is to be updated to reflect this, and allocation in planned budget to
 meet full lifecycle costs.
- External funding will continue to be a significant source of funding for acquisitions.
- Future demand assumptions as mentioned in Section 4.0.
- Asset construction costs to remain stable in real (current dollar) terms If asset construction costs rise faster
 than the general rate of inflation, then Council's projected future asset renewal costs will be higher than
 indicated by this plan.
- Financial data used in the development of this plan was from the end of the 2020-21 financial year.
- Several assumptions were required in the derivation of planned budget and lifecycle forecast figures. This is due to the nature of long term forecasting.
- Some success in grant funding application processes is achieved.
- Professional judgement has been applied in the absence of good quality data, however where applied, it has been noted for improvement in Section 8.0.
- All figures are presented in current day dollars.

Assets requiring renewal are identified from either the asset register, an alternative method, or a combination of the two.

- The timing of capital renewals based on the asset register is applied by adding the useful life to the year of acquisition or year of last renewal,
- Alternatively, an estimate of renewal lifecycle costs is projected from external condition modelling systems and may be supplemented with, or based on, expert knowledge.

A combination of the asset register method and the alternate method was used to forecast the renewal lifecycle costs for this Asset Management Plan.

The estimated confidence level for and reliability of data used in this Asset Management Plan is considered to be in the **Medium** range (refer Table 7.5.1).

1.8 Monitoring and Improvement Program

The next steps resulting from this Asset Management Plan to improve asset management practices are:

- Customer service requests tracked by asset category so numbers can be tracked and included in Asset Management Plans.
- Improve confidence in condition ratings for all assets. Ensure asset register (Moloney) is updated from
 iAuditor information and that inspection and accounting information align.
- Improve confidence in useful lives within asset register, ensure correlates well with assessed condition.
 Some useful lives currently appear high.
- Assess yearly performance (budgeted vs. actual costs) and update Asset Management Plan and Long Term Financial Plan accordingly.
- Separate 'operation and maintenance' lifecycle activity into 'operation' and 'maintenance' in finance system
 to allow improved tracking and budgeting.
- Community/Council consultation required to ensure appropriate levels of service are being provided (reduce/improve level of service accordingly)
- Continue improvements to strategic maintenance and capital works programs for upcoming years (using renewal ranking criteria). Use to inform future Asset Management Plan and Long Term Financial Plan updates.
- Undertake detailed building component condition assessment to provide higher confidence condition data and better inform Asset Management Plan (every 4 years)
- Continually improve correlation between Long Term Financial Plan and Asset Management Plan. (Conduct regular meetings of responsible persons – aim for 'high' confidence level)
- Increase confidence and maturity of Asset Management Plan
- Develop appropriate Risk management plans



2.0 Introduction

2.1 Background

This Asset Management Plan communicates the requirements for the sustainable delivery of services through management of assets, compliance with regulatory requirements, and required funding to provide the appropriate levels of service over the planning period.

This Asset Management Plan is to be read alongside Council's other key planning documents, being the:

- Northern Midlands Strategic Plan 2017-2027
- Asset Management Policy and Asset Management Strategy
- Strategic Asset Management Plan (in development)
- Northern Midlands Council Strategic Risk Register
- Long Term Financial Plan 2020-2030
- Financial Management Strategy
- Annual Plan (for current year)
- Annual Report (for current year)

Council is continually improving its asset management practices to ensure they adhere to the *Local Government Act 1993* and best practice asset management. Part of this process is the regular updating and use of asset management plans, such as this document, and the above mentioned strategic documents. Council first began developing key asset management documents in 2011. Since then, Council has continually updated, maintained, improved, and created new documents as required, endeavouring to achieve best practice asset management.

The infrastructure assets covered by this Asset Management Plan include all Council owned or maintained buildings and facilities (land is a non-depreciating asset and hence has not been included in this plan). These assets are used to provide a variety of services to the community.

For a detailed summary of the assets covered, refer to Table 5.1.1.

The building assets included in this plan have a total replacement value of \$48,576,828.

Council employs a *Works Manager* and *Works Supervisor - Buildings* to oversee acquisition, operation, maintenance, renewal and disposal (where relevant) of Council building assets. There are also a number of facilities that are jointly managed with community user committees. Acquisitions and other major works are predominantly undertaken by private contractors, whereas building maintenance is generally undertaken by Council maintenance staff or by contractors.

Key stakeholders in the preparation and implementation of this Asset Management Plan are shown in Table 2.1.

Table 2.1: Key Stakeholders in the Asset Management Plan

Key Stakeholder	Role in Asset Management Plan
Councillors	 Represent needs of community/shareholders, Allocate resources to meet planning objectives in providing services, while managing risks, Ensure service is sustainable, Make informed decisions, in the best interests of the community.
General Manager	 Custodian of the assets Maintain a proactive approach to holistic asset management practices and ensure staff do the same. Inform Councillors to enable educated decisions to be made.
Works Manager & Works Supervisor - Buildings	 Manage acquisition, operation, maintenance, renewal and disposal of assets. Maintain a proactive approach to holistic asset management practices. Ensure the Asset Management Plan is used and updated regularly. Inform Councillors to enable educated decisions to be made.
General Public	 Report shortcomings, damage, safety concerns and other issues with current buildings.
Community Groups/Users	 Assist with the maintenance, planning and performance of relevant buildings. Providing input for the management and upkeep of the asset stock.
State and Federal Government	■ Provision of funding to assist with asset management

Our organisational structure for service delivery from infrastructure assets is detailed below:

Works Manager >> Works Supervisor - Buildings >> Team Leader - Buildings

2.2 Goals and Objectives of Asset Ownership

Our goal for managing infrastructure assets is to meet the defined level of service (as amended from time to time) in the most cost effective manner for present and future consumers. The key elements of infrastructure asset management are:

- Providing a defined level of service and monitoring performance,
- Managing the impact of growth through demand management and infrastructure investment,
- Taking a lifecycle approach to developing cost-effective management strategies for the long-term that meet the defined level of service,

- Identifying, assessing and appropriately controlling risks, and
- Linking to a Long Term Financial Plan which identifies required, affordable forecast costs and how it will be allocated.

Key elements of the planning framework are

- Levels of service specifies the services and levels of service to be provided,
- Risk Management,
- Future demand how this will impact on future service delivery and how this is to be met,
- Lifecycle management how to manage its existing and future assets to provide defined levels of service,
- Financial summary what funds are required to provide the defined services,
- Asset management practices how we manage provision of the services,
- Monitoring how the plan will be monitored to ensure objectives are met,
- Asset management improvement plan how we increase asset management maturity.

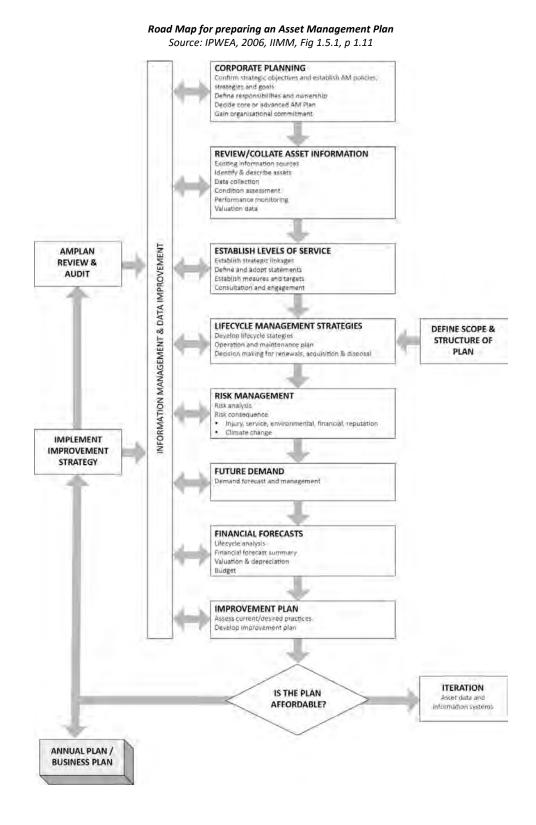
Other references to the benefits, fundamentals principles and objectives of asset management are:

- International Infrastructure Management Manual 2015
- ISO 55000²

A road map for preparing an Asset Management Plan is shown below.

¹ Based on IPWEA 2015 IIMM, Sec 2.1.3, p 2 | 13

² ISO 55000 Overview, principles and terminology



3.0 LEVELS OF SERVICE

3.1 Customer Research and Expectations

This Asset Management Plan is prepared to facilitate consultation prior to adoption of formal levels of service by Council. Council has traditionally worked to the provision of a level of service that is assumed to be the community's. During any future consultation process Council will test this assumption.

Future revisions of the Asset Management Plan will incorporate any customer consultation on service levels and costs of providing the service. This will assist Council and stakeholders in matching the level of service required, service risks and consequences with the community's ability and willingness to pay for the service.

Council undertakes community consultation for proposed developments and also receives vast community feedback on the services and facilities it currently provides. Council's customer request system is also used to determine trends in community expectations. Budget submissions are invited from local district committees and community groups for Council consideration. Council operates a Local District Committee Structure for the towns and villages of Ross, Campbell Town, Avoca/Rossarden, Perth, Longford, Cressy and Evandale. These forums provide Council advice on a wide range of issues. Information obtained from the above is used in developing key planning documents and in allocation of budget resources.

3.2 Strategic and Corporate Goals

This Asset Management Plan is prepared under the direction of the Northern Midlands Council vision, mission, goals and objectives.

Our vision is:

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

Our mission is:

Leadership - Serve with honesty, integrity, innovation and pride

Progression – Nurture and support economic health and wealth

People – Build a vibrant society that respects the past

Place - Nurture our heritage environment

Municipal Goals:

- Bold leadership guides innovation and growth
- Economically sound and flexible management
- Sustainable progress creates a vibrant future
- We strategically plan and deliver infrastructure
- Our culture respects the past in building the future
- Our historical landscapes are cherished and protected
- Connected communities are strong and safe
- The municipality is diverse and innovative

Council's strategic goals and objectives, and how these are addressed in this Asset Management Plan, are summarised in Table 3.2.

Table 3.2: Goals and how these are addressed in this Plan

Goal	Objective	How Goal and Objectives are addressed in the Asset Management Plan
To provide safe and reliable building infrastructure for the community to enjoy.	Maintain and develop buildings to appropriate standards.	Continue to develop and maintain regular inspection of asset condition, defects and develop maintenance and capital works programs for inclusion in the Asset Management Plan.
Good Governance	Provide asset management services in a sustainable manner. Deliver services effectively and efficiently.	Constant review, use and updating of asset management plans (this plan)
Appropriate service levels	Identify current service levels and target sustainable levels	An ongoing task that will be monitored and improved. Refer Section 8.
Improved risk management	Identify and address all known high risk items relating to building assets	Implement a structured approach to identify and manage significant risks. Refer Section 6.
Financial sustainability	Identify financial inefficiencies and optimise lifecycle costs	Implement a structured approach to identifying financial inefficiencies and optimisation opportunities. Alignment of Asset Management Plan with Long Term Financial Plan.

3.3 Legislative Requirements

There are many legislative requirements relating to the management of assets. Legislative requirements that impact the delivery of building service are outlined in Table 3.3.

Table 3.3: Legislative Requirements

Legislation	Requirement
Local Government Act 1993	Sets out role, purpose, responsibilities and powers of local governments including the preparation of a long term financial plan supported by asset management plans for sustainable service delivery.
Building Act 2016 & Building Regulations 2016	Legislates the process and requirements for building works.
National Construction Code	New building works and upgrades/renovations to comply with the NCC. The NCC defines the standards for particular building types.
Director's Specified List	The Building Act requires a number of matters to be specified by the Director of Building Control, this document contains a full list of building requirements.
Work Health and Safety Act 2012	Legislates the requirements for design and building works. Sets out the roles and responsibilities to secure the health, safety and welfare of persons at work.
Disability Services Act 1992	Legislates the requirements in regard to provisions for people with disabilities in public buildings.

Council will exercise its duty of care to ensure public safety in accordance with the *Northern Midlands Council Strategic Risk Register*. Management of specific risks is discussed in Section 6.0.

3.4 Customer Values

Service levels are defined in three ways, customer values, customer levels of service and technical levels of service.

Customer Values indicate:

- what aspects of the service is important to the customer,
- whether they see value in what is currently provided and
- the likely trend over time based on the current budget provision

Table 3.4: Customer Values

Customer Values	Customer Satisfaction Measure	Current Feedback	Expected Trend Based on Planned Budget
Clean buildings and facilities	Number of works requests	Generally good user feedback	Expected to remain similar to existing
Accessible buildings and facilities	Number of customer service requests	Generally good user feedback. Small number of buildings require accessibility improvements	Expected to slightly improve
Suitable and safe buildings and facilities	Number of customer service requests	Generally good user feedback	Expected to remain similar to existing

3.5 Customer Levels of Service

The Customer Levels of Service are considered in terms of:

Condition How good is the service? What is the condition or quality of the service?

Function Is it suitable for its intended purpose? Is it the right service?

Capacity/Use Is the service over or under used? Do we need more or less of these assets?

In Table 3.5 under each of the service measures types (Condition, Function, Capacity/Use) there is a summary of the performance measure being used, the current performance, and the expected performance based on the current budget allocation.

These are measures of fact related to the service delivery outcome (e.g. number of occasions when service is not available or proportion of replacement value by condition %'s) to provide a balance in comparison to the customer perception that may be more subjective.

Table 3.5: Customer Level of Service Measures

Type of Measure	Level of Service	Performance Measure	Current Performance	Expected Trend Based on Planned Budget
Condition	Quality of Council owned buildings and facilities	Conditions in asset register and number of customer works requests	13.4 % of overall building replacement value in 'Very Good' or 'Good' condition 83.9 % of overall building replacement value in 'Fair' condition 0.3 % of overall building replacement value in 'Poor' or 'Very Poor' condition 2.4 % of overall building replacement value currently has a ('0') condition rating (not yet assigned) Number of customer service requests not currently tracked by asset category. Note improvement task in Section 8.0.	Expect reduction in percentage of building replacement value with '0' condition. Otherwise expected to remain relatively constant over the planning period with a good building maintenance programme in place.
	Confidence levels		Medium (professional judgement supported by data sampling)	Medium (professional judgement supported by data sampling)
Function	Appropriate and compliant Council buildings and facilities Confidence levels	Staff assessment and number of customer service requests	Majority of buildings considered compliant, with improvements required for a small number of assets Medium (professional judgement	Required improvements to be gradually undertaken during planning period, hence a gradual improvement Medium (professional judgement
			supported by data sampling)	supported by data sampling)
Capacity	Appropriate number of accessible buildings and facilities	Number of customer service requests (including community group requests)	Based on number of customer service requests, existing service level considered generally adequate	Expected to remain similar to existing
	Confidence levels		Medium (professional judgement supported by data sampling)	Medium (professional judgement supported by data sampling)

3.6 **Technical Levels of Service**

Technical Levels of Service – To deliver the customer values, and impact the achieved Customer Levels of Service, are operational or technical measures of performance. These technical measures relate to the activities and allocation of resources to best achieve the desired customer outcomes and demonstrate effective performance.

Technical service measures are linked to the activities and annual budgets covering:

- Acquisition the activities to provide a higher level of service (e.g. widening a road, sealing an unsealed road, replacing a pipeline with a larger size) or a new service that did not exist previously (e.g. a new library).
- Operation the regular activities to provide services (e.g. opening hours, cleansing, mowing grass, energy, inspections, etc.
- Maintenance the activities necessary to retain an asset as near as practicable to an appropriate service condition. Maintenance activities enable an asset to provide service for its planned life (e.g. road patching, unsealed road grading, building and structure repairs),
- Renewal the activities that return the service capability of an asset up to that which it had originally provided (e.g. road resurfacing and pavement reconstruction, pipeline replacement and building component replacement),

Service and asset managers plan, implement and control technical service levels to influence the service outcomes.3

Table 3.6 shows the activities expected to be provided under the current 10 year Planned Budget allocation, and the Forecast activity requirements being recommended in this Asset Management Plan.

Table 3.6: Technical Levels of Service

Lifecycle Activity	Purpose of Activity	Activity Measure	Current Performance*	Recommended Performance **		
TECHNICAL LEV	TECHNICAL LEVELS OF SERVICE					
Acquisition	Acquire assets that align with Council's strategic objectives	Value of acquisitions	Council has historically acquired assets on availability of external funding. Refer acquisition plan in Appendix A.	Only acquire assets that align with Council's strategic objectives and that Council can afford to maintain, operate, renew and/or dispose of (must consider full asset lifecycle costs)		
		Budget	\$1,170,000 per year	\$1,168,100 per year		
Operation	Keep buildings and facilities clean (e.g. public toilets and BBQ's)	Frequency of cleaning	Frequency of cleaning based on individual facility usage	Current performance is considered adequate based on user feedback		
	Keep buildings and facilities operational and accessible	User feedback	User feedback suggests current performance is adequate	Current performance is considered adequate based on user feedback		
		Budget	\$779,202 per year	\$779,202 per year		
Maintenance	Keep buildings and facilities safe.	Frequency of maintenance	Improvement being made to inspection regime and ongoing	Continued development of a preventative		

³ IPWEA, 2015, IIMM, p 2 | 28.

Lifecycle Activity	Purpose of Activity	Activity Measure	Current Performance*	Recommended Performance **
			maintenance. Refer also Appendix F.	maintenance programme. Refer also Appendix F.
	Keep buildings and facilities serviceable	Frequency of maintenance	Improvement being made to inspection regime and ongoing maintenance. Refer also Appendix F.	Continued development of a preventative maintenance programme. Refer also Appendix F.
		Budget	\$535,832 per year	\$627,427 per year
Renewal	Ensure buildings are in good condition for use	Frequency of renewal, condition inspections and routine maintenance	Buildings are renewed on a priority basis, depending on building type, condition, hierarchy etc. Refer Table 5.3.1.	Current performance is considered adequate based on condition of Council buildings and forecasted renewals.
	Ensure buildings remain modern and compliant with current standards	Frequency of renewal (including component renewal), compliance inspections and routine maintenance	Buildings are renewed on a priority basis, depending on building type, condition, hierarchy etc. Refer Table 5.3.1.	Current performance is considered adequate based on condition of Council buildings and forecasted renewals.
		Budget	\$300,000 on average per year	\$152,104 on average per year
Disposal	Identify assets and activities that do not align with Council's strategic goals	Number of assets and activities identified for disposal	Some potential disposals have been identified.	Council to decide on whether to proceed with strategic asset disposal.
	Dispose of assets and activities that do not align with Council's strategic goals	Number of identified asset and activity disposals undertaken	Two asset disposals are currently forecast over the planning period. Refer Table 5.7.	Develop a plan for, and dispose of, identified assets following Council approval.
		Budget	\$0 per year	\$0 per year

Note: * Current activities related to Planned Budget.

It is important to monitor the service levels regularly as circumstances can and do change. Current performance is based on existing resource provision and work efficiencies. It is acknowledged changing circumstances such as technology and customer priorities will change over time.

^{**} Expected performance related to forecast lifecycle costs.

4.0 FUTURE DEMAND

4.1 Demand Drivers

Drivers affecting demand include things such as population change, regulations, changes in demographics, seasonal factors, vehicle ownership rates, consumer preferences and expectations, technological changes, economic factors, agricultural practices, environmental awareness, etc.

4.2 Demand Forecasts

The present position and projections for demand drivers that may impact future service delivery and use of assets have been identified and documented.

Population of the Northern Midlands Local Government Area was last estimated in 2020 to be 13,598 (*Australian Bureau of Statistics*). Figure 4.2 below shows the 2019 projected population over the planning period. Analysis of this figure shows a gradual projected rise in population of approximately 200 people from 2021 to around 2032, and then a gradual decline of approximately 100 people by the end of the planning period (2040). The discrepancy between the 2020 estimate and the 2019 projection line can be put down to greater than expected population growth over the last two years. Saying this, the magnitude of the projected rise is the best current source of information for population growth in the region, hence it is considered that a population of around 13,800 can be projected for 2032. Given current projections, it is anticipated that there will be little need for change to the adopted 'Levels of Service' relating to population growth. However, saying this, the rate of population increase is to be monitored regularly by Council to ensure the above projections remain valid.

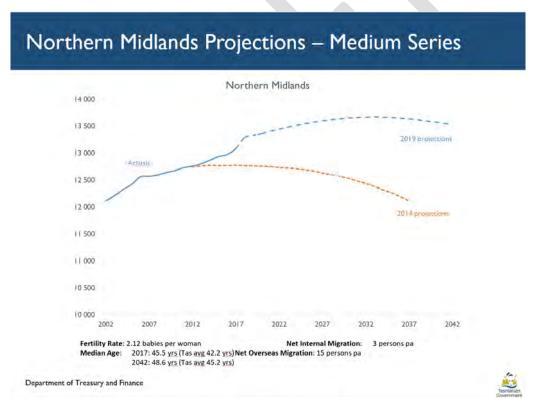


Figure 4.2 - Department of Treasury and Finance - Northern Midlands population projections (medium series).

It is considered that the existing capacity provided by the building network is sufficient to meet demands over the planning period. There is, however, a general expectation within the community for ongoing improvement to basic service. This is particularly relevant for building infrastructure where Council receives a number of requests for upgrades and improvements. Council's Long Term Financial Plan ensures that significant and

appropriate funds are provided in relation to the renewal of all building infrastructure assets in order to cater for these community expectations. It has also been identified that there Council building assets which no longer fit with Council's strategic objectives and hence these assets have been identified for potential disposal, refer Section 5.7.

4.3 Demand Impact and Demand Management Plan

The impact of demand drivers that may affect future service delivery and use of assets are shown in Table 4.3.

Demand for new services will be managed through a combination of managing existing assets, upgrading of existing assets and providing new assets to meet demand and demand management. Demand management practices can include non-asset solutions, insuring against risks and managing failures.

Opportunities identified to date for demand management are shown in Table 4.3. Further opportunities will be developed in future revisions of this Asset Management Plan.

Table 4.3: Demand Management Plan

Demand driver	Current position	Projection	Impact on services	Demand Management Plan
Population	13,598 people (2020 estimate).	Refer Figure 4.2	Increase in population is not foreseen to require any significant increase building infrastructure services	No significant impact to services, hence management plan is not currently required.
Demographic	Median age of 45.5 years (2017)	Increase in median age to approx. 49 years by 2040	The change is not foreseen to impact services.	No impact to services, hence management plan is not required.
Climate change	Experiencing more extreme weather patterns and events	Continue to experience increased frequency and intensity of extreme weather events	May require increased maintenance of buildings to reduce risk of extreme weather related damage	Identify list of strategic improvements to reduce the risk of ongoing damage and include these in the maintenance plan.
Upgrade in building standards/ regulations	Most buildings have been upgraded to modern standards	Some upgrades required over planning period	Increased upgrade costs to enable buildings to meet current standards	Identify upgrades required to meet with current building standards and ensure these are included in the planned budget
Trends	Traditional recreational services provided (e.g. recreation grounds for football and cricket)	Possible increase in demand for other types of recreational activities and facilities (e.g. basketball and other indoor sports)	May increase costs of existing facilities, or endorsing of multiuse facilities.	Demand to be monitored over coming years. Hence management plan is not currently required.

4.4 Asset Programs to meet Demand

The new assets required to meet demand may be acquired, donated or constructed. Additional assets are discussed in Section 5.4.

Acquiring new assets will commit Council to ongoing operations, maintenance and renewal costs for the period that the service provided from the assets is required. These future costs are identified and considered in developing forecasts of future operations, maintenance and renewal costs for inclusion in the Long Term Financial Plan (Refer to Section 5).

4.5 Climate Change Adaptation

The impacts of climate change have a significant impact on the assets we manage and the services they provide. In the context of the Asset Management Planning process climate change can be considered as both a future demand and a risk.

How climate change impacts on assets varies depending on the location and the type of services provided, as will the way in which we respond and manage those impacts.⁴

As a minimum we consider how to manage our existing assets given climate change impacts for our region.

Risk and opportunities identified to date are shown in Table 4.5.1

Table 4.5.1 Managing the Impact of Climate Change on Assets and Services

Climate Change Description	Projected Change	Potential Impact on Assets and Services	Management
Temperature extremes (hotter summers)	More demand for temperature controlled and well insulated buildings	Increased energy usage and costs	Fewer buildings of higher quality, or allowance for improved temperature control/insulation.
Increased frequency and intensity of extreme rainfall events	Increased stormwater drainage capacity	Increased roof/site drainage upgrade costs	Prioritise sites requiring upgrades (generally older buildings, or buildings with known stormwater drainage issues)
Flooding	Increase in flood heights and peak flows	Serviceability of some building assets may be threatened by projected increases.	Develop a register of assets likely to be affected by the projected rises and plan for resilience building when due for renewal. Refer also Urban Stormwater System Management Plan

Additionally, the way in which we construct new assets should recognise that there is opportunity to build in resilience to climate change impacts. Building resilience can have the following benefits:

- Assets will withstand the impacts of climate change;
- Services can be sustained; and
- Assets that can endure may potentially lower the lifecycle cost and reduce their carbon footprint

Table 4.5.2 summarises some asset climate change resilience opportunities.

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⁴ IPWEA Practice Note 12.1 Climate Change Impacts on the Useful Life of Infrastructure

Table 4.5.2 Building Asset Resilience to Climate Change

New Asset Description	Climate Change impact on these assets?	Build Resilience in New Works
Council buildings	Increased flood damage/risk	Floor levels to satisfy current flood modelling.

The impact of climate change on assets is a new and complex discussion and further opportunities will be developed in future revisions of this Asset Management Plan.



5.0 LIFECYCLE MANAGEMENT PLAN

The lifecycle management plan details how the Northern Midlands Council plans to manage and operate the assets at the agreed levels of service (Refer to Section 3) while managing life cycle costs.

5.1 Background Data

5.1.1 Physical parameters

The assets covered by this Asset Management Plan are shown in Table 5.1.1.

Table 5.1.1: Assets covered by this Plan

Asset Category	Number of Assets	Replacement Value
Amenities	4	\$1,238,800
Council office/admin buildings	9	\$3,058,029
Council work depots, sheds/garages	40	\$3,066,654
Community halls	13	\$9,160,600
Community building facilities (medical centres, waste centre/tip, emergency services buildings, libraries, community centres, child care centres, men's shed etc.)	33	\$9,435,530
Public toilet blocks	25	\$2,516,099
Residential houses/units/accommodation	11	\$1,993,954
Recreational buildings and structures incl. sporting facilities.	50	\$16,872,011
Shelters (BBQ, picnic, bus, info, etc.)	41	\$850,439
Other structures (e.g. retaining walls)	12	\$384,712
TOTAL	238	\$48,576,828

The age profile of the assets included in this Asset Management Plan are shown in Figure 5.1.1.

Land is a non-depreciating asset and hence has not been included in this plan.

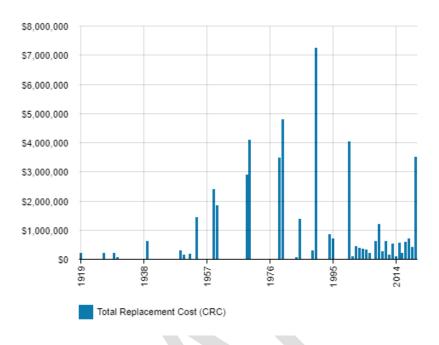


Figure 5.1.1: Asset Age Profile

All figure values are shown in current day dollars.

The above asset age profile shows age of assets based on build or major renewal year. The build or major renewal year is displayed on the horizontal axis, and asset value on the vertical axis. As can be seen, relatively consistent renewal and acquisition funding has been provided over the past two decades.

5.1.2 Asset capacity and performance

Assets are generally provided to meet design standards where these are available. However, there is insufficient resources to address all known deficiencies. Locations where deficiencies in service performance are known are detailed in Table 5.1.2.

Location **Service Deficiency** Longford memorial hall Requires improvement (has been budgeted) Perth childcare centre Requires upgrade (has been budgeted) Ross recreation ground Changeroom and other upgrades required (has been budgeted) clubrooms Longford works depot Office requires extension Campbell Town War Memorial Requires upgrade public toilets Public toilets at Talisker Street, Requires upgrade Perth

Table 5.1.2: Known Service Performance Deficiencies

Public toilets required at Seccombe Street, Perth	None currently present
Lake Leake public toilets	None currently present

The above service deficiencies were identified from discussion with key staff.

5.1.3 Asset condition

Council currently endeavours to undertake annual building maintenance inspections and risk assessments for all Council owned building infrastructure. The purpose of these visual inspections is to identify defects and risk issues which are included in the annual maintenance program. Planned maintenance is vital for extending the useful life of building components.

Council has recently (2021) commenced use of iAuditor, which is an inspection, issue capture and corrective action software platform. This is a definite improvement in Council's asset management of building assets. iAuditor can be used by works crew out in the field, allowing real time capture and upload of site photos and data, which can then be accessed by all relevant parties. Progress of maintenance items, customer works requests and condition and compliance inspection schedules for particular building assets can all be found within the iAuditor system, with alerts sent to relevant parties when these items are, for example, due for action, updated, or completed.

Condition is measured using a 1-5 grading system⁵ as detailed in Table 5.1.3. It is important that a consistent approach is used in reporting asset performance enabling effective decision support. A finer grading system may be used at a more specific level, however, for reporting in the Asset Management Plan results are translated to a 1 – 5 grading scale for ease of communication.

Table 5.1.3: Condition Grading System

Condition Grading	Description of Condition
1	Very Good: free of defects, only planned and/or routine maintenance required
2	Good: minor defects, increasing maintenance required plus planned maintenance
3	Fair: defects requiring regular and/or significant maintenance to reinstate service
4	Poor: significant defects, higher order cost intervention likely
5	Very Poor: physically unsound and/or beyond rehabilitation, immediate action required

The condition profile of our assets is shown in Figure 5.1.3.

⁵ IPWEA, 2015, IIMM, Sec 2.5.4, p 2 | 80.

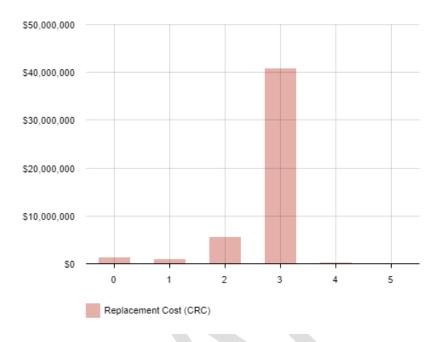


Figure 5.1.3: Asset Condition Profile

Figure 5.1.3 shows approximately **13.4** % of Council's total building asset value (excluding land) is in **'very good'** or **'good'** condition (refer Table 5.1.3), **83.9** % in a **'fair'** condition, **0.3** % in a **'poor'** condition, **0** % in a **'very poor'** condition, and **2.4** % with a '0' condition rating (not yet assigned). It is to be noted that the 2017 version of this document Council had a significant value of assets in condition 4 and 5. Figure 5.1.3 now shows minimal assets in condition 4 and 5 and this is reflective of Council's targeted building infrastructure renewal and maintenance works program over the past 5 years. Continued good asset management by Council is foreseen to keep the building assets predominantly in at least 'fair' condition well into the planning period.

All figure values are shown in current day dollars.

5.2 Operations and Maintenance Plan

Council operates and maintains assets to provide the defined level of service to approved budgets in the most cost-efficient manner. The operation and maintenance activities include:

- Scheduling operations activities to deliver the defined level of service in the most efficient manner,
- Undertaking maintenance activities through a planned maintenance system to reduce maintenance
 costs and improve maintenance outcomes. Undertake cost-benefit analysis to determine the most costeffective split between planned and unplanned maintenance activities (50 70% planned desirable as
 measured by cost),
- Maintain a current infrastructure risk register for assets and present service risks associated with
 providing services from infrastructure assets and reporting 'Very High' and 'High' risks and residual risks
 after treatment to management and Council,
- Review current and required skills base and implement workforce training and development to meet required operations and maintenance needs,
- Review asset utilisation to identify underutilised assets and appropriate remedies, and over utilised assets and customer demand management options,
- Maintain a current hierarchy of critical assets and required operations and maintenance activities,
- Develop and regularly review appropriate emergency response capability,

 Review management of operations and maintenance activities to ensure Council is obtaining best value for resources used.

Operations include regular activities to provide services. Examples of typical operational activities include cleaning, asset inspection, insurance, and utility costs.

Maintenance includes all actions necessary for retaining an asset as near as practicable to an appropriate service condition including regular ongoing day-to-day work necessary to keep assets operating. Examples of typical maintenance activities include painting, component replacement, equipment repairs and any other activity that physically changes the asset.

Maintenance may be classified as preventative maintenance or reactive maintenance. Essentially, preventative maintenance is planned maintenance (repair work that is identified and managed through a maintenance management system such as *iAuditor*), and reactive maintenance is unplanned (identified by works requests or staff observation).

The trend in maintenance budgets are shown in Table 5.2.1.

Table 5.2.1: Maintenance Budget Trends

Financial Year	Maintenance Budget \$
2019/20	\$507,385
2020/21	\$534,548
2021/22	\$536,856

Maintenance budget levels are considered to be adequate to meet projected service levels, which may be less than or equal to current service levels. Where maintenance budget allocations are such that they will result in a lesser level of service, the service consequences and service risks have been identified and are highlighted in this Asset Management Plan. Reference should also be made to the Northern Midlands Council Strategic Risk Register.

Assessment and priority of reactive maintenance is undertaken by staff using experience and judgement. Reactive maintenance is generally carried out in accordance with response levels of service detailed in Appendix F.

Maintenance work is carried out in accordance with the National Construction Code (NCC) and Council standard operating procedures.

It is to be noted that Council maintains an asbestos register for building assets, and in addition to this, budget and utilise approximately \$20,000 each year undertaking an asbestos management program.

Asset hierarchy

An asset hierarchy provides a framework for structuring data, reporting information and making decisions. The hierarchy includes the asset class and component used for asset planning and financial reporting and service level hierarchy used for service planning and delivery.

The service hierarchy is shown is Table 5.2.2.

Table 5.2.2: Asset Service Hierarchy

Service Hierarchy	Definition	Service Level Objective
Category 1 – Critical	High use business critical facilities essential to service delivery, (e.g. main buildings used to run the Council's operations)	 Aesthetics – As new or highest quality reasonably achieved. Functionality – All elements must function as intended at all times, with no down time tolerated during periods of intended use. Legislative Requirements – All legal responsibility must be met. Financial – Maximum efficiency of maintenance and cleaning operations is required, to minimise expenditure in achieving the desired outcomes.
Category 2 – High	High use facilities essential to service delivery, (e.g. buildings which are used for Council business purposes).	 Aesthetics – Minor signs or deterioration when viewed closely may be acceptable. No deterioration when viewed form normal distance. Some deterioration may be tolerated for short period of time. Functionality – All elements must function as intended during periods of intended use, with a low probability of failure. Legislative Requirements – All legal responsibility must be met. Financial – Primary aim is to maximise the long term economic performance of the facility. Refurbishments, equipment replacements and maintenance planning should be above current standards to provide a high level of service and aesthetics.
Category 3 – Moderate	Moderate use and key facilities important to service delivery (e.g. major Council buildings that have a predominant community use focus).	 Aesthetics – Some minor signs of deterioration when viewed from normal distance are acceptable. Functionality – All required elements should function as intended during period of intended use. Minor failures, excluding those which bring a threat to safety or security, can be tolerated. Legislative Requirements – All legal responsibility must be met. Financial - Primary aim is to maximise the long term economic performance of the facility. Refurbishments, equipment replacements and maintenance planning should be in a strategic framework, and decision taken on a life cycle basis.
Category 4 – Low	Low use facilities that are not critical to service delivery (e.g. minor Council buildings that have	 Aesthetics – Some signs of deterioration are acceptable. Functionality – All elements requirement should function as intended during periods of intended

	a community use focus or are used by community groups).	 use. Minor failures, excluding those which bring a threat to safety or security, can be tolerated. Legislative Requirements – All legal responsibility must be met. Financial – Limitation of short term maintenance costs is the primary objective.
Category 5 – Infrequent use	Infrequently used buildings or facilities	 Aesthetics – Not important. Functionality – No requirement to retain any functional performance except to avoid degradation of asset value. Legislative Requirements – All legal responsibility must be met. Financial – Limitation of maintenance costs is the primary objective.

Summary of forecast operations and maintenance costs

Forecast operations and maintenance costs are expected to vary in relation to the total value of the asset stock. If additional assets are acquired, the future operations and maintenance costs are forecast to increase. If assets are disposed of the forecast operation and maintenance costs are expected to decrease. Figure 5.2 shows the forecast operations and maintenance costs relative to the proposed operations and maintenance Planned Budget.

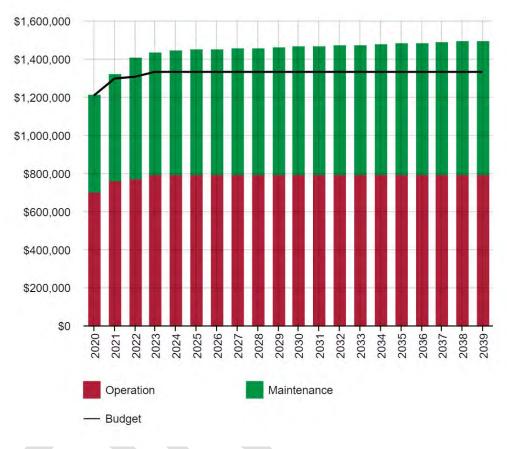


Figure 5.2: Operations and Maintenance Summary

All figure values are shown in current day dollars.

As can be seen in Figure 5.2, operations and maintenance cost forecasts rise slightly above the planned budget from 2022 onwards. This indicates that Council may not currently have sufficient planned budget to undertake all forecast operations and maintenance over the planning period. Saying this, these forecasts are to be updated yearly and are likely to vary throughout the planning period. Operational costs are mostly fixed, but maintenance can vary with available funding.

When acquiring assets over the planning period, it is expected for operation and maintenance costs to also increase over the planning period, as can be noted by the gradual rise in operation and maintenance over the planning period in Figure 5.2.

Deferred maintenance (i.e. works that are identified for maintenance activities but unable to be completed due to available resources) should be included in Section 6.0 of this plan where it poses a 'high' or 'very high' risk to Council – refer Table 6.2.

5.3 Renewal Plan

Renewal is major capital work which does not significantly alter the original service provided by the asset, but restores, rehabilitates, replaces or renews an existing asset to its original service potential. Work over and above restoring an asset to original service potential is considered to be an acquisition resulting in additional future operations and maintenance costs.

Assets requiring renewal are identified from one of two approaches in the Lifecycle Model.

- The first method uses Asset Register data to project the renewal costs (current replacement cost) and renewal timing (acquisition year plus updated useful life to determine the renewal year), or
- The second method uses an alternative approach to estimate the timing and cost of forecast renewal work (i.e. condition modelling system, staff judgement, average network renewals, or other).

The typical useful lives of assets used to develop projected asset renewal forecasts are shown in Table 5.3. Asset useful lives were last reviewed in July 2021, refer to improvement plan in Section 8.0.

Table 5.3: Useful Lives of Assets

Asset (Sub)Category	Useful life
Amenities	75 years
Council office/admin buildings	100 years
Council work depots, sheds/garages	75 years
Community halls	100 years
Community building facilities (medical centres, waste centre/tip, emergency services buildings, visitor information centres, libraries, community centres, child care centres, men's shed etc.)	100 years
Public toilet blocks	75 years
Residential houses/units/accommodation	100 years
Recreational buildings and structures incl. sporting facilities.	100 years
Shelters (BBQ, picnic, bus, info, etc.)	75 years
Other structures (e.g. retaining walls)	50 years

The estimates for renewals in this Asset Management Plan were based on a combination of both the asset register and alternate methods.

5.3.1 Renewal ranking criteria

Asset renewal is typically undertaken to either:

- Ensure the reliability of the existing infrastructure to deliver the service it was constructed to facilitate (e.g. replacing a bridge that has a 5 t load limit), or
- To ensure the infrastructure is of sufficient quality to meet the service requirements (e.g. condition of a playground).⁶

It is possible to prioritise renewals by identifying assets or asset groups that:

- Have a high consequence of failure,
- Have high use and subsequent impact on users would be significant,

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⁶ IPWEA, 2015, IIMM, Sec 3.4.4, p 3 | 91.

- Have higher than expected operational or maintenance costs, and
- Have potential to reduce life cycle costs by replacement with a modern equivalent asset that would provide the equivalent service.⁷

The ranking criteria used to determine priority of identified renewal proposals is detailed in Table 5.4.1.

Table 5.4.1: Renewal Priority Ranking Criteria

Criteria	Weighting
Condition	30 %
Usage/demand	30 %
High operation & maintenance costs that could be reduced significantly by renewal	20 %
Risk/failure consequence	20 %
Total	100%

5.4 Summary of future renewal costs

Forecast renewal costs are projected to increase over time if the asset stock increases. The forecast costs associated with renewals are shown relative to the proposed renewal budget in Figure 5.5.1. A detailed summary of the forecast renewal costs is shown in Appendix D.

⁷ Based on IPWEA, 2015, IIMM, Sec 3.4.5, p 3 | 97.

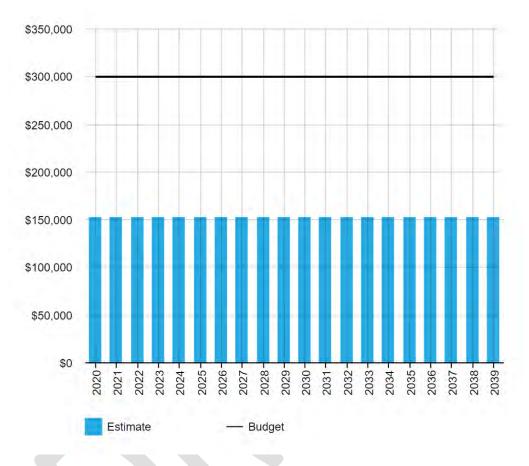


Figure 5.5.1: Forecast Renewal Costs

All figure values are shown in current day dollars.

The forecast renewal costs are covered by the proposed renewal budget over the planning period. The discrepancy between budget and forecast renewals here is due to the accuracy of the current asset register renewal year data, which along with assets generally being renewed before they explicitly reach the end of useful life. Improvements to useful life data within the asset register is noted for improvement in Section 8.0.

There are currently no deferred building renewals forecasted. Deferred renewal (assets identified for renewal and not scheduled in capital works programs) should be included in Section 6.0 of this plan where it poses a 'high' or 'very high' risk to Council – refer Table 6.2.

5.5 Acquisition Plan

Acquisition are new assets that did not previously exist or works which will upgrade or improve an existing asset beyond its existing capacity. They may result from growth, demand, social or environmental needs. Assets may also be donated to Council.

5.5.1 Selection criteria

Proposed acquisition of new assets, and upgrade of existing assets, are identified from various sources such as Councillor and community requests, proposals identified by strategic plans or partnerships with others. Potential upgrade and new works should be reviewed to verify that they are essential to Council's needs. Proposed

upgrade and new work analysis should also include the development of a preliminary renewal estimate to ensure that the services are sustainable over the longer term. Verified proposals can then be ranked by priority and available funds and scheduled in future works programmes. The priority ranking criteria is detailed in Table 5.6.1.

Table 5.6.1: Acquired Assets Priority Ranking Criteria

Criteria	Weighting
Risk/safety	25 %
Technical	20 %
Corporate	20 %
Building usage	15 %
Social/community impact	10 %
Environmental	10 %
Total	100%

Summary of future asset acquisition costs

Forecast acquisition asset costs are summarised in Figure 5.6.1 and shown relative to the proposed acquisition budget. The forecast acquisition capital works program is shown in Appendix A.

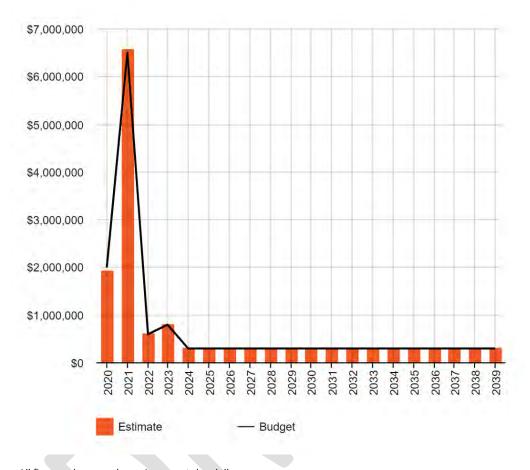


Figure 5.6.1: Acquisition (Constructed) Summary

All figure values are shown in current day dollars.

When Council commits to new assets, they must be prepared to fund future operations, maintenance and renewal costs. They must also account for future depreciation when reviewing long term sustainability. When reviewing the long-term impacts of asset acquisition, it is useful to consider the cumulative value of the acquired assets being taken on by Council.

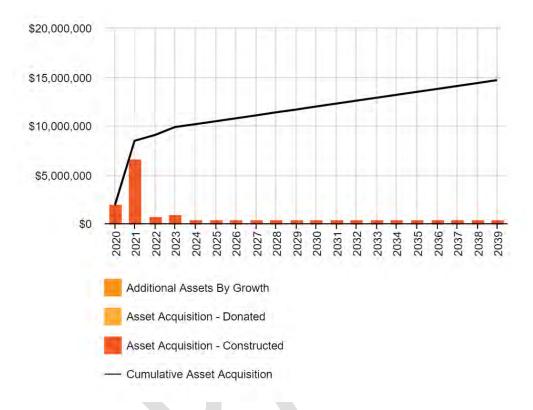


Figure 5.6.2: Acquisition Summary

All figure values are shown in current dollars.

Expenditure on new assets and services in the capital works program will be accommodated in the Long Term Financial Plan, but only to the extent that there is available funding.

Referring to Figure 5.6.2, the spike in 'constructed' asset acquisitions in 2020/21 and 2021/22 relates to the following acquisitions: Longford Sports Centre; Morven Park Changerooms; Ross Accommodation Units; Seccombe Street Toilets; Perth Childcare Centre; Evandale Medical Centre Extension; Longford Memorial Hall Extension; Cressy Rec Changerooms; Cressy Pool Kiosk & Entrance; Talisker Street Toilets, Perth and an additional \$300,000 set aside for asset acquisition in 2021/22. The 'constructed' forecasts then fall over the next two years to \$300,000 per year for the remainder of the planning period.

As can be seen in Figure 5.6.2, approximately \$15M in accumulated acquisitions is forecast to be added to Council's asset stock over the planning period. These acquisitions will commit the funding of ongoing operations, maintenance, and renewal costs over the asset service life.

Summary of asset forecast costs

The financial projections from this asset plan are shown in Figure 5.6.3. These projections include forecast costs for acquisition, operation, maintenance, renewal, and disposal. These forecast costs are shown relative to the proposed budget.

The bars in the graphs represent the forecast costs needed to minimise the life cycle costs associated with the service provision. The proposed budget line indicates the estimate of available funding. The gap between the

forecast work and the proposed budget is the basis of the discussion on achieving balance between costs, levels of service and risk to achieve the best value outcome.

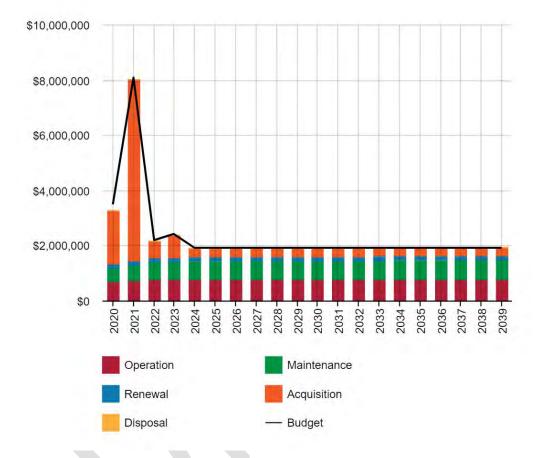


Figure 5.6.3: Lifecycle Summary

All figure values are shown in current day dollars.

As can be seen in Figure 5.6.3, the forecasted lifecycle costs are relatively well matched to the planned budget (black line) over the planning period.

As Council undertakes large acquisitions over the next two years, ongoing operation and maintenance cost forecasts are to be closely monitored to ensure they remain within the planned budget.

5.6 Disposal Plan

Disposal includes any activity associated with the disposal of a decommissioned asset including sale, demolition or relocation. Assets identified for potential disposal are shown in Table 5.7. A summary of the disposal costs and estimated reductions in annual operations and maintenance of disposing of the assets are also outlined in Table 5.7. Any costs or revenue gained from asset disposals is included in the Long Term Financial Plan.

NOTE: The assets identified for potential disposal in Table 5.7 are preliminary only and will ultimately require Council approval before any disposals are undertaken.

Table 5.7: Assets Identified for Potential Disposal

Asset	Reason for Disposal	Timing	Disposal Costs	Operations & Maintenance Annual Savings
Campbell Town Hall	Strategic decision by Council	2023	Nil – If sold Council would obtain funds	All operation and maintenance costs
32 Norfolk Street, Perth	Purchased for strategic stormwater management planning purposes. Project complete. No longer required by Council.	2022	Nil – If sold Council would obtain funds	All operation and maintenance costs



6.0 RISK MANAGEMENT PLANNING

The purpose of infrastructure risk management is to document the findings and recommendations resulting from the periodic identification, assessment and treatment of risks associated with providing services from infrastructure, using the fundamentals of International Standard ISO 31000:2018 Risk management – Principles and guidelines.

Risk Management is defined in ISO 31000:2018 as: 'coordinated activities to direct and control with regard to $risk'^8$.

An assessment of risks⁹ associated with service delivery will identify risks that will result in loss or reduction in service, personal injury, environmental impacts, a 'financial shock', reputational impacts, or other consequences. The risk assessment process identifies credible risks, the likelihood of the risk event occurring, and the consequences should the event occur. The risk assessment should also include the development of a risk rating, evaluation of the risks and development of a risk treatment plan for those risks that are deemed to be non-acceptable.

6.1 Critical Assets

Critical assets are defined as those which have a high consequence of failure causing significant loss or reduction of service. Critical assets have been identified and along with their typical failure mode, and the impact on service delivery, are summarised in Table 6.1. Failure modes may include physical failure, collapse or essential service interruption.

Table 6.1 Critical Assets

Critical Asset(s)	Failure Mode	Impact
Emergency evacuation centers: - Town Hall Longford - Campbell Town Recreation complex	Any failure mode (fire, dilapidation, flooding etc.)	Loss of emergency evacuation centre
Emergency Services Buildings	Any failure mode (fire, dilapidation, flooding etc.)	Loss of critical service
Council Offices and Depots	Any failure mode (fire, dilapidation, flooding etc.)	Loss of critical service

By identifying critical assets and failure modes an organisation can ensure that investigative activities, condition inspection programs, maintenance and capital expenditure plans are targeted at critical assets.

6.2 Risk Assessment

The risk management process used is shown in Figure 6.2 below.

It is an analysis and problem-solving technique designed to provide a logical process for the selection of treatment plans and management actions to protect the community against unacceptable risks.

The process is based on the fundamentals of International Standard ISO 31000:2018.

⁸ ISO 31000:2009, p 2

⁹ REPLACE with Reference to the Corporate or Infrastructure Risk Management Plan as the footnote

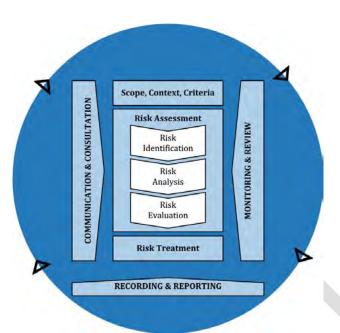


Fig 6.2 Risk Management Process – Abridged Source: ISO 31000:2018, Figure 1, p9

The risk assessment process identifies credible risks, the likelihood of the risk event occurring, the consequences should the event occur, development of a risk rating, evaluation of the risk and development of a risk treatment plan for non-acceptable risks.

An assessment of risks¹⁰ associated with service delivery will identify risks that will result in loss or reduction in service, personal injury, environmental impacts, a 'financial shock', reputational impacts, or other consequences.

Critical risks are those assessed with 'Very High' (requiring immediate corrective action) and 'High' (requiring corrective action) risk ratings identified in the Infrastructure Risk Management Plan. The residual risk and treatment costs of implementing the selected treatment plan is shown in Table 6.2. It is essential that these critical risks and costs are reported to management and the Councillors.

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¹⁰ Refer Northern Midlands Council Strategic Risk Register

Table 6.2: Risks and Treatment Plans

Service or Asset at Risk	What can Happen	Risk Rating (Very High, High)	Risk Treatment Plan	Residual Risk *	Treatment Costs
Council Buildings	Loss of knowledge/key staff	High	Develop a succession plan and improve record keeping	Low	TBC
Council Buildings	Asbestos exposure	High	Asbestos register has been developed and ongoing program to remove high risk asbestos from Council buildings	Low	\$20,000 per year (included in planned budget)
Council Buildings	Financial constraints on infrastructure asset management.	High	Continued use and updating of Asset Management Plan and Long Term Financial Plan	Low	TBC

Note * The residual risk is the risk remaining after the selected risk treatment plan is implemented. Refer also Northern Midlands Council Strategic Risk Register

6.3 Infrastructure Resilience Approach

The resilience of our critical infrastructure is vital to the ongoing provision of services to customers. To adapt to changing conditions we need to understand our capacity to 'withstand a given level of stress or demand', and to respond to possible disruptions to ensure continuity of service.

Resilience recovery planning, financial capacity, climate change risk assessment and crisis leadership.

We do not currently measure our resilience in service delivery. This will be included in future iterations of the Asset Management Plan.

6.4 Service and Risk Trade-Offs

The decisions made in adopting this Asset Management Plan are based on the objective to achieve the optimum benefits from the available resources.

6.4.1 What we cannot do

There are some operations, maintenance and capital works (acquisitions and renewals) that are unable to be undertaken within the next 10 years. These include:

- Upgrade all Council buildings to the standard of new buildings (e.g. provision of double glazing, insulation, and heating to all buildings)
- Fund any major acquisitions from internal funding (reliant on external funding)
- Fund all community/management committee requests without external funding and long term planning.

6.4.2 Service trade-off

If there is forecast work (operations, maintenance, renewal, acquisition or disposal) that cannot be undertaken due to available resources, then this will result in service consequences for users. The service consequences will generally be related to a reduction in level of service provided.

6.4.3 Risk trade-off

The operations and maintenance activities and capital projects that cannot be undertaken may sustain or create risk consequences. These risk consequences include:

- A reduction to the level of service provided
- Reputational consequences

These actions and expenditures are considered and included in the forecast costs, and where developed, the Risk Management Plan.



7.0 FINANCIAL SUMMARY

This section contains the financial requirements resulting from the information presented in the previous sections of this Asset Management Plan. The financial projections will be improved as the discussion on desired levels of service and asset performance matures.

7.1 Financial Sustainability and Projections

7.1.1 Sustainability of service delivery

There are two key indicators of sustainable service delivery that are considered in the Asset Management Plan for this service area. The two indicators are the:

- asset renewal funding ratio (proposed renewal budget for the next 10 years / forecast renewal costs for next 10 years), and
- medium term forecast costs/proposed budget (over 10 years of the planning period).

Asset Renewal Funding Ratio

Asset Renewal Funding Ratio¹¹ 197.23 %

The Asset Renewal Funding Ratio is an important indicator and illustrates (based on current asset register data) that over the next 10 years we expect to have 197.23 % of the funds required for the optimal renewal of assets.

NOTE: To have greater than 100 % of the forecast renewal costs included in the planned budget suggests overfunding is occurring. However, in this instance, it does not necessarily represent a true funding surplus. The reason for this is inaccuracies in asset register data that informs this percentage. Future improvement of this data has been noted in Section 8.0. The improvement relates to the accuracy of the 'useful life' of each asset and the associated forecast renewal year. Currently the useful lives are considered high, and hence many renewal works are forecast to occur well into the future, beyond the current planning period. Whereas some renewal funding will be required prior to the forecast renewal year. This being the case, the forecast inaccuracies have been compensated for by providing more realistic funding levels in the planned budget, which align with successful historical funding levels.

The forecast renewal work along with the proposed renewal budget, and the cumulative shortfall, is illustrated in Appendix D.

Medium term - 10 year financial planning period

This Asset Management Plan identifies the forecast operations, maintenance and renewal costs required to provide an agreed level of service to the community over a 10 year period. This provides input into 10 year financial and funding plans aimed at providing the required services in a sustainable manner.

This forecast work can be compared to the proposed budget over the first 10 years of the planning period to identify any funding shortfall.

The forecast operations, maintenance and renewal costs over the 10 year planning period is \$1,558,733 on average per year.

The proposed (budget) operations, maintenance and renewal funding is \$1,615,034 on average per year giving a 10 year funding excess of \$56,301 on average per year. This indicates that 103.61 % of the forecast costs needed to provide the services documented in this Asset Management Plan are accommodated in the proposed budget. Note, these calculations exclude acquired assets.

Providing sustainable services from infrastructure requires the management of service levels, risks, forecast outlays and financing to achieve a financial indicator of approximately 1.0 for the first years of the Asset Management Plan and ideally over the 10 year life of the Long Term Financial Plan.

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¹¹ AIFMM, 2015, Version 1.0, Financial Sustainability Indicator 3, Sec 2.6, p 9.

7.1.2 Forecast Costs (outlays) for the Long Term Financial Plan

Table 7.1.3 shows the forecast costs (outlays) required for consideration in the 10 year Long Term Financial Plan.

Providing services in a financially sustainable manner requires a balance between the forecast outlays required to deliver the agreed service levels with the planned budget allocations in the Long Term Financial Plan.

A gap between the forecast outlays and the amounts allocated in the financial plan indicates further work is required on reviewing service levels in the Asset Management Plan (including possibly revising the Long Term Financial Plan).

We will manage the 'gap' by developing this Asset Management Plan to provide guidance on future service levels, and resources required to provide these services, in consultation with the community.

Forecast costs are shown in 2020/21 financial year dollar values.

Table 7.1.2: Forecast Costs (Outlays) for the Long Term Financial Plan

Financial Year	Acquisition	Operation	Maintenance	Renewal*	Disposal
2020/21	\$1,920,000	\$701,792	\$507,385	\$152,104	\$0
2021/22	\$6,561,000	\$764,154	\$555,668	\$152,104	\$0
2022/23	\$600,000	\$771,238	\$630,147	\$152,104	\$0
2023/24	\$800,000	\$793,548	\$639,824	\$152,104	\$0
2024/25	\$300,000	\$793,548	\$648,624	\$152,104	\$0
2025/26	\$300,000	\$793,548	\$651,924	\$152,104	\$0
2026/27	\$300,000	\$793,548	\$655,224	\$152,104	\$0
2027/28	\$300,000	\$793,548	\$658,524	\$152,104	\$0
2028/29	\$300,000	\$793,548	\$661,824	\$152,104	\$0
2029/30	\$300,000	\$793,548	\$665,124	\$152,104	\$0
2030/31	\$300,000	\$793,548	\$668,424	\$152,104	\$0
2031/32	\$300,000	\$793,548	\$671,724	\$152,104	\$0
2032/33	\$300,000	\$793,548	\$675,024	\$152,104	\$0
2033/34	\$300,000	\$793,548	\$678,324	\$152,104	\$0
2034/35	\$300,000	\$793,548	\$681,624	\$152,104	\$0
2035/36	\$300,000	\$793,548	\$684,924	\$152,104	\$0
2036/37	\$300,000	\$793,548	\$688,224	\$152,104	\$0
2037/38	\$300,000	\$793,548	\$691,524	\$152,104	\$0
2038/39	\$300,000	\$793,548	\$694,824	\$152,104	\$0
2039/40	\$300,000	\$793,548	\$698,124	\$152,104	\$0

^{*}Renewal values are the average over 20 year planning period.

7.2 Funding Strategy

The proposed funding for assets is outlined in Council's budget and Long Term Financial Plan.

The financial strategy of Council determines how funding will be provided, whereas the Asset Management Plan communicates how and when this will be spent, along with the service and risk consequences of various service alternatives.

7.3 Valuation Forecasts

7.3.1 Asset valuations

The best available estimate of the value of building assets included in this Asset Management Plan (excluding land) is shown below. The asset renewal/replacement cost for each asset has been determined by *LG Valuation Services* (1 July 2019). Useful lives are as per the *Moloney Asset Management System* asset register.

Replacement Cost (Current/Gross)	\$48,576,828
Depreciable Amount	\$48,576,828
Depreciated Replacement Cost ¹²	\$30,909,488
Annual Depreciation Expense	\$562,151

7.3.2 Valuation forecast

Asset values are forecast to increase over the planning period, taking into account forecast acquisitions and potential disposals.

Useful Life

Additional assets will generally add to the operations and maintenance needs over the planning period. Acquired assets increase future renewal and depreciation forecasts.

7.4 Key Assumptions Made in Financial Forecasts

In compiling this Asset Management Plan, it was necessary to make some assumptions. This section details the key assumptions made in the development of this Asset Management Plan and should provide readers with an understanding of the level of confidence in the data behind the financial forecasts.

Key assumptions made in this Asset Management Plan are:

- No additional unplanned major building assets will be acquired by Council in the next 10 year period. If this changes the Asset Management Plan is to be updated to reflect this, and allocation in planned budget to meet full lifecycle costs.
- External funding will continue to be a significant source of funding for acquisitions.
- Future demand assumptions as mentioned in Section 4.0.
- Asset construction costs to remain stable in real (current dollar) terms If asset construction costs rise faster
 than the general rate of inflation, then Council's projected future asset renewal costs will be higher than
 indicated by this plan.
- Financial data used in the development of this plan was from the end of the 2020-21 financial year.
- Several assumptions were required in the derivation of planned budget and lifecycle forecast figures. This is due to the nature of long term forecasting.
- Some success in grant funding application processes is achieved.
- Professional judgement has been applied in the absence of good quality data, however where applied, it has been noted for improvement in Section 8.0.
- All figures are presented in current day dollars.

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¹² Also reported as Written Down Value, Carrying or Net Book Value.

7.5 Forecast Reliability and Confidence

The forecast costs, proposed budgets, and valuation projections in this Asset Management Plan are based on the best available data. For effective asset and financial management, it is critical that the information is current and accurate. Data confidence is classified on a A - E level scale¹³ in accordance with Table 7.5.1.



¹³ IPWEA, 2015, IIMM, Table 2.4.6, p 2 | 71.

Table 7.5.1: Data Confidence Grading System

Confidence Grade	Description
A. Very High	Data based on sound records, procedures, investigations and analysis, documented properly and agreed as the best method of assessment. Dataset is complete and estimated to be accurate $\pm~2\%$
B. High	Data based on sound records, procedures, investigations and analysis, documented properly but has minor shortcomings, for example some of the data is old, some documentation is missing and/or reliance is placed on unconfirmed reports or some extrapolation. Dataset is complete and estimated to be accurate ± 10%
C. Medium	Data based on sound records, procedures, investigations and analysis which is incomplete or unsupported, or extrapolated from a limited sample for which grade A or B data are available. Dataset is substantially complete but up to 50% is extrapolated data and accuracy estimated \pm 25%
D. Low	Data is based on unconfirmed verbal reports and/or cursory inspections and analysis. Dataset may not be fully complete, and most data is estimated or extrapolated. Accuracy $\pm40\%$
E. Very Low	None or very little data held.

The estimated confidence level for and reliability of data used in this Asset Management Plan is shown in Table 7.5.2.

Table 7.5.2: Data Confidence Assessment for Data used in Asset Management Plan

Data	Confidence Assessment	Comment
Demand drivers	Medium	Requires Council input, review and acceptance
Growth projections	Medium to High	State government provided projections used
Acquisition forecast	Medium	Some estimates and assumptions made. Estimated acquisition cost used over planning period after 2023/24.
Operation forecast	Medium	Some estimates and assumptions made.
Maintenance forecast	Medium	Some estimates and assumptions made.
Renewal forecast - Asset values	Medium to High	Based on LG Valuation Services (2019)
- Asset useful lives	Low	Based on professional judgement of staff
- Condition modelling	Low to Medium	Based on visual inspection and professional judgement of staff. Condition rating to updated useful life correlation to be improved.
Disposal forecast	Medium	Some options for disposal have been identified and are noted within this plan.

The estimated confidence level for and reliability of data used in this Asset Management Plan is considered to be in the **Medium** range (refer Table 7.5.1).

8.0 PLAN IMPROVEMENT AND MONITORING

8.1 Status of Asset Management Practices¹⁴

8.1.1 Accounting and financial data sources

This Asset Management Plan utilises accounting and financial data. The source of the data is Council's accounting and finance software *Open Office Local Government Solutions*. The Corporate Services Department is responsible for the management of the financial systems. This system includes fully integrated creditor, debtor, payroll, general ledger and receipting modules. The system has a fully integrated asset system however this is only currently used for fleet operating management.

Accounting standards and regulations

Council is required to prepare its annual financial report in accordance with *Australian Accounting Standards* and other authoritative pronouncements of the *Australian Accounting Standards Board* and the *Local Government Act 1993* (as amended).

AASB 116 Property, plant and equipment, AASB 136 Impairment of Assets, AASB 140 Investment Property and AASB 5 Non-current Assets held for Sale and Discontinued Operations are applied when preparing Council's annual financial statements.

The cost method of accounting is used for the initial recording of all assets acquired. Cost is determined as the fair value of the assets given as consideration plus cost incidental to the acquisition including architects fees, engineering design fees, consulting fees, administration charges and all other costs incurred in getting the assets ready for use. In addition the cost of non-current assets constructed by Council, 'cost' includes all material used in construction, direct labour used on the project and an appropriate proportion of overheads.

Non-monetary assets received in the form of grants and donations are recognised as assets and revenues at their fair value at the date of receipt. Fair value means the amount for which an asset could be exchanged between knowledgeable, willing parties in an arm's length transaction.

The asset management policies and references used by Northern Midlands Council include:

- Northern Midlands Asset Management Policy
- Northern Midlands Strategic Asset Management Plan
- International Infrastructure Management Manual, Institute of Public Works Engineering Australia 2020
- Australian Infrastructure Financial Management Guidelines, Institute of Public Works Engineering Australia 2016

Capitalisation threshold

Generally maintenance, repair costs and minor renewals are charged as expenditure when incurred unless the total value exceeds 10% of the assets written down value, or increases the economic life by more than 10%.

Expenditure is capitalised when it provides a future economic benefits which extends beyond one year and can be measured reliably. As per the *Northern Midlands Council Accounting Policy*, the following limits apply to the recognition of the acquisition of new assets:

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¹⁴ ISO 55000 Refers to this as the Asset Management System

Table 8.1.1: Capitalisation threshold

Asset Class	Capitalisation threshold
Buildings	\$5,000
Heritage	\$1,000
Land	NIL

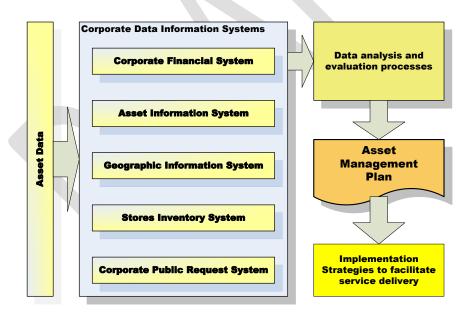
8.1.2 Asset management data sources

This Asset Management Plan also utilises asset management data. The source of the data is generally from Council's *Moloney Asset Management* system, but also utilises data from *Intramaps* (Geographic Information System), *Technology One 'ECM' Customer Request System*, and individual asset registers.

The Moloney Asset Management system is not linked to, however is constantly reconciled to, the Open Office Local Government Solutions accounting system.

The ongoing responsibility of Council's Asset Management system is primarily that of the Asset Management Officer, however strategic oversight and provision of required resources for best practice asset management is the responsibility of the General Manager, the Corporate Services Manager, and the Works Manager.

The following chart illustrates the relationship between the Council's information management systems:



8.2 Improvement Plan

It is important that Council recognise areas of their Asset Management Plan and planning process that require future improvements to ensure effective asset management and informed decision making. The improvement plan generated from this Asset Management Plan is shown in Table 8.2.

Table 8.2: Improvement Plan

Task	Task	Responsibility	Resources Required	Timeline
1	Customer service requests tracked by asset category so numbers can be tracked and included in Asset Management Plans.	Corporate Services Manager	Internal	2021
2	Improve confidence in condition ratings for all assets. Ensure asset register (Moloney) is updated from iAuditor information and that inspection and accounting information align.	Works Manager, Corporate Services Manager, Works Supervisor - Buildings	Internal	2022
3	Improve confidence in useful lives within asset register, ensure correlates well with assessed condition. Some useful lives currently appear high.	Corporate Services Manager, Works Manager	Internal	2022
4	Assess yearly performance (budgeted vs. actual costs) and update Asset Management Plan and Long Term Financial Plan accordingly.	Corporate Services Manager, Works Manager	Internal	2022
5	Separate 'operation and maintenance' lifecycle activity into 'operation' and 'maintenance' in finance system to allow improved tracking and budgeting.	Corporate Service Manager	Internal	2023
6	Community/Council consultation required to ensure appropriate levels of service are being provided (reduce/improve level of service accordingly)	General Manager	Internal	2025
7	Continue improvements to strategic maintenance and capital works programs for upcoming years (using renewal ranking criteria). Use to inform future Asset Management Plan and Long Term Financial Plan updates.	Works Manager, Works Supervisor - Buildings	Internal	Ongoing
8	Undertake detailed building component condition assessment to provide higher confidence condition data and better inform Asset Management Plan (every 4 years)	Works Manager	Works Supervisor – Buildings	Ongoing
9	Continually improve correlation between Long Term Financial Plan and Asset Management Plan. (Conduct regular meetings of responsible persons – aim for 'high' confidence level)	General Manager, Corporate Services Manager, Works Manager	Internal	Ongoing
10	Increase confidence and maturity of Asset Management Plan	Corporate Services Manager, Works Manager	Internal	Ongoing
11	Develop appropriate Risk management plans	General Manager	Internal	Ongoing

8.3 Monitoring and Review Procedures

This Asset Management Plan will be reviewed during the annual budget planning process and revised to show any material changes in service levels, risks, forecast costs and proposed budgets as a result of budget decisions.

The Asset Management Plan will be reviewed and updated annually to ensure it represents the current service level, asset values, forecast operations, maintenance, renewals, acquisition and asset disposal costs and planned budgets. These forecast costs and proposed budget are incorporated into the Long Term Financial Plan or will be incorporated into the Long Term Financial Plan once completed.

The Asset Management Plan has a maximum life of 4 years (Council election cycle) and is due for complete revision and updating within 6 months of each Council election.

8.4 Performance Measures

The effectiveness of this Asset Management Plan can be measured in the following ways:

- The degree to which the required forecast costs identified in this Asset Management Plan are incorporated into the Long Term Financial Plan,
- The degree to which the 1-5 year detailed works programs, budgets, business plans and corporate structures consider the 'global' works program trends provided by the Asset Management Plan,
- The degree to which the existing and projected service levels and service consequences, risks and residual risks are incorporated into the Strategic Planning documents and associated plans,
- The Asset Renewal Funding Ratio achieving Council's target (100%).



9.0 REFERENCES

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- ISO, 2014, ISO 55000:2014, Overview, principles and terminology
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- Northern Midlands Strategic Plan 2017 2027
- Northern Midlands Council Annual Plan: 2021-2022
- Northern Midlands Council Budget Report: 2021-2022



10.0 APPENDICES

Appendix A Acquisition Forecast

A.1 – Acquisition Forecast Assumptions and Source

A key assumption in the writing of this Asset Management Plan is that no major <u>unplanned</u> acquisitions are to be undertaken during the planning period (e.g. acquisitions where full lifecycle costs have not been allocated in the Long Term Financial Plan).

Several estimates and assumptions were required to be made in the acquisition forecast figures due to the extent of information currently available. This has been noted for improvement in Section 8.0.

A.2 - Acquisition Project Summary

The acquisitions included in this plan and accommodated in the Long Term Financial Plan are detailed in Table A2 and A3 below. The spike in 'constructed' assets in 2020/2021 and 2021/22 relates to the significant acquisitions listed in Table A2 for those years. For the remainder of the planning period the 'constructed' forecasts are assumed at \$300,000 per year (based on financial assumptions), with the exclusion of the 2022/23 and 2023/24 years where \$600,000 and \$800,000 has been assigned respectively.

Table A2 - Acquisition Forecast Summary

Year	Project	\$ Estimate
2020/21	Longford Sports Centre	\$700,000
2020/21	Morven Park Changerooms	\$1,000,000
2020/21	Ross Accommodation Units	\$220,000
2021/22	Seccombe Street Toilets	\$60,000
2021/22	Perth Childcare Centre	\$2,600,000
2021/22	Evandale Medical Centre Extension	\$300,000
2021/22	Lfd Memorial Hall extension	\$1,501,000
2021/22	Cressy Rec Changerooms	\$900,000
2021/22	Cressy Pool Kiosk & Entrance	\$800,000
2021/22	Perth Talisker St Toilets	\$100,000
2021/22	Various	\$300,000
2022/23	Various	\$300,000
2022/23	Longford Depot	\$300,000
2023/24	Longford Police Station Offices	\$500,000
2023/24	Various	\$300,000
2024/25	Various	\$300,000
2025/26	Various	\$300,000
2026/27	Various	\$300,000
2027/28	Various	\$300,000
2028/29	Various	\$300,000
2029/30	Various	\$300,000
2030/31	Various	\$300,000
2031/32	Various	\$300,000
2032/33	Various	\$300,000
2033/34	Various	\$300,000
2034/35	Various	\$300,000
2035/36	Various	\$300,000
2036/37	Various	\$300,000
2037/38	Various	\$300,000
2038/39	Various	\$300,000
2039/40	Various	\$300,000

A.3 – Acquisition Forecast Summary

Table A3 displays the forecast acquisition value each year over the planning period.

Table A3 - Acquisition Forecast Summary

Financial Year	Constructed	Donated	Growth
2020/21	\$1,920,000	\$0	\$0
2021/22	\$6,561,000	\$0	\$0
2022/23	\$600,000	\$0	\$0
2023/24	\$800,000	\$0	\$0
2024/25	\$300,000	\$0	\$0
2025/26	\$300,000	\$0	\$0
2026/27	\$300,000	\$0	\$0
2027/28	\$300,000	\$0	\$0
2028/29	\$300,000	\$0	\$0
2029/30	\$300,000	\$0	\$0
2030/31	\$300,000	\$0	\$0
2031/32	\$300,000	\$0	\$0
2032/33	\$300,000	\$0	\$0
2033/34	\$300,000	\$0	\$0
2034/35	\$300,000	\$0	\$0
2035/36	\$300,000	\$0	\$0
2036/37	\$300,000	\$0	\$0
2037/38	\$300,000	\$0	\$0
2038/39	\$300,000	\$0	\$0
2039/40	\$300,000	\$0	\$0



Appendix B Operation Forecast

B.1 – Operation Forecast Assumptions and Source

Several estimates and assumptions were required to be made in the operation forecast figures. This has been noted for improvement in Section 8.0.

B.2 – Operation Forecast Summary

Table B2 displays the forecast operation costs each year over the planning period. Note the 'Additional Operation Forecast' is zero as additional funds required due to acquisitions has already been included in the operation forecast

Table B2 - Operation Forecast Summary

Financial Year	Operation Forecast	Additional Operation Forecast	Total Operation Forecast
2020/21	\$701,792	\$0	\$701,792
2021/22	\$764,154	\$0	\$764,154
2022/23	\$771,238	\$0	\$771,238
2023/24	\$793,548	\$0	\$793,548
2024/25	\$793,548	\$0	\$793,548
2025/26	\$793,548	\$0	\$793,548
2026/27	\$793,548	\$0	\$793,548
2027/28	\$793,548	\$0	\$793,548
2028/29	\$793,548	\$0	\$793,548
2029/30	\$793,548	\$0	\$793,548
2030/31	\$793,548	\$0	\$793,548
2031/32	\$793,548	\$0	\$793,548
2032/33	\$793,548	\$0	\$793,548
2033/34	\$793,548	\$0	\$793,548
2034/35	\$793,548	\$0	\$793,548
2035/36	\$793,548	\$0	\$793,548
2036/37	\$793,548	\$0	\$793,548
2037/38	\$793,548	\$0	\$793,548
2038/39	\$793,548	\$0	\$793,548
2039/40	\$793,548	\$0	\$793,548

Appendix C Maintenance Forecast

C.1 – Maintenance Forecast Assumptions and Source

Several estimates and assumptions were required to be made in the maintenance forecast figures. This has been noted for improvement in Section 8.0.

C.2 - Maintenance Forecast Summary

Table C2 displays the forecast maintenance costs each year over the planning period. Note the 'Additional Maintenance Forecast' is the forecast amount required to account for maintenance of acquisitions undertaken over the planning period.

Table C2 - Maintenance Forecast Summary

Financial Year	Maintenance Forecast	Additional Maintenance Forecast	Total Maintenance Forecast	
2020/21	\$507,385	\$21,120	\$507,385	
2021/22	\$534,548	\$72,171	\$555,668	
2022/23	\$536,856	\$6,600	\$630,147	
2023/24	\$539,933	\$8,800	\$639,824	
2024/25	\$539,933	\$3,300	\$648,624	
2025/26	\$539,933	\$3,300	\$651,924	
2026/27	\$539,933	\$3,300	\$655,224	
2027/28	\$539,933	\$3,300	\$658,524	
2028/29	\$539,933	\$3,300	\$661,824	
2029/30	\$539,933	\$3,300	\$665,124	
2030/31	\$539,933	\$3,300	\$668,424	
2031/32	\$539,933	\$3,300	\$671,724	
2032/33	\$539,933	\$3,300	\$675,024	
2033/34	\$539,933	\$3,300	\$678,324	
2034/35	\$539,933	\$3,300	\$681,624	
2035/36	\$539,933	\$3,300	\$684,924	
2036/37	\$539,933	\$3,300	\$688,224	
2037/38	\$539,933	\$3,300	\$691,524	
2038/39	\$539,933	\$3,300	\$694,824	
2039/40	\$539,933	\$3,300	\$698,124	

Appendix D Renewal Forecast Summary

D.1 – Renewal Forecast Assumptions and Source

The renewal forecast of \$152,104 per year is based on the total sum of the forecast renewal costs (asset register generated) over the planning period, averaged over 20 years (the planning period). As noted in Section 7.0 the renewal costs are estimates based on the *LG Valuation Services* 2019 report.

D.2 - Renewal Project Summary

The below Table D2 is an extract from the Buildings asset register and shows assets forecast for renewal within the planning period (up to 2040). It is to be noted that the 'estimated renewal year' is calculated as the year acquired/last major renewal, plus the 'updated useful life' of the asset. Further professional judgement will be required in prioritising the below renewals (refer also Table 5.3.1), with the 'estimated renewal year' being a guide only.



Table D2 – Asset Register Forecast Renewals

Asset ID	Asset Name	Location	Town	Estimated Renewal Cost	Estimated Renewal Year
3110.9	Cricket Nets	Barclay Street	Evandale	10,000	2022
9302	BBQ Shelter	Train Park	Perth	14,000	2022
3176.3	Rotunda	Main Street	Cressy	10,800	2022
3033.2	Ticket Box	Church Street	Ross	10,000	2030
9166.0	Waste Transfer Station	Marlborough Street	Longford	9,000	2024
9121.0	Retaining Wall	Waste Transfer Station	Avoca	50,000	2024
3156.3	Stockyards for Rodeo	Park Street	Ross	30,000	2025
3130.0	Public Toilets	Russell Street	Evandale	168,000	2026
8734.0	Toilet Block	Waste Transfer Station	Avoca	30,000	2027
3008.0	Mens Shed	Old Works Depot	Ross	208,000	2027
3110.2	Skate Park	Barclay Street	Evandale	45,000	2028
3094.61	Interchange Box	Smith Street	Longford	28,000	2028
3094.6	Scoreboard	Smith Street	Longford	30,000	2029
7730.0	Shack	Public Housing	Lake Leake	198000	2030
3070.9	Shed	Fairtlough Street	Perth	32,400	2023
8005.0	Stables	Bridge Street	Ross	60,000	2031
3110.8	Interchange Boxes	Barclay Street	Evandale	6,000	2033
3046.2	Waste Oil Recovery Site	Marlborough Street	Longford	15,000	2035
8395.1	Toilet Block	Lee Street	Rossarden	72,000	2036
3048.3	Retaining Wall	Logan Road	Evandale	90,000	2036
3046.5	Shower/Lunch Room Amenities	Marlborough Street	Longford	66,000	2036
3046.0	Tip Buildings	Marlborough Street	Longford	135,000	2036
3033.1	Library	Church Street	Ross	728,000	2036
3156.7	Covered Areas	Park Street	Ross	21,600	2038
3078.2	Shed	Macquaire Street	Cressy	80,000	2038
3033.7	Covered Areas	Church Street	Ross	66,000	2038
3192.0	Old Police Garage	Falmouth Street	Avoca	44,000	2040
3146.7	Toilets	High Street	Campbell Tov	56,000	2040
3110.6	Railway Shed	Barclay Street	Evandale	75,600	2040
3110.4	Railway Station	Barclay Street	Evandale	42,000	2040
3078.0	Pavillion	Macquaire Street	Cressy	494,000	2040
3018.6	Ticket Box	Archer Street	Longford	7,200	2040

All figures shown are in current day dollars.

D.3 – Renewal Forecast Summary

Table D3 displays the forecast renewal costs and budget each year over the planning period. The renewal budget is \$147,896, per year, higher than the averaged renewal forecast.

Table D3 - Renewal Forecast Summary

Financial Year	Renewal Forecast*	Renewal Budget
2020/21	\$152,104	\$300,000
2021/22	\$152,104	\$300,000
2022/23	\$152,104	\$300,000
2023/24	\$152,104	\$300,000
2024/25	\$152,104	\$300,000
2025/26	\$152,104	\$300,000
2026/27	\$152,104	\$300,000
2027/28	\$152,104	\$300,000
2028/29	\$152,104	\$300,000
2029/30	\$152,104	\$300,000
2030/31	\$152,104	\$300,000
2031/32	\$152,104	\$300,000
2032/33	\$152,104	\$300,000
2033/34	\$152,104	\$300,000
2034/35	\$152,104	\$300,000
2035/36	\$152,104	\$300,000
2036/37	\$152,104	\$300,000
2037/38	\$152,104	\$300,000
2038/39	\$152,104	\$300,000
2039/40	\$152,104	\$300,000

^{*}Renewal forecast values are the 20 year average.



Appendix E Disposal Summary

E.1 – Disposal Forecast Assumptions and Source

Through discussion with relevant staff, the noted potential disposals have been identified. No disposals with foreseen costs to Council are forecast to occur over the planning period.

E.2 - Disposal Project Summary

No disposals with foreseen costs to Council are forecast to occur over the planning period.

E.3 - Disposal Forecast Summary

Table E3 displays the disposal forecast and disposal budget over the planning period. No disposals with foreseen costs to Council are forecast to occur over the planning period, hence the zero values shown.

Table E3 – Disposal Activity Summary

Financial Year	Disposal Forecast	Disposal Budget
2020/21	\$0	\$0
2021/22	\$0	\$0
2022/23	\$0	\$0
2023/24	\$0	\$0
2024/25	\$0	\$0
2025/26	\$0	\$0
2026/27	\$0	\$0
2027/28	\$0	\$0
2028/29	\$0	\$0
2029/30	\$0	\$0
2030/31	\$0	\$0
2031/32	\$0	\$0
2032/33	\$0	\$0
2033/34	\$0	\$0
2034/35	\$0	\$0
2035/36	\$0	\$0
2036/37	\$0	\$0
2037/38	\$0	\$0
2038/39	\$0	\$0
2039/40	\$0	\$0

Appendix F Budget Summary by Lifecycle Activity

Several estimates and assumptions were required to be made in the development of the planned budget figures shown in Table F1. This was due to the maturity of information currently available. Future improvements are noted in Section 8.0.

Table F1 – Budget Summary by Lifecycle Activity

Financial Year	Acquisition	Operation	Maintenance	Renewal	Disposal	Total
2020/21	\$2,000,000	\$701,792	\$507,385	\$300,000	\$0	\$3,509,177
2021/22	\$6,500,000	\$764,154	\$534,548	\$300,000	\$0	\$8,098,702
2022/23	\$600,000	\$771,238	\$536,856	\$300,000	\$0	\$2,208,094
2023/24	\$800,000	\$793,548	\$539,933	\$300,000	\$0	\$2,433,481
2024/25	\$300,000	\$793,548	\$539,933	\$300,000	\$0	\$1,933,481
2025/26	\$300,000	\$793,548	\$539,933	\$300,000	\$0	\$1,933,481
2026/27	\$300,000	\$793,548	\$539,933	\$300,000	\$0	\$1,933,481
2027/28	\$300,000	\$793,548	\$539,933	\$300,000	\$0	\$1,933,481
2028/29	\$300,000	\$793,548	\$539,933	\$300,000	\$0	\$1,933,481
2029/30	\$300,000	\$793,548	\$539,933	\$300,000	\$0	\$1,933,481
2030/31	\$300,000	\$793,548	\$539,933	\$300,000	\$0	\$1,933,481
2031/32	\$300,000	\$793,548	\$539,933	\$300,000	\$0	\$1,933,481
2032/33	\$300,000	\$793,548	\$539,933	\$300,000	\$0	\$1,933,481
2033/34	\$300,000	\$793,548	\$539,933	\$300,000	\$0	\$1,933,481
2034/35	\$300,000	\$793,548	\$539,933	\$300,000	\$0	\$1,933,481
2035/36	\$300,000	\$793,548	\$539,933	\$300,000	\$0	\$1,933,481
2036/37	\$300,000	\$793,548	\$539,933	\$300,000	\$0	\$1,933,481
2037/38	\$300,000	\$793,548	\$539,933	\$300,000	\$0	\$1,933,481
2038/39	\$300,000	\$793,548	\$539,933	\$300,000	\$0	\$1,933,481
2039/40	\$300,000	\$793,548	\$539,933	\$300,000	\$0	\$1,933,481

Appendix F Maintenance Response Levels of Service Guide

Key Performance Measure	Level of Service	Performance Measure Process	Performance Target	Current Performance
COMMUNITY LE	VELS OF SERVICE – Relating	to Maintenance		
Quality	Provide buildings that meet community expectations	Number of customer service requests / complaints	<1 per month	
Function	Provide facilities that are suitable for intended use	Number of customer service requests / complaints	All properties meeting minimum standards	Nil properties not meeting standard
Safety	Provide hazard free facilities	Inspect regularly – number of reports of inconvenience, health or safety claims.	<10 per annum	
Responsiveness	Council's response to various community raised works requests	(a) Provision of a 24 hour, 7 day per week call- out service to attend to issues (b) Percentage of issues responded to in set timeframes	100% of time 95% of time	
TECHNICAL LEV	ELS OF SERVICE – Relating to	Maintenance		
Condition	Undertake inspections, routine maintenance tasks and repairs in a timely manner	Frequency of inspections, maintenance or repairs	Inspect every 24 months and repair within 3 months. Monitor cleaning contractors or management committees.	95% of time
Accessibility	Ensure adequate building assets are available	Master planning, capital works budget, and number of customer service requests / complaints	Improvement program exists. Regular inspections. Access Plan developed.	
Cost Effectiveness	Provide services in a cost effective manner	Benchmarking against other Councils or contractors	Validate cost of Council compared to contractor undertaking works or cost to maintain system is < or = to that of other municipalities	basis. No current
Safety	Ensure building infrastructure poses low risk to community and provides physical barriers or signage to identify and protect from hazards.	Number of injury / damage claims, defect and condition survey results and site specific risk assessments	Less than 1 claim for compensation per building network and any high risks identified are addresses within 3 months	No currently measured

Maree Bricknell

Subject: FW: Attention Des Jennings Kennel Licence

From: Elizabeth Bartlett < tasmanianlabradoodle@me.com >

Sent: Wednesday, 1 September 2021 8:54 AM

To: Northern Midlands Council <council@nmc.tas.gov.au>

Subject: Attention Des Jennings Kennel Licence

Hi Des

Below is the email from Sandra stating the reduced dog registration price for us, this is why we have been paying the reduced price and as stated a precedent has been established by the nmc since 2009.

Regards

Paul and Liz Bartlett

Begin forwarded message:

From: Sandra Stojkoski < Sandra. Stojkoski@northmidlands.tas.gov.au >

Subject: RE: Kennel Licence

Date: 27 April 2009 at 3:00:36 pm AEST

To: Tasmanian Labradoodles < tasmanianlabradoodle@me.com >

Hi Paul, just tried to call you....I will try and phone again later....i will be coming through to Campbell Town on Thursday so that would be a good day...will make a time with you...I really need to do an inspection as I never got around to it after you initially moved to the premises.

The reason I haven't came back to you re the registration price is because the general manager has not attended to the matter until last week. After speaking with the Corporate Services Manager this morning they have decided that the \$15-00 fee is reasonable because it is a reduced price anyway from normal registrations...it is in fact a separate category...purebred breeding dog....which is discounted even further with microchipping. The general consensus is that you must be prepared to pay that price as do other breeders in the municipality....we cant reduce the price any further for one breeder and not another.

As far as the number of dogs go...you indicated you had an extra 3 to register and possibly more after that. I am not concerned about 3 but the *Dog Control Act* states that you must re-apply if there is a 'significant' increase in the number of dogs you wish to house. I would imagine that as you brought in younger dogs for breeding you would not keep any older dogs that you ceased breeding from

It has also been pointed out to me that you did not pay your \$30-00 licence renewal fee from last year. The registrations were paid but not the licence renewal so your licence is not valid. We can discuss this later. I will phone you before Thursday to make a suitable time. I am expecting to leave Longford around lunchtime before the roads are closed off for Targa and spend the afternoon down south attending to matters.

Thanks. Sandra.

Maree Bricknell

From: Northern Midlands Council

Sent: Tuesday, 31 August 2021 3:45 PM

To: tasmanianlabradoodle@me.com

Subject: RE: Request discount on registering 200 dogs - Tasmanian Labadoodle

Dear Mrs Bartlett

As advised in my earlier email, we have not been able to confirm on what basis any previous discount may have been provided, if you are able to provide any documented information in support of your request Council would be happy to consider your request.

Council's Fees and Charges are set in accordance with the decision of Council; and in accordance with the Fees and Charges set for 2021/2022, amounts payable in respect of Dog Registrations can be viewed on Council's website by clicking on this link https://www.northernmidlands.tas.gov.au/source-assets/files/Animal-Control.pdf.

Regards

Des Jennings



General Manager | Northern Midlands Council Council Office, 13 Smith Street (PO Box 156), Longford Tasmania 7301 T: (03) 6397 7303 | F: (03) 6397 7331 E: council@nmc.tas.gov.au | W: www.northernmidlands.tas.gov.au

Tasmania's Historic Heart



From: Elizabeth Bartlett < tasmanianlabradoodle@me.com

Sent: Tuesday, 31 August 2021 1:46 PM

To: Northern Midlands Council < council@nmc.tas.gov.au>

Subject: Re: Request discount on registering 200 dogs - Tasmanian Labadoodle

Hi Des

The previous discount was because of the number of dogs we have, given that we have about 200 dogs on our property I am asking you to continue the discount that we have previously had. Or please provide justification as to why the increase.

Regards Paul and Liz

Sent from my iPhone

On 31 Aug 2021, at 1:38 pm, Northern Midlands Council < council@nmc.tas.gov.au wrote:

Dear Ms Bartlett,

I refer to your request for a discount and in this regard I regret to advise that Council is unable to provide the reduction in fees.

1

<image003.png>

Further, we have not been able to confirm on what basis the previous discount was provided and if you have any documented information in support of the request we would be happy to receive.

Regards

Des Jennings

General Manager | Northern Midlands Council

Council Office, 13 Smith Street (PO Box 156), Longford Tasmania 7301

<image001.jpg> T: (03) 6397 7303 | F: (03) 6397 7331

E: council@nmc.tas.gov.au | W: www.northernmidlands.tas.gov.au

<image002.jpg>

From: Elizabeth Bartlett < tasmanianlabradoodle@me.com >

Sent: Tuesday, 31 August 2021 12:21 PM

To: Northern Midlands Council < council@nmc.tas.gov.au >

Subject: Attention Animal Control officer

To the Animal Control Officer,

In the last 15 to 17 years a precedent has been established by the NMC to charge Tasmanian Labradoodles at a discounted rate to register our approximate 200 dogs at todays equivalent of \$26 and it appears a error has been made as it has been increased to \$54.

Regards

Paul and Liz

<TL HEADERCRSML.jpg>

"Proudly Tasmanian Owned & Operated"

Liz & Paul Bartlett | Owners

Address: 13121 Midland Highway, Epping Forest, Tasmania, 7211

Postal: P.O. Box 35, Perth, Tasmania, 7300
E: tasmanianlabradoodle@me.com W: www.labradoodle.com.au

B: (03) 6391 5778 M: 0419 479 827

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PLANNING APPLICATION

Proposal

Description of p	roposal: 2 lot si	ubdivision - boundary a	adjustment	
				••
(attach additional she	eets if necessary)			
		h creates a new road, ple	ease supply three proposed names fo	or
the road, in orde	er of preference:			
1	2		3	
Site address:	23a Wellington	st and 20 Longford Cl	ose, Longford	
CT no: CT 14850	9/1 and CT 1529	43/18		•
Estimated cost o	f project	\$	(include cost of landscapin <u>c</u> car parks etc for commercial/industrial uses	
Are there any ex If yes – main build	isting buildings o ling is used as .Dw. Clos	on this property? Yes , eling and ancillary dwelling on se	/ No 123a Wellington St and a small garden shed	on 20 Longford
If variation to Pla	anning Scheme p	rovisions requested, just	tification to be provided:	
Refer to accon	npanying report			
				•
(attach additional she				
Is any signage re	auired?			

(if yes, provide details)

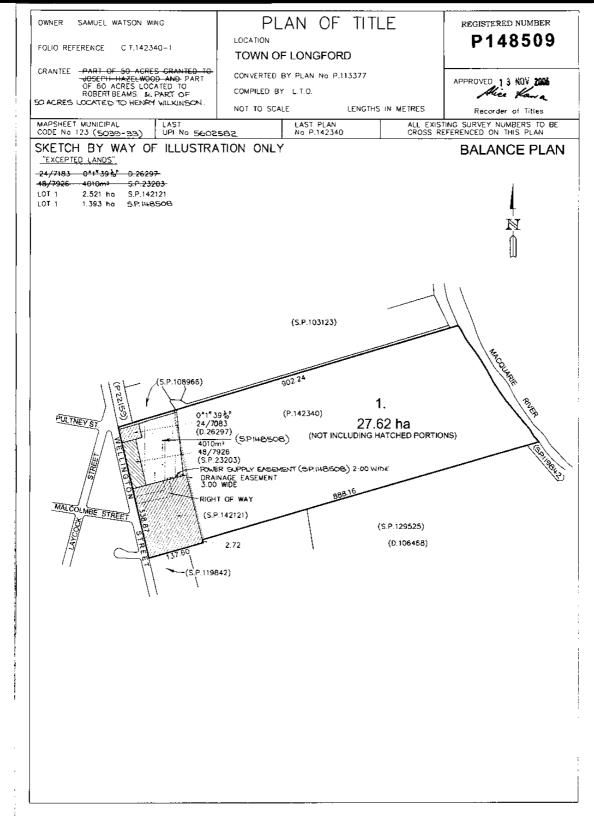


FOLIO PLAN

RECORDER OF TITLES



Issued Pursuant to the Land Titles Act 1980



Search Date: 08 Jun 2021

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Volume Number: 148509

Revision Number: 01

Page 1 of 1

Department of Primary Industries, Parks, Water and Environment

www.thelist.tas.gov.au



June 21

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COMMERCIAL PROJECT DELIVERY

Project + Development + Construction Management



2 lot bo	oundary adjustment	June 21
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COMMERCIAL PROJECT DELIVERY

Project + Development + Construction Management

2 lot boundary adjustment

June 21

Version Control

Author: Chloe Lyne

Version: 1

Date: 7/6/01

COMMERCIAL PROJECT DELIVERY

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June 21

1. Introduction

Commercial Project Delivery (CPD) have been engaged on behalf of the owner of the two properties to prepare an application for a 2 lot subdivision (boundary adjustment) at 123a Wellington Street and 20 Longford Close, Longford.

This report forms the basis of the application and has been prepared taking into account the provisions of the Northern Midlands Interim Planning Scheme 2013.

Enquiries relating to this application can be directed to:

Chloe Lyne

Planning and Development Consultant Commercial Project Delivery 178 Charles Street Launceston TAS 7250

0408 397 393

chloe@cpdelivery.com.au

2. Background

An application was lodged with Council in 2018 for the same subdivision subject to this application. The application reference number was PLN-18-0274. The application was refused due to non-compliance with Clauses 26.3.2 P1.1 (b) and 26.4.2 P1(b).

The reapplication is made on the basis of additional information around the agricultural potential of the land and includes an agricultural assessment that specifically addresses the reasons for the previous refusal.

The previous application also received a number of representations to it. The issues raised in those representations were around concerns that traffic accessing the Northbury Park farm would do so via the residential street of Longford Close. The following points provide a summary of some misconceptions about the previous DA.

- The adhesion of the second dwelling on the Northbury Park farm to 20 Longford Close will not result in the development of any new dwellings, simply the dwelling on 20 Longford Close will be the existing second dwelling on Northbury Park
- There will be no additional traffic through Longford Close other than that which would
 ordinarily occur to a residential property with one dwelling on it. Therefore there will be
 no amenity issues from noise, headlights or dust.
- Any farming related traffic associated with Northbury Park will continue to access to the
 property via the existing access point off Wellington Street. Indeed, the previous road
 between the ancillary and main dwelling on Northbury Park has been closed off.
- There have been trees planted along the driveway entrance into 20 Longford Close which will improve the visual amenity of the property.

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There will be no security concerns for the properties on the eastern side of Longford
Close as access to this area has been fenced off and in any case it is only the occupant of
the dwelling which will be on 20 Longford Close that will have access to the property.

3. Site & Surrounds

3.1. Subject Site

The site is situated on the eastern side of Longford to the south of Swan Avenue. The larger title being 123A Wellington Street extends from the rear of Longford Close to the west to the South Esk River in the east and is a rectangular shaped lot with an area of 27.62 ha. This lot contains an existing dwelling and ancillary dwelling and is accessed via an access strip extending from Wellington Street. The balance of the land is used for agricultural purposes, primarily grazing with the occasional cash crop.

20 Longford Close is a residential lot at the end of the Longford Close cul-de-sac. It has an area of 989m² and is developed with a driveway, landscaping and an outbuilding. Access is via an existing crossover onto Longford Close.

Figure 1: Site location



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Figure 2: Subject site



3.2. Title Information

The subject site comprises the following titles:

Address			Owner(s)	Title Reference
123A W	123A Wellington Street, Brian Oliver and Rebecca		CT148509/1	
Longford			Oliver	
20 Lo	ongford	Close,	Northbury Park Pty Ltd	CT152943/18
Longford				

A copy of the titles is included as **Appendix A** to this report.

3.3. Agricultural land capability

As the existing 123A Wellington Street title is located within the Rural Resource Zone, an Agricultural assessment and planning scheme compliance re4port has been prepared by Macquarie Franklin (copy included as **Appendix B**).

It found the entirety of the agricultural property to contain Class 4 land as shown in Figure 3.

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June 21

Figure 3: Land Capability of 123A Wellington St



Figure 4 shows the existing constraints to agricultural production on the site.

Figure 4: Existing infrastructure features and limitations



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2 lot boundary adjustment

June 21

3.4. Heritage

The site is not listed on the Tasmanian Heritage Register or on Council's list. The site is not located within a Heritage Precinct under the Interim Planning Scheme.

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4. Development Application

4.1. Applicant

The applicant is Commercial Project Delivery. The appropriate contact is:

Chloe Lyne, Town Planner

M: 0408397393

E: chloe@cpdelivery.com.au

4.2. Proposed boundary adjustment

It is proposed to excise 1.41 ha of land from the larger farming property (123A Wellington Street) and adhere to the residential property 20 Longford Close.

The overall number of lots won't change and the resulting lot sizes will be:

- 20 Longford Close 1.51ha
- 123A Wellington St 26.21ha

20 Longford Close will contain a single dwelling and outbuilding and be accessed via Longford Close. The previous internal road between the dwelling on 20 Longford Close and the dwelling on 123A Wellington Street has been removed.

Access to 123A Wellington Street is via the access strip directly onto Wellington Street. This will be the sole and principal means of access to this lot and the traffic associated with the agricultural use.

The plan of subdivision is shown in Figure 5 and Appendix C.

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Figure 5: Proposed plan of subdivision



4.3. Impact to Agricultural Production

The Agricultural assessment which The Agricultural assessment which accompanies this application (Appendix B), provides and assessment as to the impact of the boundary adjustment on the overall productive capacity of the land. Whilst part of the purpose of the boundary readjustment is to raise capital for irrigation improvements for the balance lot (Northbury Park) which will improve productive capacity, even if these improvements did not occur, the boundary adjustment will not impact the current productive capacity. This is due to the fact that the area of the current agricultural property to be included in the titles to 20 Longford Close, is already constrained from production due to its proximity to dwellings within Longford Close, and to the dwellings on land to the south.

COMMERCIAL PROJECT DELIVERY



2 lot boundary adjustment

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Further, the dwelling on proposed lot 1 has established gardens and shelter belt vegetation to provide a buffer to the balance agricultural land.

4.4. Development Potential for 20 Longford Close

As there were concerns raised in the objections to the previous DA for this subdivision relating to the development potential of 20 Longford Close, it is important to be clarify the development potential.

The proposed Lot 1 for 20 Longford close will include the existing 989m² of General Residential Zoned land plus 1.41ha of Rural Resource Zoned land. The portion of the lot in the Rural Resource Zone contains an existing dwelling and no further dwellings could be approved on this portion of the land.

Whilst the intention is to sell the lot to its current occupants who have no intention to develop it further, it is recognised that it could get sold to a third party in the future. The General Residential portion of the land could theoretically be developed for two multiple dwellings (as could occur currently with the lot in isolation). However, it is submitted that this would not increase traffic along Longford Close anymore than with the current development potential of the lot and therefore the potential amenity impacts following the subdivision are the same as they are currently.

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5. Planning Assessment

5.1. Zoning and Overlay

Northbury Park (123A Wellington Street) is zoned Rural Resource whilst 20 Longford Close is zoned General Residential as shown on Figure 6.

The majority of the Northbury Park property is covered by a Flood Prone Areas overlay (overlay extends from the South Esk River to the blue line on the overlay plan in Figure?). Both properties are also contained within the Urban Growth Boundary.

Figure 6 - Zoning Plan



Figure 7 - Overlay Plan



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5.2. Clause 9.3 Adjustment of a boundary

The proposed boundary adjustment cannot be assessed under Clause 9.3 as it involves land straddling two zones.

5.3. General Residential Zone Provisions

5.3.1. Zone Purpose

10.1	Zone Purpose
10.1.1.1	To provide for residential use or development that accommodates a range of dwelling types at suburban densities, where full infrastructure services are available or can be provided.
10.1.1.2	To provide for compatible non-residential uses that primarily serve the local community.
10.1.1.3	Non-residential uses are not to be at a level that distorts the primacy of residential uses within the zones, or adversely affect residential amenity through noise, activity outside of business hours, traffic generation and movement of other off site impacts
10.1.1.4	To encourage residential development that respects the neighbourhood character and provides a high standard of residential amenity.

The proposal for a boundary adjustment to create a lot accessed off Longford Close but which includes a dwelling situated on Rural Resource Zoned land does not impact the attainment of the zone purpose. The use and development standards applicable to the residential zoned component of the lot will still apply to that portion of the lot situated within the General Residential zone. Thus neighbouring property owners of Longford Close can be assured that only use and development compatible with a residential area will be allowable on the existing General Residential zoned part of the lot.

5.3.2. Subdivision Standards

As proposed Lot 1 as it sits within the General Residential Zone does not change, nor does access to the lot or frontage, it is submitted that it meets all relevant subdivision standards (AS) under the General Residential Zone.

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5.4. Rural Resource Zone

5.4.1. **Zone Purpose**

26.1.1	Zone Purpose	
26.1.1.1	To provide for the sustainable use or development of resources for agriculture, aquaculture, forestry, mining and other primary industries, including opportunities for resource processing.	
26.1.1.2	To provide for other use or development that does not constrain of conflict with resource development uses.	
26.1.1.3	To provide for economic development that is compatible with primary industry, environmental and landscape values.	
26.1.1.4	To provide for tourism related use and development where the sustainable development of rural resources will not be compromised.	

Assessment:

As outlined in the Agricultural Assessment at Appendix B, the proposed boundary adjustment will enable capital to be freed up (from the sale of the dwelling and land associated with lot 1) which will be used to support land improvement including an irrigation scheme to the balance of the property.

As the dwelling already exists on Lot 1 and has a similar alignment to the dwellings on 161 and 163 Wellington Street to the south and is within an area already constrained by agricultural development due to proximity to dwellings in Longford close (as shown on Figure 8 extracted from Agricultural assessment), the removal of the 1.5ha of land from the larger agricultural property will not reduce agricultural production capacity of the balance land. In fact the capital freed up from the sale will enable improvements to be made to production capacity.

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Figure 8: Existing limitations to agricultural property



The proposal therefore furthers Zone purpose statement 26.1.1 and 26.1.2.

5.4.2. <u>Local Area Objectives</u>

26.1.2	Local Area Objectives
a)	Primary Industries Resources for primary industries make a significant contribution to the rural economy and primary industry uses are to be protected for long-term sustainability. The prime and non-prime agricultural land resource provides for variable and diverse agricultural and primary industry production which will be protected through individual consideration of the local context.
	Processing and services can augment the productivity of primary industries in a locality and are supported where they are related to primary industry uses and the long-term sustainability of the resource is not unduly compromised.
b)	Tourism Tourism is an important contributor to the rural economy and can make a significant contribution to the value adding of primary industries through visitor facilities and the downstream processing of produce. The continued enhancement of tourism facilities with a relationship to primary production is supported where the long-term sustainability of the resource is not unduly compromised. The rural zone provides for important regional and local tourist routes and destinations such as through the promotion of environmental features and values, cultural heritage and landscape. The continued enhancement of tourism facilities that

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capitalise on these attributes is supported where the long-term sustainability of primary industry resources is not unduly compromised

c)

Rural Communities

Services to the rural locality through provision for home-based business can enhance the sustainability of rural communities. Professional and other business services that meet the needs of rural populations are supported where they accompany a residential or other established use and are located appropriately in relation to settlement activity centres and surrounding primary industries such that the integrity of the activity centre is not undermined and primary industries are not unreasonably confined or restrained.

Assessment

As is addressed in the agricultural report, the proposed boundary adjustment will not impact on the productive capacity of the main agricultural lot. The area to be adhered to 20 Longford Close is already constrained from agricultural production due to proximity to dwellings on surrounding lots.

The subject site does not contain any prime agricultural land.

Accordingly, it is submitted that attainment of Local Area Objective a) is achieved by this proposal.

Neither Local Objectives b) or c) are relevant to this proposal.

Use Standards

As the dwelling on Lot 1 was originally approved as an ancillary dwelling (Po6-250) within the Resource Development Use Class, assessment against the use standards of the Resource Zone is required as the use will change to the Residential Use Class.

26.3.2 Dwellings		
Objective	To ensure that dwellings are: a) Incidental to resource development; or b) Located on land with limited rural potential where they do not constrain surrounding agricultural operations.	

Acceptable Solution		Perf	ormance Criteria
A1	Development must be for the alteration, extension or replacement of existing dwellings; A1.2 Ancillary dwellings must be located within the curtilage of the existing dwelling on the property; or	P1	A dwelling may be constructed where it is demonstrated that: a) it is integral and subservient to resource development, as demonstrated in a

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A1.3 New dwellings must be within the resource development use class and on land that has a minimum current capital value of \$1 million as demonstrated by a valuation report or sale price less than 2 years old.

report prepared by a suitably qualified person, having regard to:

- i) scale; and
- ii) complexity of operation; and
- iii) requirement for personal attendance by the occupier; and
- *iv*) proximity to the activity; and
- v) any other matters as relevant to the particular activity; or
- b) the site is practically incapable of supporting an agricultural use or being included with other land for agricultural or other primary industry use, having regard to:
 - i) limitations
 created by any
 existing use
 and/or
 development
 surrounding the
 site;
 - ii) topographical features; and
 - iii) poor capability of the land for primary industry operations (including a lack of capability or other impediments);

P1.2 A dwelling may be constructed where it is demonstrated that wastewater treatment for the proposed dwelling can be achieved within the lot boundaries, having

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regard to the rural operation of the property and provision of reasonable curtilage to the proposed dwelling; P1.3 A dwelling may be constructed where it is demonstrated that the lot has frontage to a road or a Right of Carriageway registered over all

relevant titles.

Complies with P1

The assessment against this provision must be made on the assumption that the boundary adjustment meets the subdivision standards under Clause 26. That being the case, it is submitted that the proposal meets P1 b) in that proposed Lot 1 is practically incapable of supporting an agricultural use. As identified in the agricultural assessment (Appendix B), the land which comprises proposed lot 1, is already constrained for agricultural production by its proximity to existing dwellings in Longford Close and to the south and to some extent the dwelling which is already on it. It is therefore submitted that the use of the dwelling on proposed lot 1 as being a single dwelling meets the tests under P1 b). Section 7.2 of the agricultural report provides further assessment.

Subdivision Standards

26.4.2 Subdivision Objective To ensure that subdivision is only to: c) Improve the productive capacity of land for resource development and extractive industries; or d) Enable subdivision for environmental and cultural protection or resource processing where compatible with the zone; e) Facilitate use and development for allowable uses by enabling subdivision subsequent to appropriate development. .

Acceptable Solution

Lots must be:

- a) For the provision of utilities and is required for public use by the Crown, public authority or a municipality; or
- b) For the consolidation of a lot with another lot with no additional titles created; or

Performance Criteria

The subdivision

- a) Must demonstrate that the productive capacity of the land will be improved as a result of the subdivision; or
- b) Is for the purpose of creating a lot for an approved nonagricultural use, other than a residential use, and the productivity of the land will

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c) To align existing titles with zone boundaries and no additional lot are created.

Complies with P1

It is submitted that the proposal meets P1 a) in that the subdivision will enable the productive capacity of the land to be improved. The area of land to be added to the 20 Longford Close parcel is very constrained for agricultural production due to the existence of the dwelling on the site plus the proximity to the dwellings within Longford Close and to the south.

The capital raised by the sale of the land will enable installation of an irrigation system including a linear pivot which will improve the productive capacity of the land by a factor of 150%.

It is suggested that Council seek to include a permit condition that requires demonstration of substantial commencement of the irrigation improvement works i.e installation of main irrigation line, prior to the issue of new titles.

Further detail on how the productive capacity of the land will be facilitated by the subdivision is included in the agricultural report.

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5.5. Codes

5.5.1. **Bushfire Prone Code E1.0**

Complies. An exemption under Clause E1.4 has been provided by Scott Livingston (refer Appendix

5.5.2. Potentially Contaminated Land E2.0

Not applicable as the subject site is not known to have had contaminating activities previously occur on it.

5.5.3. Landslip Code E3.0

Not applicable.

5.5.4. Road & Railway Assets Code E4.0

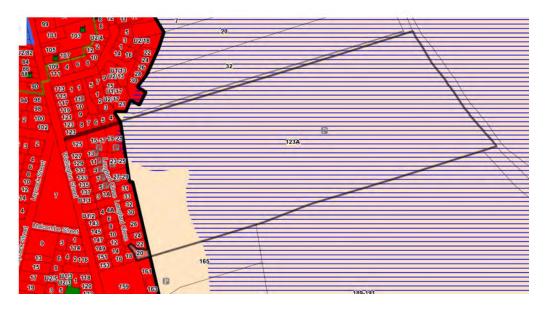
Not applicable. Each lot has an existing access and there is no intensification of use proposed.

5.5.5. Flood Prone Areas Code E5.0

The flood prone areas code applies as the majority of the site is within a flood prone area (shown as blue hatching on Figure 9.

Figure 9: Extent of flood overlay

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Use Standards

E 5.5.1 Use and Flooding Objective To ensure that use does not compromise risk to human life, and that property and environmental risks are responsibly managed.

Acceptable Solution			ormance Criteria
A1	The use must not include habitable rooms.	P1	Use including habitable rooms subject to flooding must demonstrate that the risk to life and property is mitigated to a low risk level in accordance with the risk assessment in E5.7.
A2	Use must not be located in an area subject to a medium or high risk in accordance with the risk assessment in E5.7	P2	Use must demonstrate that the risk to life, property and the environment will be mitigated to a low risk level in accordance with the risk assessment in E5.7.

Complies with A1 – no new buildings are proposed.

Complies with A2- The dwellings are existing.

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Development Standards

E 5.6.1 Flooding and Coastal Inundation

Objective

To protect human life, property and the environment by avoiding areas subject to flooding where practicable or mitigating the adverse impacts of inundation such that risk is reduced to a low level.

Acceptable Solution		Perfo	ormance Criteria
A1	No acceptable solution	P1.1	It must be demonstrated that development: a) Where direct access to the water is not necessary to the function of the use, is located where it is subject to a low risk in accordance with the risk assessment in E5.7a); or b) Where direct access to the water is necessary to the function of the use, that risk to life, property and the environment is mitigated to a medium risk level in accordance with the risk assessment in E5.7.
		P1.2	Development subject to medium risk in accordance with the risk assessment in E5.7 must demonstrate that the risk to life, property and the environment is mitigated through structural methods or site works to a low risk level in accordance with the risk assessment in E5.7.
		P1.3	Where mitigation of flood impacts is proposed or required, the application must demonstrate that: a) the works will not unduly interfere with natural coastal or water course processes through restriction or changes to flow; and b) the works will not result in an increase in the extent of flooding on other land or increase the risk to other structures;

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- c) inundation will not result in pollution of the watercourse or coast through appropriate location of effluent disposal or the storage of materials; and
- d) where mitigation works are proposed to be carried out outside the boundaries of the site, such works are part of an approved hazard reduction plan covering the area in which the works are proposed

Complies with P1.1 (a)

P1.2 and P1.3 not applicable

5.5.6. <u>Car Parking & Sustainable Transport Code E6.0</u>

The proposal complies with relevant provisions of the Car Parking and Sustainable Transport Code. Both dwellings have sufficient space for 2 car parking spaces associated with them.

Access to the balance land will continue to be via the access strip on Wellington Street. Access to Lot 1 will be via a 20 Longford Close from the existing crossover via a driveway to the dwelling as shown in the photos below.

Photo 1: Driveway extending from 20 Longford Close



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Photo 2: Continuation of driveway from 20 Longford Close to dwelling on proposed lot 1



The former roadway between the two dwellings has been removed

5.5.7. Scenic Management Code E7.0

Not applicable as the site is not mapped as being within a Scenic Management Area.

5.5.8. <u>Biodiversity Code E8.0</u>

Not applicable because the subject site is not mapped as being within an area identified as priority habitat and because the application does not involve removal of native vegetation.

5.5.9. Water Quality Code E9.0

The Water Quality Code is not applicable to the proposed subdivision.

5.5.10. Recreation & Open Space CodeE10.0

Not applicable as the application does not involve subdivision.

5.5.11. Environmental Impacts & Attenuation Code E11.0

Not applicable because the application does not involve a sensitive use or an activity listed in Tables E11.1 or E11.2 with the potential to create environmental harm or nuisance.

5.5.12. Airports Impact Management Code E12.0

Not applicable as the subject site is not mapped as being within aircraft noise exposure forecast contours and is not within a prescribed airspace.





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Attachment 13.1.1 Application

2 lot boundary adjustment

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5.5.13. Local Historic Heritage Code E13.0

Not applicable as the site is not listed on the Tasmanian Heritage Register or Council's Heritage list.

5.5.14. <u>Coastal Code E14.0</u>

The Coastal Code does not apply to this application.

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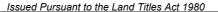
6. Appendix A — Certificate of Title

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RESULT OF SEARCH

RECORDER OF TITLES





SEARCH OF TORRENS TITLE

VOLUME	FOLIO
152943	18
EDITION	DATE OF ISSUE
5	22-Jan-2019

SEARCH DATE : 18-May-2021 SEARCH TIME : 04.19 PM

DESCRIPTION OF LAND

Town of LONGFORD

Lot 18 on Sealed Plan 152943

Derivation: Part of 60 Acres Loc. to Robert Beams

Prior CT 142587/1

SCHEDULE 1

M730138 TRANSFER to NORTHBURY PARK PTY LTD Registered 22-Jan-2019 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any SP152943 EASEMENTS in Schedule of Easements SP152943 COVENANTS in Schedule of Easements SP152943 FENCING PROVISION in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Page 1 of 1

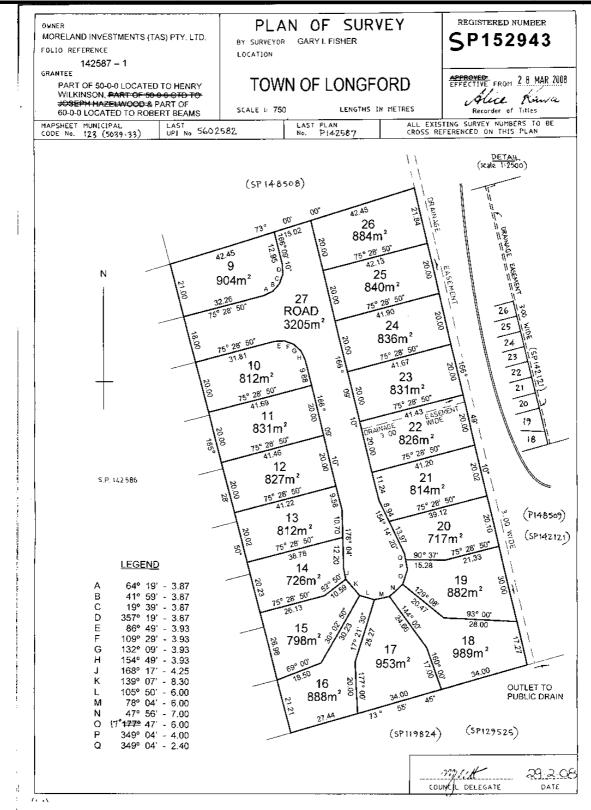


FOLIO PLAN

RECORDER OF TITLES



Issued Pursuant to the Land Titles Act 1980



Search Date: 18 May 2021

Search Time: 04:19 PM

Volume Number: 152943

Revision Number: 02

Page 1 of 1

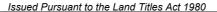
Department of Primary Industries, Parks, Water and Environment

www.thelist.tas.gov.au



RESULT OF SEARCH

RECORDER OF TITLES





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Page 1 of 1

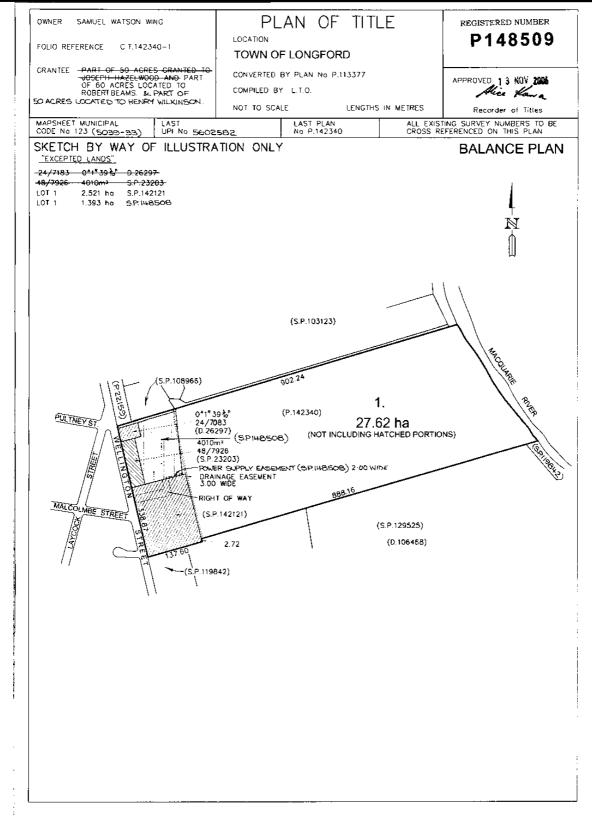


FOLIO PLAN

RECORDER OF TITLES



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Search Date: 18 May 2021

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Volume Number: 148509

Revision Number: 01

Page 1 of 1

2 lot boundary adjustment

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7. Appendix B — Agricultural Assessment

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BJ & RL Oliver

Agricultural assessment & planning scheme compliance report

Northbury Park, 123a Wellington St, Longford

May 2020





123a Wellington St Longford – Agricultural Assessment & Planning Scheme Compliance Report



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An appropriate citation for this

report is:

Macquarie Franklin, 123a Wellington St, Longford – Agricultural Assessment & Planning Scheme Compliance

Report, Launceston office, TAS

Document status: Final

Date	Status /Issue number	Reviewed by	Authorised by	Transmission method
14/05/2020	Draft	J. Lynch	J. Cuming	e-mail

This report has been prepared in accordance with the scope of services described in the contract or agreement between Macquarie Franklin and the Client. Any findings, conclusions or recommendations only apply to the aforementioned circumstances and no greater reliance should be assumed or drawn by the Client. Furthermore, the report has been prepared solely for use by the Client and Macquarie Franklin accepts no responsibility for its use by other parties.



123a Wellington St Longford – Agricultural Assessment & Planning Scheme Compliance Report

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123a Wellington St Longford – Agricultural Assessment & Planning Scheme Compliance Report

1 Purpose

This report has been undertaken on behalf of Brian Oliver (the applicant) and will accompany the resubmission of an application to the Northern Midlands Council seeking preliminary approval to sub-divide the Northbury Park property (specifically folio reference 148509/1) located at 123a Wellington St, and boundary adjustment of 20 Longford close.

The document provides an agricultural assessment of the property in question and makes specific comment in response to compliance issues identified in the Council refusal letter, dated 18th February 2019. Refer to chapter 7 of this report for details.

This report provides further clarification of the applicant's intentions in relation to the proposed subdivision and reinforces how this particular development complies with the provisions of the Northern Midlands Planning Scheme 2013.

1.1 Land Capability

The currently recognised reference for identifying land capability is based on the class definitions and methodology described in the Land Classification Handbook, Second Edition, C.J Grose, 1999, Department of Primary Industries, Water and Environment, Tasmania.

Most agricultural land in Tasmania has been classified by the Department of Primary Industries and Water at a scale of 1:100,000, according to its ability to withstand degradation. A sliding scale of 1 to 7 has been developed with Class 1 being the most resilient to degradation processes and Class 7 the least. Class 1, 2 and 3 is collectively termed "prime agricultural land". For planning purposes, a scale of 1:100,000 is often unsuitable and a re-assessment is required at a scale of 1:25,000 or 1:10,000. Factors influencing capability include elevation, slope, climate, soil type, rooting depth, salinity, rockiness and susceptibility to wind, water erosion and flooding.

In providing the opinion enclosed here, it is to be noted that Jim Cuming possesses a Bachelor Agricultural Science degree, is a member of the Ag Institute of Agriculture and has over 20 years experience in the agricultural industry, including 10 years in Tasmania. Jim is skilled to undertake agricultural and development assessments as well as land capability studies. He has previously been engaged by property owners, independent planners, solicitors and surveyors to undertake various property due diligence assessments including the appraisal of land for development purposes and determining potential implications under the Council Planning Scheme provisions.

1.2 Northern Midlands Council Interim Planning Scheme 2013

The Scheme (operative date 1st June 2013) sets out the requirements for use and development of land in the Northern Midlands municipality in accordance with the Land Use Planning and Approvals Act 1993.



123a Wellington St Longford – Agricultural Assessment & Planning Scheme Compliance Report

2 Property Details

2.1 Location

Particulars of the affected titles are as follows:

Address	Property ID	Title Reference	Hectares (Approx)
123a Wellington St Longford	2740424	148509/1	26.21
20 Longford Close, Longford	2854384	152943/18	1.51

Property title FR 148509/1 is accessed via a laneway from Wellington Street and has significant improvements including paddock fencing, two residential dwellings, storage and machinery sheds, and sheep yards. These improvements are consistent with the property's predominant grazing and cropping land use activities.

Property land title FR 152943/18 is a residential block accessed off Longford Close. This property provides an alternate access to FR 148509/1 via an existing gravel track through the 20 Longford Close property. Both properties are owned by the proponent.

The two affected titles are on predominantly flat land with a combined total area of 27.72 ha.

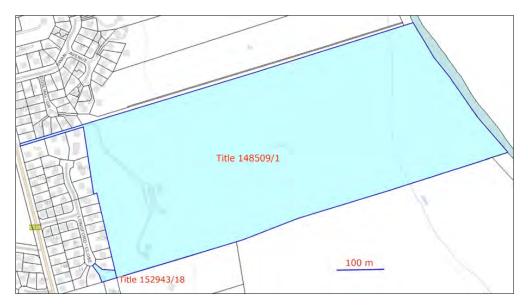


Figure 1: property location and affected titles highlighted in blue (source: The LIST)

The land adjacent in all directions of the properties in question is held as private freehold land, with an area of public reserve adjacent to the Macquarie River and areas of authority freehold and local government reserve further to the west. See Figure 2.



123a Wellington St Longford – Agricultural Assessment & Planning Scheme Compliance Report



Figure 2: Land tenure characteristics of surrounding land showing private freehold (yellow), public reserve (orange), local government (green) and authority land (blue). Source: LISTmap

The property at 123a Wellington Street is zoned rural resource as is the adjacent land to north, south and east, 20 Longford Close is zoned general residential as is adjacent land to the north, south and west, with general business zoned land further to the north and area of open space and recreation zoned land to the west. See Figure 3 for details.

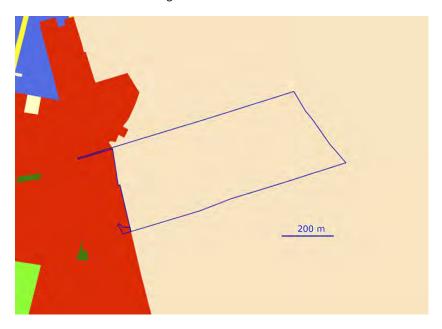


Figure 3: land zoning subject properties and surrounds, showing rural resource land (faun colour), general residential (red), general business (blue), recreation (light green) and community purpose (cream) (source: the LIST)



123a Wellington St Longford – Agricultural Assessment & Planning Scheme Compliance Report

Both properties are serviced by TasWater for the provision of town water supplies whilst only the 20 Longford Close property has a mains sewerage connection.

3 Land capability

The original land capability assessment of the area was undertaken by DPIPWE at a scale of 1:100,000 field tested in 1993 and published in their South Esk Report in 1996.

The land within the subject properties is classified as Class 4, and no prime agricultural land was identified.

Class 4 land is described as follows:

"Land well suited to grazing but which is limited to occasional cropping or to a very restricted range of crops. The length of cropping phase and/or range of crops are constrained by severe limitation of erosion, wetness, soils or climate. Major conservation treatments and/or careful management are required to minimise degradation.

Cropping rotations should be restricted to one to two years out of ten in a rotation with pasture or equivalent to avoid damage to the soil resource. In some areas longer cropping phases may be possible but the versatility of the land is very limited."



Figure 4: land capability areas identified on the property (source: LISTmap)



123a Wellington St Longford – Agricultural Assessment & Planning Scheme Compliance Report

Table 1: Land capability table

Land	Land Characteristics							
Capability Class (ha)	Geology & Soils	Slope %	Topography & Elevation	Erosion Type & Severity	Climatic Limitations	Soil Qualities	Main Land Management Requirements	Agricultural Versatility
Class 4s (approx. 16.2 ha)	Grey/brown duplex soils developed from alluvium deposits, as per the Brumby soil association. Sandy loam top soil (0-20/30cm) over a brown clay sub soil.	0-3	Easterly facing aspect. Flat to very gently sloping land, with a moderate back associated with the relic river terrace bank 134-137m	Moderate erosion risk due to rill and sheet erosion caused by surface water movement, wind scouring on bare and exposed soils, and soil structure degradation due to excessive and/or inappropriate cultivation.	Low. The property is exposed to prevailing easterly and southerly winds, and experiences cool/cold winters, and typically dry warm/hot summer conditions.	The Brumby soils are moderately well drained, have a lower soil moisture holding capacity, and gravel is present in the soil profile.	Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover. Destock these soil during periods of soil waterlogging.	Suitable for cropping, albeit at a lower intensity with a limited range of crops and on along rotation, suitable for pastoral use with moderate limitations.



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Land	Geology &	Slope	Topography &	Erosion Type	Climatic	Soil Qualities	Main Land	Agricultural
Capability	Soils	%	Elevation	& Severity	Limitations		Management	Versatility
Class (ha)							Requirements	
Class 4.1s (approx. 6.5 ha)	Grey/brown duplex soils developed from alluvium deposits, as per the Brickendon soil association. Sandy loam top soil (0-20/30cm) over a grey mottled clay sub soil, with gravel present throughout the soil profile.	0-3	Easterly facing aspect. Flat to very gently sloping land, with a moderate back associated with the relic river terrace bank 137-140m	Low/moderate erosion risk due to rill and sheet erosion caused by surface water movement, wind scouring on bare and exposed soils, and soil structure degradation due to excessive and/or inappropriate cultivation.	Low. The property is exposed to prevailing easterly and southerly winds, and experiences cool/cold winters, and typically dry warm/hot summer conditions.	The Brickendon soils are moderately well drained, have a lower soil moisture holding capacity, and gravel is present in the soil profile.	Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover.	Suitable for cropping, albeit at a lower intensity with a limited range of crops and on along rotation, suitable for pastoral use with moderate limitations.



Attachment 13.1.1 Application Page 293

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3.1 Soils

The soils present on the property are dominated by grey/brown duplex soils developed from alluvial deposits, typical of both Brumby and Brickendon soil association soils. Both soil associations are moderate to well drained soils with lower moisture holding capacity and gravel is present in the soil profile.

These soils are generally suited to lower intensity cropping activities with long rotations and suited to pastoral use activities with moderate limitations.

See Figure 5 and Figure 6 to illustrate.



Figure 5: Brickendon soil association on class 4.1s (source: J. Lynch



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Figure 6: Canola soil on the low-lying Class 4sw land (LHS) and Brumby soil association on the Class 4e land (RHS) Source: J. Lynch



Figure 7: View of the residential dwelling on the proposed Lot 1 from the Western boundary



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Figure 8: westerly view of the Northbury Park property and dwellings from the river flat

4 Proposed Development

4.1 Property sub-division and boundary adjustment

In summary, the proponents wish to undertake a subdivision of property title 148509/1 and boundary adjustment of property adjustment of property title 152943/18.

It is proposed to subdivide 1.3 hectares of land from property title 148509/1 and adhere this land to property 152943/18 to form Lot 1, with the balance of the property title 148509/1 form Lot 2 with a total area of 26.2 hectares.

The excision of the proposed Lot 1 would allow for freeing up of capital that would be used to support the irrigation development on the balance of the proposed Lot 2, and this includes land improvements based on significant irrigation scheme infrastructure such an irrigator, upgraded irrigation mains, improved pumping capacity and hence facilitate the full productivity potential of the available land to be realised.

Please refer to Figure 9 for a detailed plan of the proposed subdivision and boundary adjustment development.



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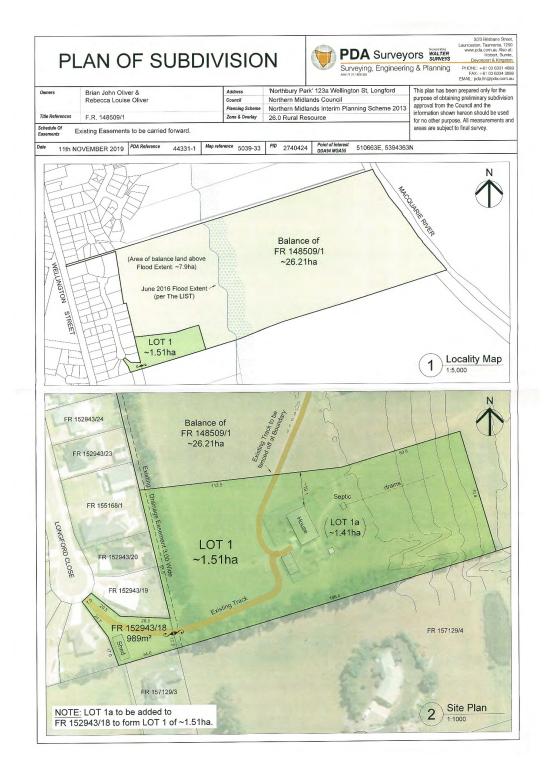


Figure 9: Proposed subdivision plan (Source: PDA Surveyors)



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The proposed subdivision amounting to 1.51 hectares in total, allows the proponent to title-off a self-contained parcel of land (designated Lot 1) that is surplus to existing agricultural operations and will remain so for the foreseeable future. Lot 1 has its own dwelling and private access track, off 20 Longford Close, via the adhesion title 152943/18.

The proponent currently lives on the adjacent dwelling to the north and intends to fence off the existing track where it intersects the proposed boundary. Furthermore, existing permanent vegetation planted alongside the track, on the balance land between the two dwellings, will be relocated and replanted along the northern boundary of FR 152943/18 to provide additional screening and amenity.

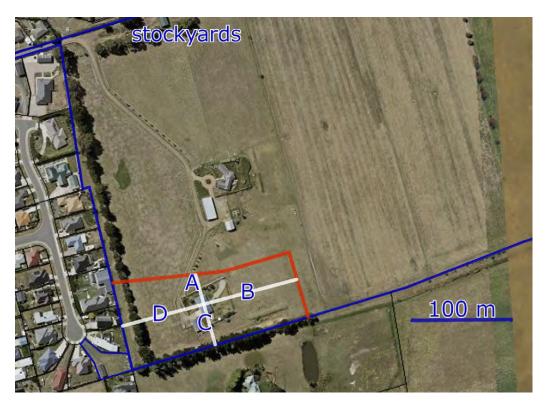


Figure 10: Proposed subdivision site and measured distances to boundaries from existing dwelling

The proposed subdivision would contain the existing dwelling with the following separation distances to boundaries:

Table 2: Separation distances to proposed property boundaries

Identifier	Location	Distance (m)
Α	Northern boundary	19.1
В	Eastern boundary	94.1
С	Southern boundary	33.7
D	Western boundary	76.9



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5 Agricultural Purpose

The Northbury Park property at 123a Wellington Street is used extensively for agricultural land use activities, principally for pastoral use for sheep production, with a range of forage crops grown and the occasional cash crop. The current opportunity for irrigated property development is highly constrained and limited due to the lack of suitable infrastructure.

5.1 Existing Agricultural land use activities

The specific area of the Northbury Park property associated with the subdivision development, referred to as Lot 1, is used for dryland pastoral land use activity albeit with a lower level of intensity and an associated reduced stocking rate due to the small area of land involved.

Referring to Figure 11 this land is already compromised by the close proximity to the adjacent residential dwellings and respective cartilage to the west and south. These dwellings constrain the potential land use activity in terms of type and intensity of farming operations and effectively limits agricultural use to low intensity dryland grazing pursuits.



Figure 11: Existing infrastructure features and limitations to irrigation development on subject property. Proposed subdivision is marked as red line. Irrigable land (green) is the proposed irrigation footprint.



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5.2 Proposed Agricultural land use activities

The Class 4 land present on the property is considered suitable for low intensity cropping, with a frequency of up to 5 in 10 years, and with longer cropping intervals.

Based on the property's size, land capability, topography in conjunction with the growing season duration and rainfall (average rainfall of approximately 700mm/year) it is well suited to irrigated cropping and pastoral uses.

Conversion potential of this land for higher value irrigated grazing activity is estimated as follows:

- Existing pastoral use 18 dry sheep equivalents (DSE) per hectare @ \$50 gross margin = \$900
- Potential irrigated gross margin: 35 DSE @ \$50 gross margin per DSE = \$1,750 per hectare
- Net margin benefit: \$850/ha
- Depreciation & interest costs: \$200 per hectare
- Benefit Cost Ratio: 4.25 to 1.

Applying the above estimates across the irrigable land identified (approximately 16 ha) equals additional net margin return of \$13,600 per annum.

5.3 Residence not integral to the agricultural operation

As stated earlier in the report, the southern most residence located on FR 148509/1 (designated as Lot 1) is not directly involved with, nor integral to the agricultural operations conducted on the balance land (designated Lot 2).

Lot 2 amenity uses include the storage and machinery sheds, residential dwelling and, in conjunction with the stockyards located at the north of property, are considered integral improvements to the agricultural land use activities conducted on the property.

Furthermore, the 1.51 hectares proposed subdivision – Lot 1 – concentrates the new boundaries around it's residential use constraining that land parcel from any sustained agricultural land use of its own.

5.4 Subservience of the dwelling

The existing residence on the proposed subdivision is of lesser importance (subservient) to the cropping and prime lamb enterprises. The investment into the land, machinery, fencing, infrastructure, associated farming inputs, livestock, and specialist equipment to operate these enterprises far outweigh the current investment tied up in that particular residential dwelling.

Hence the proponent is motivated to divest capital in this residence via the proposed subdivision and utilise this capital for additional property improvements including irrigation and drainage, further enhancing productivity of the overall farm holding.



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5.5 Proponents experience

The proponents are skilled and highly experienced in the cropping and grazing industries, with broad knowledge and understanding of animal husbandry practices, pasture production, intensive cropping and grazing management.

6 Land Use

6.1 Agricultural activities conducted

The current and planned future land use activities on the property in question are consistent with the Longford-Cressy agricultural district, that being for short-term cropping and pastoral land use.

6.2 Impact on agricultural activities and residential amenity

The proposed Lot 1 subdivision and associated boundary adjustment has been carefully planned so that would impose a negligible negative impact, constraint and/or disruption to the agricultural land use activities and residential amenity on the balance of the property.

The Lot 1 subdivision has well established gardens and trees planted on the eastern and northern boundary of the residential dwelling, with significant shelter belt vegetation along the south and west boundaries all of which provide a high level of privacy, shelter and buffering to the adjacent farm land, in particular the land use activity on the adjoining balance land Lot 2.

The proposed Lot 1 is covered by Class 4 land, and is realistically only suitable for dryland pastoral land use activity albeit at a non-meaningful small scale and lower level of agricultural productivity. The presence of the residential dwelling and sheds on the proposed Lot 1 and 2 currently impedes the potential for irrigated agriculture on the western segment of the property (area designated yellow Figure 11).

The excision of the proposed Lot 1 would allow for freeing up of capital that would be used to support the irrigation development on the balance of the proposed Lot 2, and this includes land improvements based on significant irrigation scheme infrastructure such as an irrigator, upgraded irrigation mains, improved pumping capacity and hence facilitate the full productivity potential of the available land to be realised. Refer to Appendix for details of the planned irrigation development.

After inspecting the site, I have concluded that the proposed subdivision layout and buffers present are sufficient to prevent unreasonable impact on the agricultural activities and amenity on the adjacent property and vice versa. Specific compliance concerns in this regard are addressed in Section 7 of this report.

6.3 Impact of agricultural activity on neighbouring land on proposed subdivision

Agricultural activity is conducted on all land adjacent to the proposed Lot 1, however, normal agricultural activities are not expected to have any unreasonable impact on the proposed development.



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The key risk areas are located to the east and north east where pastoral and potentially cropping land use activities occur. The land use to the south of the proposed Lot 1 would be similarly based on pastoral and potentially cropping land use activities however the presence of the adjacent significant shelter belt and the nearby properties to the immediate south (titles 157129/4 and 157129/5) provides an appropriate buffer to the south.

The subdivision of the 1.4 hectares of land associated with the proposed Lot 1 represents approximately land with a potential carrying capacity of 18 DSE/ha for a total of 21 DSE/ha (less the land directly associated with the current residential dwelling). The potential lost carrying capacity is significantly outweighed by the increased carrying capacity on the proposed Lot 2, such that irrigation development on the 16.2 hectares of Class 4s offers the opportunity to lift the carrying capacity to 30 - 35 DSE/ha for a total net increase of approximately 200 DSE.

An assessment of the key risks are summarised below. This has been compiled on the basis that the neighbouring farm activities could be based on cropping (nearest to the east) and livestock based pastoral land use activities.

Table 3: Potential risk from neighbouring agricultural land/activities

Potential risk from neighbouring agricultural land activity	Extent of risk & possible mitigation strategy
1. Spray drift and dust	Risk = low. Existing buffer distances will mitigate the impact of sprays and dust if applied under normal recommended conditions. Aerial spraying could be conducted on the adjacent agricultural land to the north, at intermittent occasions when soil conditions are very wet. Although for the vast majority of times ground or spot spraying is a more practical and mostly-used alternative. Spraying events should be communicated in a timely manner to the inhabitants of the dwelling. Care for wind direction and speeds are considered normal practice for spraying operators.
Noise from machinery and irrigation pump operation, livestock and dogs.	Risk = low although some occasional machinery traffic will occur when working and undertaking general farming duties on the proposed Lot 2 and adjacent rural resource land.
3. Irrigation water over boundary	Risk = low-medium, the prevailing wind direction is westerly, this is not expected to be an issue. Irrigation systems are not normally operated in high winds due to excessive evaporative losses and uneven application rates on the ground. The residential dwelling on the proposed Lot 1 would be setback approximately 100m from the eastern boundary of the block and this effectively forms the nearest position where irrigation would be applied.
4. Stock escaping and causing damage.	Risk = low provided that boundary fences are maintained in sound condition.
5. Electric fences	Risk = low. Mitigated by the proponent attaching appropriate warning signs on boundary fencing.



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6.4 Impact of proposed development on agricultural activity on neighbouring land

These impacts are usually manifest as complaints that could be made by residents of the dwelling against issues identified in Section 6.3. These have been generally assessed as low risk.

Other risks to neighbouring agricultural activity are outlined in Table 4. Note that some of these risks rely on an element of criminal intent and it could well be argued that the incidence of criminality is lower in regional areas and therefore remains low for the subdivision in question.

Table 4: potential risk to neighbouring agricultural activity

Potential risk to neighbouring agricultural land activity	Extent of risk & possible mitigation strategy
1. Trespass	Risk = low. Mitigation measures include maintenance of sound boundary fencing, lockable gates and appropriate signage to warn inhabitants and visitors about entry onto private land; report unauthorised entry to police.
2. Theft	Risk = low. Ensure there is good quality boundary fencing on neighbouring properties and appropriate signage to deter inadvertent entry to property; limit vehicle movements, report thefts to police.
3. Damage to property	Risk = low. As for theft.
4. Weed infestation	Risk = low. Risks are expected to be negligible, with the proponents being committed to routine surveillance and weed control measures as per normal 'landcare' practice.
5. Fire outbreak	Risk = low. Fire risk can be mitigated by careful operation of outside barbeques and disposal of rubbish.
6. Dog menace to neighbouring livestock	Risk = low. Mitigated by ensuring that good communication is maintained between the proponent and residents of the neighbouring properties. Appropriate dog-proof mesh fencing is an appropriate mitigant to prevent dogs escaping.

It is reasonable to consider the proposed Lot 1 subdivision would not result in an increase in the limitations and constraints imposed on the agricultural land use conducted on the neighbouring property, as per the proposed Lot 2, and other adjacent rural resource land to the south.

6.5 Impact on land potentially suitable for agriculture

The 2016 study by the Department of Justice, Planning Policy Unit on behalf of the Minister for Planning and Local Government into the land potentially suitable for agriculture identified the Northbury Park property and land adjacent to the east and south as being unconstrained, with land adjacent to the north and south western boundary as constrained criteria 3, and all land east excluded as per the general residential zoning. Refer to Figure 12 for details.

The proposed Lot 1 would likely result in a change to the constrained criteria rating of the property in question, although the immediately adjacent properties to the south and proposed Lot 2 would



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not result in cumulative reduction in the land considered available and/or suitable for agricultural land use activity.



Figure 12: land potentially suitable for agriculture, unconstrained (orange), constrained criteria 3 (green)

6.6 Impact of proposed development on amenity of dwellings on nearby land

The area in the vicinity of the proposed Lot 1 has a large number of residential dwellings within a 500m radius, although they are almost exclusively associated with the Longford township to the east. See Figure 13.

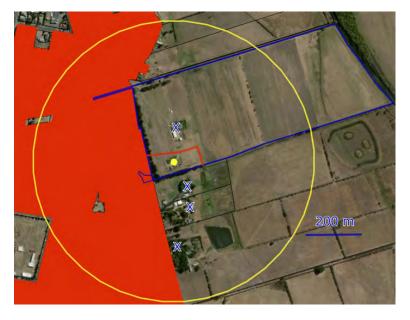


Figure 13: the residential dwelling on the proposed Lot 1 (shown as yellow dot), with additional residential dwellings on rural resource zoned land further to the north and south (shown with blue 'X') within a 500m radius (shown in yellow)



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The nearest residential dwelling is located approximately 40m to the south of the nearest boundary of the proposed Lot 1, and the development would not impose any new and/or additional impact upon them.

6.7 Storm water disposal on the proposed Lot 1

The storm water generated on the proposed Lot 1 in question, as would be produced from the hard standing surfaces and the roof surfaces from the residential dwelling would be disposed of by being captured in rain water tanks and in-ground absorption which is a sufficient means to handle the quantity and flow rates of run-off generated.

It is not anticipated that the proposed development will increase the amount of storm water generated, and as such it reasonable to suggested that all storm water will be able to be retained within the confines of the proposed Lot 1.

6.8 Water access and storage

The proposed Lot 2 has a riparian right to the Macquarie River and an 85 ML irrigation entitlement

Irrigation water is currently not required for the proposed Lot 1, and there is no requirement for irrigation water in the foreseeable future for that parcel of land.

The proposed Lot 2 irrigation water supply is obtained from the Macquarie River and this resource will not be negatively impacted and/or constrained by the proposed Lot 1 subdivision and associated boundary adjustment.

Therefore, the proposed subdivision and boundary adjustment will not negatively impact and/or constrain the opportunity or ability for adjacent agricultural land to access and use irrigation water.



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7 Response to Planning Refusal

7.1 Grounds for refusal PLN-18-0274

The Midlands Council refused the initial application, on 18th February 2019, on the following grounds:

"Non-compliance with the clauses 26.3.2 P1.1 (b) & 26.4.2 P1 (b) of the Rural Resource Zone in the Northern Midlands Interim Planning Scheme 2013.

The land the dwelling is located on is capable of being included with other land for Resource Development use as this is the current situation pre-subdivision. It is not considered that the proposed subdivision would result in a clear increase in productivity due to the constraints of a residential use located within Rural zoned land and the reduction of available land that is not flood prone. Reliance on capital from the sale of lot 1 for improved productive capacity of the balance lot cannot be guaranteed."

Des Jennings, General Manager

7.2 Response to the refusal

Compliance issue identified:

26.3.2 Dwellings

Compliance relies on Performance Criteria P1.1 (b)

The site is practically incapable of supporting an agricultural use or being included with other land for agricultural or other primary use.

Planning Officer's comments:

'It must be demonstrated that the dwelling is located on a site that is practically incapable of supporting an agricultural use or being included with other land for agricultural or other primary industry use. Given that the application is to subdivide the land this dwelling is located on from the adjoining farming property, it is obviously capable of being included with this land for agricultural use as this is the current situation. The performance criteria therefore cannot be met.'

Response:

The dwelling on designated Lot 1 is not required for agricultural use and is not integral to the operations conducted on Lot 2 nor is it required for supporting agricultural use of the surrounding land in the future.

This particular dwelling does not possess any special design, function or aspect that is integral and subservient to the primary production operations of the balance land. This dwelling is surplus to the requirements of the surrounding agricultural land use.

The dwelling on Lot 2, however currently meets this requirement as it services the agricultural use needs of the incumbent title now and will continue to do so in the future, particularly so, once irrigation developments have been implemented. This dwelling on Lot 2 is centrally located on the title, is strategically positioned to view and operate the farm operations – particularly when irrigated – its dedicated entrance and driveway serves to access the stockyards at the north of the property also.

With an effective area of 25 hectares, it is impractical to expect that the agricultural utility of the property, and the productivity limitations therein, can retain two residential dwellings simultaneously. Economically it is not sustainable. Calculations confirming this statement are as follows:



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Current situation, 375 Dry Sheep Equivalents (DSE) pa, supporting two dwellings:

- Practical profit margin @ \$25/DSE = \$9,375 pa.
- Equates to \$4,687 annual income per household pre-tax.

Future situation, 560 DSE pa supporting one dwelling:

- Practical profit margin @ \$25/DSE = \$14,000
- Equates to \$14,000 annual household income.

Compliance issue identified:

26.4.2 Subdivision

Compliance relies on Performance Criteria P1 (a)

'The subdivision must demonstrate that the productive capacity of the land will be improved as a result of the subdivision.'

Planning Officer's comments:

The application for subdivision has been made on the sole basis that the improvement to the productive capacity of the land will be via the capital made available from the sale of proposed Lot 1 for irrigation infrastructure to be established on the balance land. The agricultural report submitted with the application notes that the land improvements are proposed to be based on significant irrigation infrastructure such as an irrigator, upgraded irrigation mains and improved pumping capacity. No further information was provided regarding the timeline for installation or plan for how such irrigation would be utilised within the enterprise. Unfortunately, it cannot be guaranteed through assessment under the planning scheme that such improvements would take place, nor is there a mechanism in which to enforce the utilisation of such capital.

Further, the application proposes to change the use of a dwelling that was constructed as an 'ancillary dwelling' integral and subservient to the agricultural use of the site (P06-250) to a residential use, which has the potential to constrain adjoining primary industry operations, particularly if intensification of this use is envisaged. In circumstances where the entity conducting the farming operation is the same as the entity occupying a dwelling, there is unlikely to be conflict due to the farming operations; residents will probably tolerate noise, dust and spray drift, and the farming operators are probably more careful to manage these potential conflicts as they are directly impacted by them. By extending residential land uses beyond the urban growth boundary, the potential for conflict in land use beyond the urban growth boundary, the potential for conflict in land uses is increased and a precedent is set for residential uses occupying Rural Resource zoned land.'

Due to most of the block flooding during significant flood events, the removal of proposed Lot 1 from the balance farming land would also limit flood free ground in which to move any stock to during a flood event, resulting in further constraints to the capacity of the land for primary industry uses. The site's flood risk also limits the options for permanent irrigation infrastructure.'

Accordingly, it is not considered that the proposed subdivision would result in a clear increase in productivity and therefore, the performance criteria of clause 26.4.2 is not met.'

Response:

1. Planned irrigation developments

Attached to this report is a proposed capital budget planned for developing the irrigation capacity of the balance land Lot 2.

To give the Council comfort that the development works take place, it is recommended that the following pre-condition be placed on the permit:

 Evidence that substantive works have commenced, for example installation of main irrigation line or upgrade of pumping facility.



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2. Potential land use conflict

The potential increase in land use conflict is mitigated by the following aspects:

- The existing track connecting the two dwellings will be decommissioned and permanent trees
 relocated to provide screening vegetation along north boundary of Lot 1. This, combined with the
 established shelter belts along the southern and western boundaries, will enhance the private,
 residential amenity of the subdivision parcel and buffer any amenity conflict with the adjacent
 agricultural use.
- A suitably dog-proof fence will be erected along the north and eastern boundaries of Lot 1.
- Minimum set-back to the subdivision boundary adjacent to planned irrigation developments is
 estimated to be 94 m (refer line 'B' of Figure 10 within this report) minimising impact of noise, dust or
 spray-drift.
- Stockyards, which may be a primary source of land use conflict, are located at the north part of Lot 2 being approximately 280 m from the nearest boundary of Lot 1. On this basis, there is very low potential for conflict between the primary production use of Lot 2 and the residential use at Lot 1.
- Traffic associated with each lot is separated by having individual dedicated driveways and independent
 access off different streets.
- Pastured paddocks between the two dwellings will remain low intensity agricultural use due to
 constraints imposed by existing infrastructure including fences, vegetation and small scale. These
 aspects constrain further intensification of agricultural use within the immediate vicinity of the two
 dwellings.

3. Utilisation of flood-free ground

Irrigation development will be confined to the flood plain region of Lot 2 (refer to Figure 11 for details) using a linear pivot irrigator covering a rectangle shape of approximately 16 hectares. In the event of a serious flood, the following mitigants will be enacted:

- The pivot irrigator will be 'walked' up to its designated service position on high ground, above the highest recorded flood level. This minimises the chances of flood damage to the machine.
- Pump equipment and associated electric cabling will be hoisted above flood level, free from inundation.
- Stock will be yarded in existing stockyards which are located on high ground and fed hay until
 floodwaters subside. The likelihood of stock being stranded is extremely low and the yards have
 capacity to retain in excess 750 lambs. Four other holding paddocks located on higher ground also
 supplement the capacity of the yards.

4. Productivity increase

The increase in productivity as a result of this development is estimated as follows:

	Existing	Developed
Effective area (available for	26 hectares dryland	16 hectares irrigated
agriculture)		9 hectares dryland
Dry Matter utilised	6 tonnes/ha	10.5 tonnes/ha irrigated
	= 156 tonnes total	6 tonnes/ha dryland
	= 520 DSE	= 225 tonnes total
		= 750 DSE
Liveweight conversion to	15.6 tonnes lamb (liveweight gain)	22.5 tonnes lamb (liveweight gain)
lamb:	(0.6 t lamb/ha)	(0.9 t lamb/ha)
10 kg DM to 1 kg lamb		

Additional output = 6.9 tonnes of lamb @ \$3.00 per kg = \$20,700 gross profit less additional inputs:

- Variable costs @ \$20 per additional DSE = \$4,600
- Capital & overheads @ \$250 per hectare = \$6,250

Equals \$9,850 Net margin or \$1.91 overall benefit cost ratio and 150% gain in production per hectare.



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8 Conclusions

- It is proposed to subdivide 1.3 hectares of land from property title 148509/1 and adhere this land to property 152943/18 to form Lot 1 with a total area of 1.4 hectares, with the balance of the property title 148509/1 form Lot 2 with a total area of 26.2 hectares.
- The proposed Lot 1 and 2 is entirely covered by Class 4 land and no prime agricultural land would be impacted by this development.
- The excision and sale of the proposed Lot 1 allows the proponent to divert capital towards fixed improvements of the balance of the proposed Lot 2, and this includes irrigation infrastructure that would facilitate the full productivity of the agricultural land on Lot 2 to be realised.
- This proposed subdivision and associated boundary adjustment would not create any additional
 constraint on the capacity and/or negative impact on the neighbouring properties to be actively
 managed and farmed, nor negative impact the availability of irrigation water and/or the
 operational aspects of the irrigation scheme and associated infrastructure.
- The proposed subdivision and associated boundary adjustment would not result in any negative impact and/or constraints from the agricultural land use activity on the neighbouring properties.
- The amenity of the residential dwellings on the properties adjacent to the proposed Lot 1 and 2 would not be impacted by the proposed subdivision and boundary adjustment and vice versa to the amenity of the dwellings on the proposed Lot 1 and 2.
- The proposal is consistent with the zone purpose, local area objectives and the desired future character statements of the rural resource zone.
- The proposal complies with the applicable clauses and relevant codes of the Northern Midlands
 Planning Scheme 2013 and, in response to the Council's initial refusal, further evidence has been
 submitted as to how the proposal meets the performance criteria required for clauses 26.3.2
 and 26.4.2.

Recommendation

That the permit application be approved on the basis of the following:

- 1. The proposed subdivision and development will significantly increase the productive capacity of the land by a factor of 150% (see calculation on page 24 for details).
- Potential land use conflicts are mitigated by the intrinsic features of the property including: independent driveways, remote stockyards, existing vegetation, buffer distances and proximity constraints to further intensification.
- 3. The subdivision dwelling is not intrinsic to agricultural operations of the surrounding land presently or in the future. This purpose is better served by the dwelling on balance land Lot 2 and the requirement for an agribusiness of that scale to retain two dwellings is not sustainable.
- 4. The flood-free areas on the balance land Lot 1 allows ample space to safely park the irrigator and contain livestock above potential floodwaters effectively mitigating any flood damage.
- To ensure the fixed improvements take place, the approval be conditional on evidence that the applicant has commenced substantive works on the property. For example, installation of a main irrigation line.

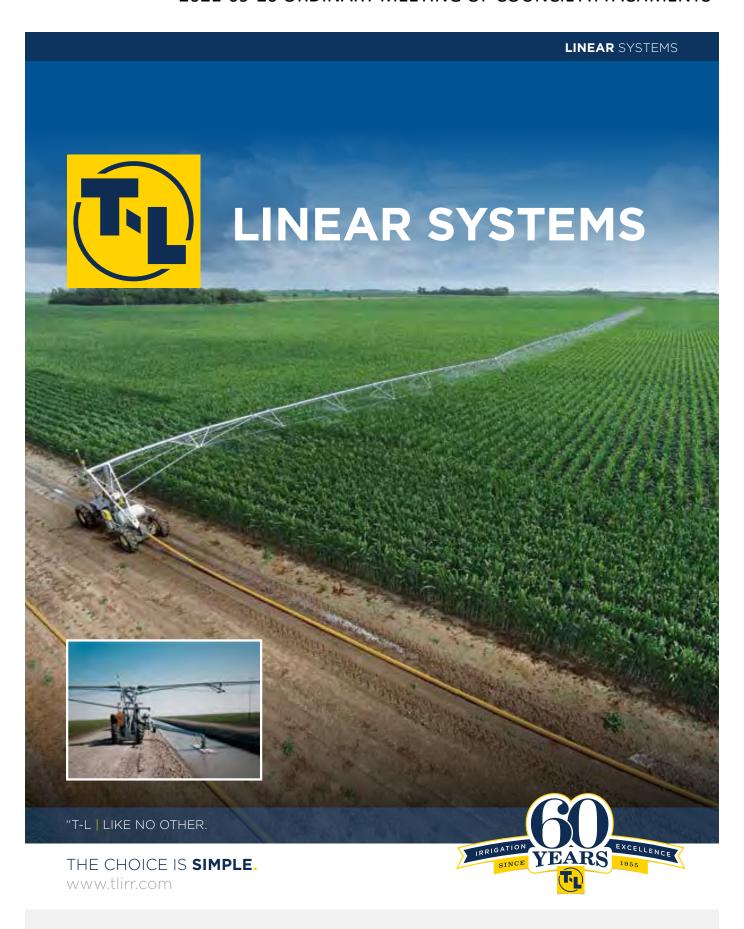


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9 Attachments

- 9.1 Capital works budget
- 9.2 Linear irrigator brochure









Planetary Gear Hub



Hvdraulic Motor



Alignment Control System

PRECISE WATER MANAGEMENT

CUSTOM DESIGNED FOR YOUR APPLICATION.

- T-L linear irrigation systems consistently use nearly 50% less water than flood irrigation methods while allowing almost total coverage of the field. Equal water distribution over the length of a linear system reduces friction loss and lowers operating costs.
- T-L's hydrostatic drive delivers continuous movement resulting in precise water distribution, which is critical to production when irrigating and especially when applying chemicals through the system.
 There is no "start-stop" operation typical of electrically driven systems.
- T-L's simplicity of design, reliability and use of hydraulics enables one person to manage several systems increasing efficiency and lowering cost.
- Planetary gear boxes are coupled directly to the hydraulic motor realizing high efficiency of operation and eliminating u-joints, microswitches, drive shafts and a host of other high maintenance components common to electrically driven systems. T-L warrants planetary gearboxes for eight years or 24,000 hours, the best guarantee in the business.
- T-L linear systems can be guided from a furrow, above ground cable, or a buried wire depending on the specific requirements. T-L's exclusive spool valve guidance system assures accurate alignment for each tower. Water can be drawn from a ditch or by "hose-drag" up to 660' in length.

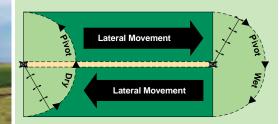


"The real payoff from our T-L's is the peace of mind they provide. My linears run reliably and consistently. And should one shut down, it is always something quite minor that we can address easily. T-L linear movement units have taken one part of our business, irrigation, and made it both easy and reliable."

- James Wilkins, New Zealand







T-L's "ULTRA Linear Tractor" allows you to irrigate adjacent parallel fields with one system. The spans pivot around a stationary 4-wheel tractor using a furrow, cable, concrete ditch or buried wire for guidance. The tractor can rotate allowing the system to operate in a variety of orientations.



Center-feed or end-feed hose drag linear (with buried wire or above ground cable guidance)



Center-feed or end-feed ditch tractor (with buried wire or above ground cable guidance)



One Span Linear system (with hose drag and furrow guidance)

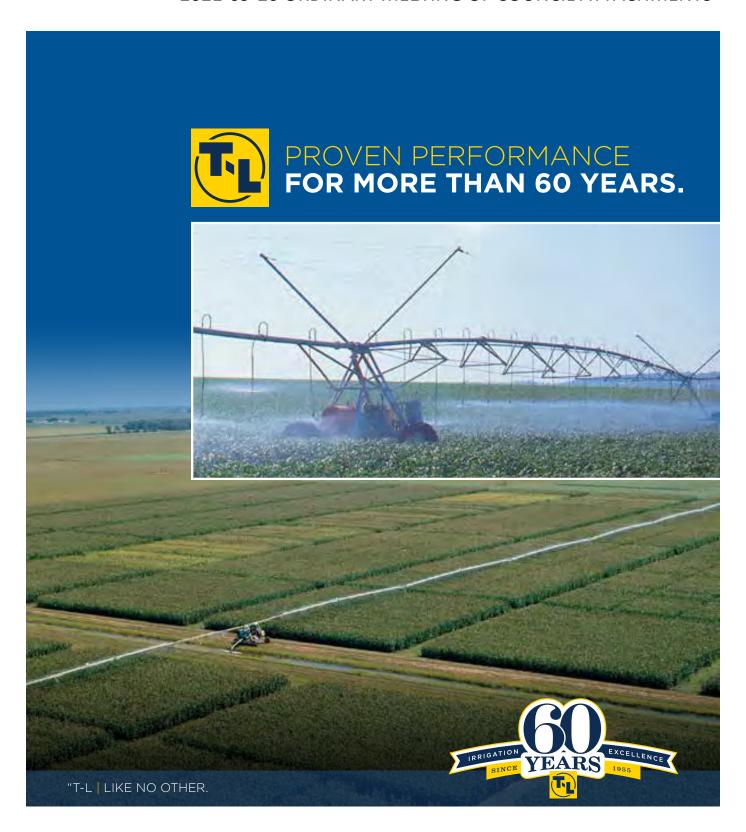


One Span Linear (with furrow guidance)



Precision Linear Control Panel

Attachment 13.1.1 Application Page 312





151 East Hwy 6 & AB Road · P.O. Box 1047 Hastings, Nebraska 68902-1047 USA Phone: 1-800-330-4264 · Fax: 1-800-330-4268 Phone: (402) 462-4128 · Fax: (402) 462-4617 sales@tlirr.com · www.tlirr.com



From: Jeremy Cox < jcox@waterdynamics.com.au>
Date: 19 September 2019 at 3:54:16 pm AEST

Subject: electrical

Date: 19/9/19

Re. Electrical work as listed below for the proposed Irrigation project for Oliver @ Wellington St, Longford.

Thank you for the opportunity to provide this quotation for the above project. Our price includes all labour and materials to complete the works listed below.

This quotation includes:

Part A)

Supply only of Pump Controller

• 1 x 30kw Vacon Flow VSD

Cost \$4224.00

Part B)

Power Supply Arrangements

- Mains supply cabling from top of Tas Networks Pole to New Switchboard
- Switchboard with all appropriate accessories
- Main Earthing
- Mechanical Protection as required

Cost \$3026.00

Part C)

Wiring of Pump

- Circuit protection as required
- 90amp Outlet
- 90amp Plug
- 15m 3core and Earth Flexible cabling to motor
- Connections to power supply and motor

Cost \$2589.00

Part D)

Pump Control Systems

- 1. Pump Start Stop
 - VHF Remote Transmitter and reciever as required

Cost \$1950.00

2. Pressure Control

- Pressure Transducer at Pump
- Connection to Pump Controller via cord and plug

Cost \$899.00

Cost \$2849.00

Part E)

General Power

- 1 x Single Weather Proof Power Outlet mounted to Switchboard
- Circuit Protection as required

Cost \$183.00

PRICE \$12871.00 GST \$1287.10 TOTAL \$14,158.10

This Quotation does not include:

- Trench digging or refilling where required
- Switchboard gantry to raise above flood level (to be designed to appropriate requirements)
- Metering Charges (To be charged direct to customer when completed)
- Tas Network charges for new Transformer

Hoping our quotation meets with your approval. If you have any questions regarding our offer please phone and I will be happy to discuss it with you. Please note this quotation is valid for 30 days only.

Jeremy Cox | Business Development Manager Water Dynamics Australia Pty Ltd P +61 3 6397 0900 | F +61 3 6391 1113 | M 0419 341 390 E jcox@waterdynamics.com.au

www.waterdynamics.com.au

8 Union Street, Longford, TAS 7301





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6 Union St Longford Tas 7301 Phone 03 63970900 Fax 03 63911113

Web: www.waterdynamics.com

\$213,090.00 \$21,309.00

\$234,399.00

Client: Brian Oliver Add

Quote Designer: JC Date

Address: Tas Quality Town: Cressy

Date: 17/09/2019 Quote #: PL320

Quotation for the Supply of a T-L Precision Linear Irrigator

TOTAL SYSTEM COST SUMMARY

1 X	T-L Linear	\$176,160.00
1 X	SUCTION	\$2,450.00
1 X	PUMP, ELECTRIC MOTOR & Trailer	\$9,350.00
1 X	PUMP DELIVERY & MAINLINE FITTINGS	\$4,370.00
1 X	FILTER	\$2,970.00
1 X	Electrical	\$0.00
1 X	MAIN LINE	\$6,350.00
1 X	MAIN LINE INSTALLATION	\$4,140.00
1 X	OTHER WORKS	\$7,300.00

TOTAL INCLUSIVE OF GST

This Quote is subject to WD Standard Terms + Conditions of Sale WDTS-CS/12/05

Total Price Summary



2 lot boundary adjustment

June 21

8. Appendix C — Proposed Plan of Subdivision

COMMERCIAL PROJECT DELIVERY

Project + Development + Construction Management

Page 29

PLAN OF SUBDIVISION

F.R. 148509/1

Surveyors

PDA

PHONE: +61 03 6331 4 FAX: +61 03 6334 3 EMAIL: pda.ltn@pda.com

Surveying, Engineering & Planning

This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.

'Northbury Park' 123a Wellington St, Longford Northern Midlands Council Northern Midlands Interim Planning Scheme 2013 26.0 Rural Resource

Locality Map Z _ 510663E, 5394363N Point of Interest GDA94 MGA55 Balance of FR 148509/1 ~26.21ha 2740424 DID Map reference 5039-33 June 2016 Flood Extent (per The LIST) (Area of balance land abov Flood Extent: ~7.9ha) 44331-1 Existing Easements to be carried forward. 11th NOVEMBER 2019 | PDA Reference WELLINGTON STREET



2 lot boundary adjustment

June 21



Page 31

2 lot boundary adjustment

June 21



CONTACT

Commercial Project Delivery

PO Box 210 Newstead TAS 7250 Chloe Lyne

Planning Development Consultant

+61 408 397 393 chloe@cpdelivery.com.au www.cpdelivery.com.au

COMMERCIAL PROJECT DELIVERY

Project + Development + Construction Management

Page 32

Bushfire Report: Subdivision

Report for: PDA Surveyors

Property Location: 20 Longford Close & 123A Wellington St, Longford

Prepared by: Scott Livingston

Livingston Natural Resource Services

12 Powers Road Underwood, 7268

L T R

Date: 9th October 2018

i

Summary

Client:

PDA Surveyors obo B & R Oliver

Property identification:

20 Longford Close,

CT 152943/18, PID 2854384

123A Wellington St Longford CT148509/1, PID 2740424

Current Zoning; General Residential and Rural Resource, Northern

midlands Interim Planning Scheme, 2013

Proposal:

Conclusion:

The owners intend to realign to boundaries between 2 lots

(subdivision).

The area is bushfire prone, being less than 100m from vegetation greater than 1 ha in size. However, there is insufficient increase in risk from the development to warrant the provision of bushfire hazard

management measures for the development.

The proposed subdivision/boundary adjustments are considered exempt under clause E1.4.a of the Planning Directive No.5. 1 Bushfire-Prone Areas Code. This exemption does not apply to future

developments on any new title.

Assessment by:

Scott Livingston,

Master Environmental Management, Natural Resource Management Consultant.

Accredited Person under part 4A of the Fire Service Act 1979:

Accreditation # BFP-105, (scope 1,2, 3A, 3B, 3C)

Contents

Introduction	1
SITE DESCRIPTION	1
RISK ASSESSMENT	1
Access	1
FIREFIGHTING WATER SUPPLY	1
Conclusions	1
References	2
Appendix 1 - Maps	3
CERTIFICATE UNDER S51(2)(d) LAND USE PLANNING AND APPROVALS ACT 1993	6
Figure 1: Location, existing lots in blue	

LIMITATIONS

This report only deals with potential bushfire risk and does not consider any other potential statutory or planning requirements. This report classifies type of vegetation at time of inspection and cannot be relied upon for future development or changes in vegetation of assessed area.

No assurance is given or inferred for the health safety or amenity of the public or occupants in the event of a bushfire.

No warranty is offered or inferred for any buildings constructed on the property in the event of a bushfire.

Introduction

The proponent is applying to subdivide (realign boundaries) between CT 152943/18 and CT148509/1, creating 2 lots from an existing 2 lots. Both proposed lots contain existing dwellings and retain sufficient area to manage fuel loads adjacent to the dwellings.

SITE DESCRIPTION

Proposed Lots are low threat vegetation (gardens) in vicinity of dwellings with other areas cleared land used for pasture with some shelterbelts, as is surrounding land.

Proposed lot 1 will have frontage to Longford Close and Lot 2 Wellington Street. The area is serviced by a reticulated water supply, however both existing dwelling are greater than 120m from the closest hydrants on Longford Close.

See Appendix 1 for maps.

RISK ASSESSMENT

The lots are considered to be within a Bushfire Prone Area due to proximity of a vegetation patch (grassland) greater than 1 ha. The existing risk and exposure to bushfire prone vegetation will not change under the proposed boundaries, the existing dwellings will have sufficient surrounding land to manage bushfire threat.

Access

There are no access requirements as the development is exempt.

FIREFIGHTING WATER SUPPLY

No water supply is required as the development is exempt.

CONCLUSIONS

The area is bushfire prone, being less than 100m from vegetation greater than 1 ha in size. However, there is insufficient increase in risk from the development to warrant the provision of bushfire hazard management measures for the development.

The proposed subdivision/boundary adjustments are considered exempt under clause E1.4.a of the Interim *Planning Directive No.1. 1 Bushfire-Prone Areas Code*. This exemption does not apply to future developments on either new title.

Bushfire Report

1

REFERENCES

Northern Midlands Council (2013) Northern Midlands Interim Planning Scheme.

Standards Australia. (2009). AS 3959-2009 Construction of Buildings in Buhfire Prone Areas.

Planning Commission (2017), Draft Planning Directive No. 5.1 Bushfire-Prone Areas Code (issued as Interim Planning Directive No. 1.1))

APPENDIX 1 - MAPS

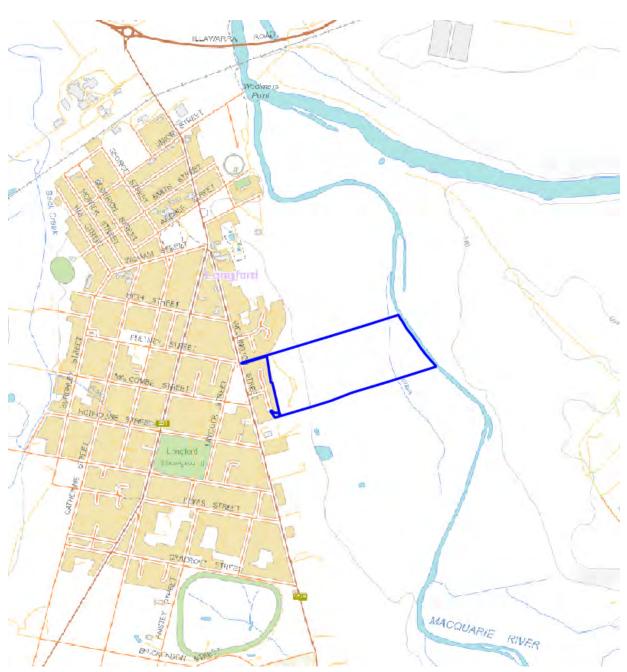


Figure 1: Location, existing lots in blue



Figure 2: aerial image



Figure 3: Plan of subdivision

5

BUSHFIRE-PRONE AREAS CODE

CERTIFICATE¹ UNDER S51(2)(d) LAND USE PLANNING AND APPROVALS ACT 1993

1. Land to which certificate applie Land that is the Use or Development Site protection.	s ² e that is relied upon for bushfire hazard management or		
Name of planning scheme or instrument:	Northern Midlands Interim Planning Scheme 2013		
Street address:	20 Longford Close & 123A Wellington St, Longford		
Certificate of Title / PID:	CT 152943/18, PID 2854384 CT148509/1, PID 2740424		
Land that <u>is not</u> the Use or Development management or protection.	Site that is relied upon for bushfire hazard		
Street address:			
Certificate of Title / PID:			
2. Proposed Use or Development			
Description of Use or Development:			
Subdivision,2 lots to 2 lots			
Code Clauses:			
× E1.4 Exempt Development	☐ E1.5.1 Vulnerable Use		

6

¹ This document is the approved form of certification for this purpose, and must not be altered from its original form.

 $^{^2}$ If the certificate relates to bushfire management or protection measures that rely on land that is not in the same lot as the site for the use or development described, the details of all of the applicable land must be provided.

☐ E1.5.2 Hazardous U	Jse	☐ E1.6.1 Subdivision	
3. Documents	relied upon		
Documents, Plans a	nd/or Specifications		
Title:	Plan of Subdivision		
Author:	PDA Surveyors		
Date:	4/10//2018	Version: 1	
Bushfire Hazard Ro	eport		
Title:	Bushfire report 20 Longford Clo	se & 123A Wellington St, Longford	
Author:	Scott Livingston		
Date:	9/10/2018	Version: 1	
Bushfire Hazard M	anagement Plan		
Title:	na		
Author:			
Date:		Version:	
Other Documents			
Title:			
Author:			
Date:		Version:	

	4. Nature of Certificate				
×	E1.4 – Use or developn	nent exempt from this code			
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)		
×	E1.4 (a)	Insufficient increase in risk	Bushfire report 20 Longford Close & 123A Wellington St, Longford		
	E1.5.1 – Vulnerable Uses				
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)		
	E1.5.1 P1	Residual risk is tolerable			
	E1.5.1 A2	Emergency management strategy			
	E1.5.1 A3	Bushfire hazard management plan			
	E1.5.2 – Hazardous Us		Reference to Applicable		
	Assessment Criteria	Compliance Requirement	Document(s)		
	E1.5.2 P1	Residual risk is tolerable			
	E1.5.2 A2	Emergency management strategy			
	E1.5.2 A3	Bushfire hazard management plan			
	Et C D I	1 1 6 1 1			
	E1.6 – Development sta	andards for subdivision ovision of hazard management areas			
		Compliance Requirement	Reference to Applicable Document(s)		
	E1.6.1 P1	Hazard Management Areas are sufficient to achieve tolerable risk			
	E1.6.1 A1 (a)	Insufficient increase in risk			
	E1.6.1 A1 (b)	Provides BAL 19 for all lots			

E1.6.1 A1 (c)	Consent for Part 5 Agreement	

E1.6.2 Subdivision: Pu	E1.6.2 Subdivision: Public and fire fighting access		
Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)	
E1.6.2 P1	Access is sufficient to mitigate risk		
E1.6.2 A1 (a)	Insufficient increase in risk		
E1.6.2 A1 (b)	Access complies with Tables E1, E2 & E3		

E1.6.3 Subdivision: Pro	E1.6.3 Subdivision: Provision of water supply for fire fighting purposes		
Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)	
E1.6.3 A1 (a)	Insufficient increase in risk		
E1.6.3 A1 (b)	Reticulated water supply complies with Table E4		
E1.6.3 A1 (c)	Water supply consistent with the objective		
E1.6.3 A2 (a)	Insufficient increase in risk		
E1.6.3 A2 (b)	Static water supply complies with Table E5		
E1.6.3 A2 (c)	Static water supply is consistent with the objective		

Attachment 13.1.1 Application

5. Bu	ıshfire Hazard Practitioner ³		
Name:	Scott Livingston	Phone No:	0438 951 021
Address:	12 Powers Road	Fax No:	
	Underwood	Email	scottlivingston.lnrs@gmail.com
	Tasmania 7268	Address:	
Accreditati	on No: BFP - 105	Scope:	1,2, 3A, 3B, 3C.
6. C	ertification		
I, certify th	at in accordance with the authority given under Part 4A	of the Fire Ser	vice Act 1979 –
Prone A use or d	or development described in this certificate is exempt freas in accordance with Clause E1.4 (a) because there revelopment from bushfire to warrant any specific bushfint with the objectives for all the applicable standards ide	is an insufficien re protection m	t increase in risk to the easure in order to be
or			
bushfire	an insufficient increase in risk from bushfire to warrant hazard management and/or bushfire protection in orden Insistent with the objective for each of the applicable stant Ite.	r for the use or	development described
and/or			
with the that is c	hfire Hazard Management Plan/s identified in Section 3 Chief Officer's requirements and can deliver an outcom onsistent with the objective and the relevant compliance ls identified in Section 4 of this Certificate.	ne for the use or	development described
Signed: certifier Date:	9/10/2018 Certificate No: SRL18/63E		1

³ A Bushfire Hazard Practitioner is a person accredited by the Chief Officer of the Tasmania Fire Service under Part IVA of *Fire Service Act* 1979. The list of practitioners and scope of work is found at www.fire.tas.gov.au.

REFERRAL OF DEVELOPMENT APPLICATION PLN-21-0153 TO WORKS & INFRASTRUCTURE DEPARTMENT

Property/Subdivision No: 113600.568

Date: 2 July 2021

Applicant: Commercial Project Delivery

Proposal: Re-subdivision of 2 lots, change of use of ancillary dwelling to single dwelling

(residential and rural resource zones, flood prone area)

Location: 20 Longford Close and 123A Wellington Street, Longford

No W&I comment.

Jonathan Galbraith (Engineering Officer)

Date: 9/9/21



Submission to Planning Authority Notice

Council Planning Permit No.	PLN-21-0153			Cou	ncil notice date	14/07/2021
TasWater details						
TasWater Reference No.	TWDA 2021/0118	84-NMC		Date	e of response	20/07/2021
TasWater Contact	Jake Walley		Phone No.	0467	7 625 805	
Response issued to						
Council name	NORTHERN MIDL	ANDS COUNCII	L			
Contact details	Planning@nmc.ta	as.gov.au				
Development deta	ils					
Address	123A WELLINGTO	ON ST,, LONGFO	ORD	Prop	erty ID (PID)	2740424
Description of development	Re-Subdivision of 2 Lots, Change of Use of Ancillary Dwelling to Single Dwelling					
Schedule of drawings/documents						
Prepared by Drawing/document No.		,	Revision No.	Date of Issue		

Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
PDA Surveyors	Plan of Subdivision		4 October 2018

Conditions

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

CONNECTIONS, METERING & BACKFLOW

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

FINAL PLANS, EASEMENTS & ENDORSEMENTS

- 4. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater as evidence of compliance with these conditions when application for sealing is made.
 - <u>Advice:</u> Council will refer the Final Plan of Survey to TasWater requesting Consent to Register a Legal Document be issued directly to them on behalf of the applicant.
- 5. Prior to the issue of a TasWater Consent to Register a Legal Document, the applicant must submit a .dwg file, prepared by a suitably qualified person to TasWater's satisfaction, showing:
 - a. the exact location of the existing water/sewerage infrastructure,
 - b. the easement protecting that infrastructure.

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

Page 1 of 2 Version No: 0.1



at the developers cost.

DEVELOPMENT ASSESSMENT FEES

The applicant or landowner as the case may be, must pay a development assessment fee of \$219.04 and a Consent to Register a Legal Document fee of \$154.42 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater.

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

Advice

General

For information on TasWater development standards, please visit http://www.taswater.com.au/Development/Development-Standards

For application forms please visit http://www.taswater.com.au/Development/Forms

Declaration

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

Authorised by

Jason Taylor

Development Assessment Manager

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



Bushfire Risk Unit

File No: AD3702

General Manager Northern Midlands Council planning@nmc.tas.gov.au

Attn: Planning

Dear Sir/Madam,

DEVELOPMENT APPLICATION PLN-21-0153 - 20 LONGFORD CLOSE & 123A WELLINGTON STREET, LONGFORD

I write in relation to the abovementioned development application that is currently on public exhibition. Please consider this submission as a representation on behalf of the Tasmania Fire Service.

The Tasmanian Government's policy position since the introduction of *Planning Directive* 5 – *Bushfire-Prone Areas Code* in 2012 is that new lots in bushfire-prone areas will require a bushfire hazard management plan (BHMP) and will be provided with a BAL-19 solution to reduce risk to the community and to reduce building costs.

The Code does make provision for practitioners to grant an exemption from a BHMP, where it can be clearly demonstrated that there is insufficient increase in risk to warrant one. Examples of where it may be appropriate to use this provision include where existing titles are being amalgamated, or where a new lot is being created to excise existing infrastructure from a title.

The subject application seeks approval for a two-lot subdivision and change of use from ancillary dwelling to single dwelling. The outcome would be:

- Creation of Lot 1, with an approximate area of 1.5ha that would contain a single dwelling that will be serviced by a new access from the end of Longford Close; and
- Creation of a balance lot with an approximate area of 26ha that would contain a single dwelling and retain usage of an existing access from Longford Close.

The proposed subdivision is within a 'bushfire-prone area' as defined in the Northern Midlands Interim Planning Scheme 2013 and subsequently must satisfy the requirements of Section E1.0 Bushfire-Prone Areas Code.

The application includes a s.51 certificate from an accredited practitioner (Scott Livingston, 9/10/2018) that certifies the development as exempt from the requirement for a bushfire hazard management plan under clause E1.4(a).

State Headquarters Cnr Argyle and Melville Streets | GPO Box 1526 Hobart Tasmania 7001 | Phone (03) 6173 2740

Southern Region 1040 Cambridge Road, Cambridge Tasmania 7170 | Phone (03) 6166 5500

Northern Region 339 Hobart Road Youngtown Tasmania 7249 | Phone (03) 6777 3666 | Fax (03) 6345 5860

North West Region 15 Three Mile Line | PO Box 1015 Burnie Tasmania 7320 | Phone (03) 6477 7250 Fax (03) 6433 1551



Clause E1.4(a) provides the following exemption criteria:

a) any use or development that the TFS or an accredited person, having regard to the objective of all applicable standards in this code, certifies there is an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures; and

• • •

The report provided in support of the exemption does not provide any evidence that the relevant objectives have been considered or how the conclusion of insufficient increase in risk was reached.

In our view:

- The subdivision will provide for the use of two separate single dwellings within the Rural Resource Zone (compared to one single dwelling and an ancillary dwelling);
- The subdivision will significantly reduce the area available for hazard management around the curtilage of the dwelling on Lot 1;
- The subdivision will require the construction of a new private access to service Lot
 1:
- It is unclear what effect the subdivision will have with respect to access to firefighting water supplies for either lot.

Based on the above points it appears the proposal will have some effect on risk exposure that would appropriately be mitigated through a bushfire hazard management plan at the time of subdivision.

Tasmania Fire Service accordingly recommends that Council condition its approval (if granted) on the provision of a bushfire hazard management plan that demonstrates compliance with clause E1.6 of the Planning Scheme. The requirements of the bushfire hazard management plan should be implemented prior to sealing the new titles.

It is noted that the requirements that would likely be specified in a bushfire hazard management plan for this development would not necessitate any changes to the subdivision design.

If you would like to discuss this matter further, please contact me on 0438 101 367 or at bfp@fire.tas.gov.au.

Yours sincerely,

Tom O'Connor

SENIOR PLANNING & ASSESSMENT OFFICER

13 July 2021

Cc scottlivingston.lnrs@gmail.com

PETITION	
o. The Gener Northern Longford	ral Manager Midlands Council
etition conta	ct:- George A.R. Butler Tel.
	22 Longford Close , Longford 7301
n behalf of t	he residents of Longford Close and others
ite. Proposed Development	20 Longford Close and 123a Wellington Street, Longford Re- Subdivision of 2 Lots .Change of ancillary dwelling to single dwelling (residential and resource zones , Flood prone area)
he existing value of the proposal to orthbury Pare 20 Longfor	rs request that:- acant 989M2 block (No 20 Longford Close) remain as a g residential block at the end of a Cul-De-Sac to adhere a 1.41 hectare portion of the existing rk Farm and the second dwelling (ancillary) to rd Close , not be allowed.
the existing valingle dwelling the proposal to lorthbury Par lo 20 Longfor lame .A.b.b	acant 989M2 block (No 20 Longford Close) remain as a gresidential block at the end of a Cul-De-Sac to adhere a 1.41 hectare portion of the existing rk Farm and the second dwelling (ancillary) to rd Close , not be allowed. Strong Signature
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he existing value ingle dwelling he proposal to corthbury Par lo 20 Longfor lame .A.b.b. ddress.33	acant 989M2 block (No 20 Longford Close) remain as a gresidential block at the end of a Cul-De-Sac to adhere a 1.41 hectare portion of the existing rk Farm and the second dwelling (ancillary) to rd Close , not be allowed. Strong Signature
he existing value of the proposal to the propo	acant 989M2 block (No 20 Longford Close) remain as a gresidential block at the end of a Cul-De-Sac to adhere a 1.41 hectare portion of the existing rk Farm and the second dwelling (ancillary) to rd Close , not be allowed. Strong Signature Date 15/7/2021

PETITION

Attachment 13.1.3 Representations

To. The General Manager
Northern Midlands Council
Longford

Petition contact:- George A.R. Butler Tel.

22 Longford Close, Longford 7301

On behalf of the residents of Longford Close and others

Reference. PLN-21-0153

Site. 20 Longford Close and 123a Wellington Street, Longford Proposed Re- Subdivision of 2 Lots .Change of ancillary dwelling to Single dwelling (residential and resource zones, Flood

prone area)

The Petitioners request that:-

Name Erin Boyes	Signature Soys.
	1058, Longford Date 16/7/21
Name	Signature
Address	Date
Name	Signature
1ddress	

The General Manager Northern Midlands Council. 13 Smith Street Longford 7301. GAR & WML Butler 22 Longford Close Longford Tas 7301

9/7/2021

PLN-21-0153: Re-Subdivision of 2 lots, Change of ancillary dwelling to single dwelling

Dear Sir/Madam

We would request your consideration of the relevant points raised in our previous submission dated 11/2/2019 with reference to the previous planning application PLN-18-0274, copy attached.

In relation to the current application PLN-21-0153

2 Background

Bullet 2 "no additional traffic......and no amenity issues from noise, headlights etc"
 This is not really correct as a typical dwelling would be sited on the lot (No 20) and a car would not traverse the entire site and the rear site, but would simply enter a garage on the site

4.4 Development Potential for 20 Longford Close

- Clearly outlines that there is a potential to develop another dwelling on site –
 General Residential allows for 2 multiple dwelling. If the lots are joined via this
 subdivision a second dwelling would potentially push an access driveway closer to
 our boundary and result in impacts including drainage and runoff.
- What will stop the rezoning of the lot in the future from Rural Resource Zone to General Residential—on the basis that it is not agriculturally viable because it is too small and therefore should be rezoned to general Residential and then subdivided again into multiple lots. When viewing the site to the North as per attached plan there is already General Residential incursion into the rural area—— there is a real risk that in the future there will be an application to rezone on this basis setting a dangerous precedent.
- It is clear that there will be a gradual erosion of the rural land with an ongoing incursion of Residential Zoned land.

5.3 General Residential Zone

 The Zone purpose is not achieved—currently the site is used as a through road, call it a driveway, but a driveway doesn't go right through the lot.

5.4 Rural Resources Zone

• If the land is subdivided off, then the small parcel of Rural Resource land cannot achieve the intent/purpose of the zone. The balance land is not the issue, in fact the lot will be unable to meet 26.1.1.1 of the Zone Purpose. The productive capacity of the newly created lot is limited if it is separated from the main farm. In fact the applicant says as much in their assessment on page 19 "proposed lot 1 is practically incapable of supporting an agricultural use". At the time the second (ancillary) dwelling was allowed to be built on the lot, this intent was not to enable future

subdivision —the integrity of the overall farmland and productive capacity of the site should be maintained —a second dwelling is not supposed to result in the disaggregation of the farm at some future point in time . The Zone provides for the protection of agricultural land and agricultural uses by ensuring that discretionary uses, including Residential use , minimise the conversion of agricultural land and are compatible with agricultural use .

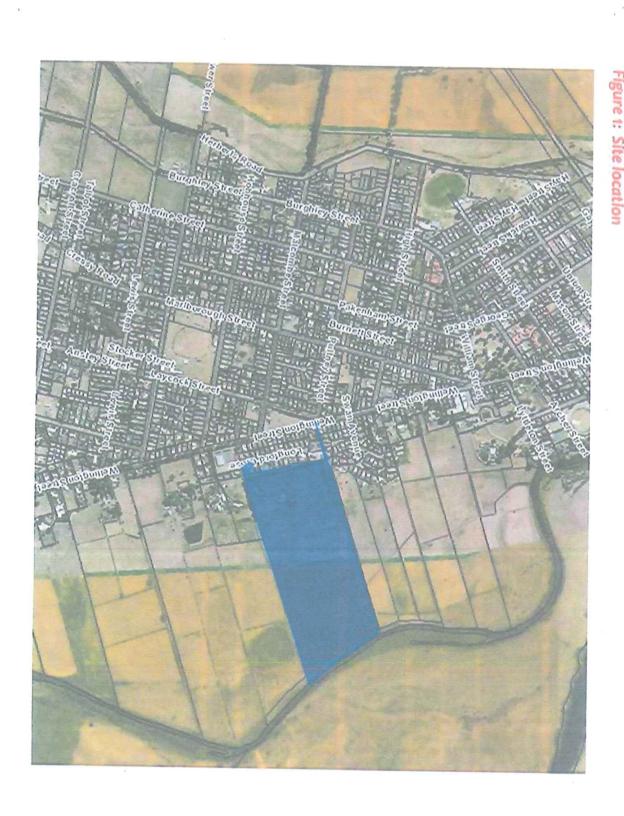
In conclusion

- Selling one site to justify purchase of irrigation equipment is not a sound planning basis for the subdivision .
- Nothing has changed since the previous application PLN-18-0274 under the rules and regulations. Therefore on the basis of planning law an approval cannot occur.

Yours faithfully

GAR & WML Butler

ly Xuth



GAR & WML Butler 22 Longford Close Longford TAS 7301

11 January 2019

The General Manager Northern Midlands Council 13 Smith Street, Longford 7301



Dear Sir/ Madam,

PLN-18-0274: Re-Subdivision of 2 Lots at 20 Longford Close and 123A Wellington Street, Longford

I write with reference to the development application reference PLN-0274 seeking a re-subdivision (and amalgamation) of land at 20 Longford Close and 123A Wellington Street, Longford. I note that the current zoning of the parcels are as follows:

- 20 Longford Close General Residential
- 123A Wellington Street Rural Resource, and subject to bushfire –prone and flood prone designations.

As a neighbouring property on Longford Close, we wish to raise a number of concerns and matters for consideration in making a decision on the application.

- a) Road Layout Impact: Impact on Longford Close as a cul-de-sac the original concept for Longford Close incorporated a single access point off Wellington Street and two cul-de-sacs creating a peaceful and secure living environment. Allowing for an extension of Longford Close through lot 20 would create a through route, allowing traffic to traverse beyond Longford Close against the original design principles.
- b) Lack of Detail Application: No design details have been provided in relation to this access route that will result from approval of this re-subdivision amalgamation of lots. Many of the concerns raised here are due to the lack of consideration of key matters such as the route of any access way through the lots to the dwelling at lot 123A, drainage issues, and amenity impacts.

With reference to section 5.3 of the Agricultural Assessment (Macquarie Franklin: 2018), "the...subdivision and associated boundary adjustment has been carefully planned so that it would impose a negligible impact, constraint and/or disruption to...residential amenity on the balance of the property."

However the impact on amenity of existing adjoining properties in the residential zone has not been considered at all and has not been adequately assessed in the application. Note that section 5.7 of the report simply states, with no analysis at all of the actual impact "the development would not impose any new/or additional impact upon them". This is in fact only referencing adjoining dwellings in the rural resource zone. This is not the case — refer to item c and d below.

An adequate site plan and context analysis should have included proposed roads, driveways, car parking areas and footpaths within the site;

c) Noise/ Amenity Impact: As a cul-de-sac, Longford Close residents enjoy a quiet and secure street environment. In particular, it has been assumed that a dwelling would, at some point, be developed on the land at lot 20 Longford Close (it currently contains a shed not connected to services). The dwelling would have a single access driveway at the front as per all the other dwellings in the street. Allowing for up to two (or more) dwellings on the amalgamated lot, including a driveway that will extend fully through lot 20, will potentially cause a significant impact on the three dwellings located on its boundaries. This will be due to vehicular noise, dust, increase surface water flows and light. A major concern is the impact of headlights shining directly into the living area and bedrooms as vehicles traverse from the house at lot 123A through to Longford Close – which would never occur in the case of a standard development of lot 20 (no through traffic).

The only possible mitigation to ensure any impact on amenity to existing residents is minimised would be by imposing a condition on any development approval requiring an offset of any driveway a

1%

minimum of 2 meters from the boundary with lot 22 Longford Close (and all other adjoining boundaries) on the residential zoned land and an offset of minimum 5 metres from any residential boundary from the rural resource land. In addition, include a requirement that any driveway (on lot 123A) be sited away from the rear boundary of lot 22 to ensure residential amenity is maintained. Given the land may be on-sold, this may be better defined as a Covenant on the newly created lot. Restrictions could be placed on the new lot through the mechanism of a part 5 agreement pursuant to the Land Use Planning and Approvals Act 1993.

It should be noted that no one living in a cul-de-sac anticipates suddenly living on a corner allotment with traffic traversing to the side and rear of their property. This is in fact the potential result of this amalgamation. Consideration should therefore also be given to imposing a condition requiring the provision of a landscape buffer along the boundaries of lot 20 to be planted and maintained as a screen buffer to surrounding residential lots. This is not necessary at the rear due to the drainage easement and existing tree corridor.

Finally, it is highlighted that within the *Northern Midlands Interim Planning Scheme 2013*, Clause 10.4.13.6 Location of Car Parking (General Residential Zone) requires that: (Performance Criteria 1) *Driveways or car parking spaces (other than for dwellings) must be designed to protect the amenity of the adjoining habitable rooms having regard to the: a) width of the driveway; and b) location of the existing dwellings; and c) number of car spaces served by the driveway; and d) need for physical screening and /or landscaping.*

- d) Security Impact: Directly related to point a, enabling traffic to access the rear allotment (lot 123A) created a security concern. Currently the rear gardens of Longford Close dwellings which adjoin lot 123A are entirely secure. By allowing an access route through to the rear, this security is diminished.
- e) Loss of Trees: Currently the boundary of lot 123A and the rear of properties along Longford Close is a 3m wide drainage easement – this contains various services manholes (including one at the rear of lot 20) and is extremely prone to drainage issues and standing water. There is a long line of mature vegetation along this drainage corridor which acts as a wind break, erosion control and defines the boundary of the drainage easement. It would be disappointing to see any of these mature trees removed on order to build a driveway for lot 123A.
- f) Drainage Issues: The Agricultural Assessment (Macquarie Franklin: 2018) only considers stormwater impact on lot 123A (rural land) and not the overall amalgamated site. This is a further shortfall in the application.
 - It should be noted that lot 20 is extremely wet, with poor drainage and soil waterlogging leading to standing water that does not drain away for extended periods. Photographs (of lot 20) have been included with this letter to substantiate this. This extends into the drainage corridor at the rear of the site. Therefore, if a through route to lot 123A occurred, it is likely that roadworks will be required, and a careful design to ensure that surface water is properly managed, and impacts to adjoining properties and the existing 3m wide drainage easement/corridor are controlled.
 - At a minimum, a detailed Surface Water/ Drainage Assessment should be required as part of any driveway/access way design, to ensure adequate measures are implemented to not increase surface water flows to adjoining properties.
- g) Intent of Applicant and Loss of Agricultural Land The application indicates that the application is to raise capital for the remaining farm – however it isn't clear how this is occurring unless the intention is to sell off the amalgamated sites following approval. It isn't clear at all what the future use of the land (of the amalgamated site) is – continued farming in the form of grazing, or residential development?
 - With reference to the Agricultural Assessment (Macquarie Franklin: 2018) this will see a reduction in the overall farm of approximately 5% (1.3ha from 27.5ha) but adding only a tiny portion of residential zoned (non-farming) land (0.1ha). The report (section 5.4) implies this loss is justified by the raising of capital for future irrigation but again how these funds will be raised when in fact they have purchased an additional residential lot to enable the amalgamation isn't clear. In addition what stops the future fragmentation of the farm if a further dwelling is proposed on the original lot?
- h) Policy Considerations With reference to the State Policy on the Protection of Agricultural Land 2009, key principles include:

2 of 3

- Residential use of agricultural land is consistent with this Policy where it is required as part of an agricultural use or where it does not unreasonably convert agricultural land and does not confine or restrain agricultural use on or in the vicinity of that land.
- All agricultural land is a valuable resource for Tasmania. The protection of other than prime agricultural land from conversion to non-agricultural use will be determined through planning schemes.

Under the Northern Midlands Interim Planning Scheme 2013 (updated 2018) Clause 26.4.2 Subdivision, a subdivision in the Rural Resource Zone is only to ensure that:

- a. improve the productive capacity of land for resource development and extractive industries; or
- enable subdivision for environmental and cultural protection or resource processing where compatible with the zone; or
- facilitate use and development for allowable uses by enabling subdivision subsequent to appropriate development.

The Acceptable Solution 1 states that lots must be:

- for the provision of utilities and is required for public use by the Crown, public authority or a municipality; or
- b. for the consolidation of a lot with another lot with no additional titles created; or
- to align existing titles with zone boundaries and no additional lots are created.

The Performance Criteria 1 states that the subdivision

- a. must <u>demonstrate that the productive capacity of the land will be improved</u> as a result of the subdivision; or
- b. is for the purpose of creating a lot for an approved non-agricultural use, other than a residential use, and the productivity of the land will not be materially diminished.

It is not clear how the Acceptable Solution or Performance Criteria meet the objectives of the Zone, or are met within this application. In particular is the issue of land zoning – the application seeks to amalgamate the balance of a Rural Resource zoned allotment with a General Residential zoned allotment. No rezoning of land is proposed.

It is also to be noted that policy seeks to reduce the fragmentation of agricultural land. Currently, lot 123A is utilised for grazing of sheep and horses. Historical development of the farm – and approval to allow a second dwelling to be built (proposed lot 123A) would have been predicated on no future fragmentation of the land - there would have been no intention for a future subdivision and fragmentation to occur. Amalgamation with a residential lot does not negate the loss of this grazing land from the overall farm.

Should you wish to discuss these matters in further detail please don't hesitate to contact me on 0438961624. Yours faithfully

Kristina Butler

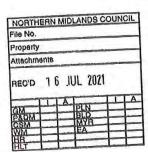
MBA (Env.Mgt) G.Dip.PM BRTP (Hons) MPIA

On behalf of the owners of 22 Longford Close, Longford

GAR & WML Butler

3 of 3

The General Manager Northern Midlands Council. Longford



G.A.R. Butler 22 Longford Close Longford

1

16/7/2021

Ref.

PLN -21-0153

Site

20 Longford Close and 123a Wellington Street Longford

Proposed

Re -Subdivision of 2 lots ,change of use of ancillary dwelling

Development

(residential and rural resource zones, flood prone area)

Dear Sir/Madam

Submitted for your consideration are petitions from 21 residents of Longford Close.

The petition requests that :-

The existing vacant 989M2 block (No 20 Longford Close) remain as a Single dwelling residential block at the end of a Cul-De-Sac. The proposal to adhere a 1.41 hectare portion of the existing Northbury Park Farm and the second dwelling (ancillary) to No 20 Longford Close ,not be allowed .

Yours faithfully

G.A.R.Butler

PETITION

To. The General Manager Northern Midlands Council Longford

Petition contact:- George A.R. Butler Tel

22 Longford Close, Longford 7301

On behalf of the residents of Longford Close and others

Reference.	PLN-21-0153
Site.	20 Longford Close and 123a Wellington Street, Longford
Proposed	Re-Subdivision of 2 Lots . Change of ancillary dwelling to
Development	single dwelling (residential and resource zones, Flood prone area)

The Petitioners request that:-

Name PETER DWYER Signature	
Address 12 LONGFORD CL. LONGFORD Date 12-07-21	
Name GERALDINE DWYER Signature Second June	/
Address 12 Long ford Date 12-7-21	
Name Signature	
Address	

PETITION
To. The General Manager
Northern Midlands Council
Longford
Petition contact:- George A.R. Butler
Tel.
22 Longford Close , Longford 7301
On behalf of the residents of Longford Close and others
on behalf of the residents of congrota close and others
Reference. PLN-21-0153
Site. 20 Longford Close and 123a Wellington Street, Longford
Proposed Re-Subdivision of 2 Lots .Change of ancillary dwelling to
Development single dwelling (residential and resource zones , Flood prone area)
profile area)
The Petitioners request that:-
The existing vacant 989M2 block (No 20 Longford Close) remain as a
single dwelling residential block at the end of a Cul-De-Sac
The proposal to adhere a 1.41 hectare portion of the existing Northbury Park Farm and the second dwelling (ancillary) to
No 20 Longford Close , not be allowed.
1.
Name Abby Stroia Signature Mt
Address 33 Long ford Close Date 15/7/2021
Address Literature Address Control Date of Con
-1-
Name Strass Signature Signature
Address 3 Leagford Close Date 197142
Name Signature
AddressDate

PETITION

To. The General Manager Northern Midlands Council Longford

Petition contact:- George A.R. Butler Tel.

22 Longford Close, Longford 7301

On behalf of the residents of Longford Close and others

Reference.	PLN-21-0153
Site.	20 Longford Close and 123a Wellington Street, Longford
Proposed Re- Subdivision of 2 Lots .Change of ancillary dwe	
Development	single dwelling (residential and resource zones, Flood

prone area)

Name & OW. I.S. R. NA LOOCA Signature

The Petitioners request that:-

Address3A.LONGFORDCLOS	SE LONGFORD Date 12 7 200
Name	Signature
Address	Date
Name	. Signature

PETITION

To. The General Manager Northern Midlands Council Longford

Petition contact:- George A.R. Butler Tel.

22 Longford Close, Longford 7301

On behalf of the residents of Longford Close and others

Reference. PLN-21-0153
Site. 20 Longford Close and 123a Wellington Street, Longford Proposed Re- Subdivision of 2 Lots .Change of ancillary dwelling to

Proposed Re- Subdivision of 2 Lots .Change of ancillary dwelling to Development single dwelling (residential and resource zones , Flood

prone area)

The Petitioners request that:-

Name StandraMearce Sig	natureATHERUSE
Address.32.Langford.Close	HongfordDate 12-7-21
Name PHILLIP PEARCE Sig	nature <i>5.1.6</i>
Address 32 LONGFORD CLOS	E LONG FORD Date 12-7-21
Name Się	gnature
Address	Date

PETITION

To. The General Manager Northern Midlands Council Longford 2/2

Petition contact:- George A.R. Butler
Tel.
22 Longford Close , Longford 7301

On behalf of the residents of Longford Close and others

N-21-01	.53
	N-21-01

Site. 20 Longford Close and 123a Wellington Street, Longford Proposed Re- Subdivision of 2 Lots .Change of ancillary dwelling to

Development single dwelling (residential and resource zones, Flood

prone area)

The Petitioners request that:-

Name ALAN POWER	Signature Date $12/07/2$
Address 2/2 Longsfind (Date 12/07/2
Name APRIL POWER	Signature Spil Power
Address 22 Longford C	210se Date 12 7 21
Name	Signature
Address	Date



PETITION

To. The General Manager Northern Midlands Council Longford

Petition contact:- George A.R. Butler Tel.

22 Longford Close , Longford 7301

On behalf of the residents of Longford Close and others

Reference. P	LN	1-21-	01	.53
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Site. 20 Longford Close and 123a Wellington Street, Longford

Proposed Re- Subdivision of 2 Lots .Change of ancillary dwelling to

Development single dwelling (residential and resource zones, Flood

prone area)

The Petitioners request that:-

Name ALAN ROBERTS Signature Alan Robert
Address 4A LONGFORD CLOSE Date 13/7/2021
Name MAKGARET ROBERTS Signature Malerts
Address 4A Long Ford Cl., Long Ford 7301 Date 13-7-21
Name Signature
Address

PETITION

To. The General Manager Northern Midlands Council Longford

Petition contact:- George A.R. Butler Tel.

22 Longford Close, Longford 7301

On behalf of the residents of Longford Close and others

Reference. PLN-21-0153
Site. 20 Longford Close and 123a Wellington Street, Longford Proposed Re- Subdivision of 2 Lots .Change of ancillary dwelling to Development single dwelling (residential and resource zones , Flood

prone area)

The Petitioners request that:-

Name Chris Crawford Signature 600-1-1
Address 11 Long ford Close Date 12/1/21
Name Corol Crawford Signature Carol Campel
Address !! Longford Close Date 12.7.21
Name Signature
Address

PETITION

To. The General Manager Northern Midlands Council Longford

Petition contact:- George A.R. Butler Tel.

22 Longford Close, Longford 7301

On behalf of the residents of Longford Close and others

Reference.	PLN-21-0153
Site.	20 Longford Close and 123a Wellington Street, Longford
Proposed	Re-Subdivision of 2 Lots . Change of ancillary dwelling to
Development	single dwelling (residential and resource zones, Flood prone area)

The Petitioners request that:-

Name PAVID STEWART Sign	
Address. 23-25 Longford Close	Date. 13 July 2021
Name Patricia, Showing Sign	ature & Sewant
Address 23-25 Longford	UsseDate13: 1: 2/
Name Sign	nature
Address	Date

PETITION

To. The General Manager
Northern Midlands Council
Longford

Petition contact:- George A.R. Butler

Tel.

22 Longford Close, Longford 7301

On behalf of the residents of Longford Close and others

Reference. PLN-21-0153

Site. 20 Longford Close and 123a Wellington Street, Longford

Proposed Re- Subdivision of 2 Lots .Change of ancillary dwelling to

Development single dwelling (residential and resource zones, Flood

prone area)

The Petitioners request that:-

Name Olin D. Cop Kersignature Island
Address R. H. LONGFORD CLOSE Date 14-7-202
Name Moele Signature Moele
Address 24 Longlord Close Longlord Date 14/7/2021
Name Signature



PETITION

To. The General Manager Northern Midlands Council Longford

Petition contact: George A.R. Butler Tel. 22 Longford Close, Longford 7301

On behalf of the residents of Longford Close and others

Reference.	PLN-21-0153
Cit	201 (101

Site. 20 Longford Close and 123a Wellington Street, Longford Re-Subdivision of 2 Lots . Change of ancillary dwelling to Proposed

Development single dwelling (residential and resource zones, Flood

prone area)

The Petitioners request that:-

No 20 Longford Close , not be allowed.
Name GAR BUTLER Signature
Address 22, 40mg/=000 CLOSE Date 15.7 202/
Name W. M. L. B. 472.02 Signature L. Sule-
Address 22 Long FORD CLOS Date 18.7. 2021
Name Signature
Address

PETITION

To. The General Manager Northern Midlands Council Longford

Petition contact:- George A.R. Butler Tel.

22 Longford Close, Longford 7301

On behalf of the residents of Longford Close and others

Reference. PLN-21-0153

Site. 20 Longford Close and 123a Wellington Street, Longford

Proposed Re- Subdivision of 2 Lots .Change of ancillary dwelling to

Development single dwelling (residential and resource zones, Flood

prone area)

The Petitioners request that:-

No 20 Longford Close, not be	
Name KOBGRT W. THOMAS	Signature
Address 8 Longer	CLOSE LONGFORDDate 15/7/21
Name	Signature
Address	Date
Name	Signature
Address	Date

PETITION

To. The General Manager Northern Midlands Council Longford

Petition contact:- George A.R. Butler Tel.

22 Longford Close, Longford 7301

On behalf of the residents of Longford Close and others

Reference. PLN-21-0153
Site. 20 Longford Close and 123a Wellington Street, Longford Proposed Re- Subdivision of 2 Lots .Change of ancillary dwelling to Development single dwelling (residential and resource zones , Flood

prone area)

The Petitioners request that:-

Name GREG SILVEY	Signature Greg Silvey
Address 5 Lang-FORD	CLoS€ Date 15-7-21
Name	Signature
Address	Date
Name	. Signature
Address	Date

Rosemary Jones

From: Chloe Lyne

Sent: Monday, 26 July 2021 11:07 AM

To: Paul Godier; NMC Planning

Cc:

Subject: FW: Bushfire report

Follow Up Flag: Follow up Flag Status: Flagged

Hi Paul

Please see below response from Scott regarding issues raised by representor in respect of the Bushfire report

Kind Regards

Chloe Lyne Planning and Development Consultant MPIA, RPIA Commercial Project Delivery

www.cpdelivery.com.au

COMMERCIAL PROJECT DELIVERY

Project + Construction Management

From: Scott Livingston

Sent: Monday, 26 July 2021 11:04 AM

To: Chloe Lyne

Subject: Re: Bushfire report

Hi Chloe,

TFS representation. They stopped us issuing no increase in risk exemptions a bit over a year ago, not a rule change as such just their interpretation. What it means is that the existing dwellings will need to meet bushfire requirements for hazard management, water supply and access. I think the only issue/ upgrade needed will be water supply, both dwellings are likely to need a static water supply.

The requirement for a BHMP prior to sealing of titles is probably the best outcome, it does not need to be done if council don't approve the subdivision, the BHMP will need to be done before sealing of titles and that will say it needs to be implemented before titles are sealed so tanks etc in place.

Scott Livingston

Livingston Natural Resource Services

On Mon, Jul 26, 2021 at 10:24 AM Chloe Lyne

> wrote:

Hi Scott
You may recall you did a bushfire report for Brian Oliver at Longford some years back (copy attached).
Brian had his first DA for the subdivision refused and we have just relodged again. One of the representors has made some observations about the report. Are you able to let me know whether they are valid (if so I assume it is because the requirements have changed over time) and whether the recommended condition is reasonable?
Kind Regards
Chloe Lyne
Planning and Development Consultant
MPIA, RPIA
Commercial Project Delivery
COMMERCIAL PROJECT DELIVERY Project + Construction Management
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hard-copy version. Commercial Project Delivery, Suite1, Level 1, 178 Charles St, Launceston, Tasmania,

www.cpdelivery.com.au

Rosemary Jones

From: Chloe Lyne

Sent: Monday, 26 July 2021 11:00 AM
To: Paul Godier; NMC Planning

Cc:

Subject: PLN -21-0153 Response to Issues Raised in Representations

Attachments: Response to Reps.docx

Follow Up Flag: Follow up Flag Status: Flagged

Morning Paul

Please find attached a table summarising the objections to this subdivision and a response to the matters raised. I am following up with Scott Livingston re Bushfire report and will let you know his thoughts to the issues in due course.

As noted previously, as the owner will be away for the August meeting we would like to grant a further extension of time until after the September meeting so the matter can be considered at that meeting.

My client is very willing to mediate and having read the objections and noted what you said this morning in our telephone discussion it seems that much of the angst is about what may happen on proposed lot 1 in the future. Whilst we believe the planning scheme appropriately controls future development, my client is willing to enter into a Part 5 Agreement that would place limitations around further development on proposed Lot 1. We are also open to considering other methods of providing the neighbours certainty such as putting load limits on Longford Close. We would very much appreciate it if you could discuss these options with the representor's to see if there is a resolution that can be reached that will appease their concerns.

Kind Regards

Chloe Lyne Planning and Development Consultant MPIA, RPIA Commercial Project Delivery

COMMERCIAL PROJECT DELIVERY

Project + Construction Management



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PLN -21-0153 Response to Issues Raised in Representations

Issue	Response		
Bushfire Hazard – recommends a condition requiring a Bushfire Hazard Management Plan	Discuss with Scott Livingston – on the face of it there should be no issues with such a condition		
Traffic – concerned that the access through the site will create additional amenity issues from noise/headlights.	It is submitted that if the status quo remained with respect to 20 Longford Close, there is nothing that requires a garage to be located at the front of the property and prevent vehicle access to the rear of the property. In fact, the planning scheme provisions for the General Residential Zone encourage car parking to be located behind the dwelling		
Development potential for 20 Longford Close. Development of a second dwelling on the site would potentially put an access driveway adjacent to appellants property and cause issues from drainage and runoff.	Whilst acknowledged that it is possible a dwelling could be developed on the General Residential zoned portion of proposed Lot 1, it is not the applicant's intention as the purchaser of Lot 1 will be his son who has no intention of developing additional dwellings on the site. The issue with respect to location of the driveway has no relevance to the application. Were 20 Longford Close to remain as it currently is, there is nothing to stop a future developer of the lot from locating a driveway adjacent to the title boundary.		
Concerned that the balance of proposed Lot 1 will be rezoned General Residential and allow for more multiple dwelling development or further subdivision.	Again, it is strongly reiterated it is not my client and future owner of Lot 1's intention to seek a rezoning or indeed additional development of Lot 1. Notwithstanding that, the subdivision itself is not required for a rezoning application to be made nor is there any guarantee of such an application being successful as it needs to go through a lengthy assessment process and ultimately be assessed and approved by the Tasmanian Planning Commission.		
The General Residential Zone purpose is not achieved. Currently the site is used as a through road.	It is unclear from the rep how the purpose statements are not achieved. The subdivision does not alter the development potential of the General Residential portion zoned part of the site so there is no change		

	in terms of attainment of the purpose statements.	
The subdivision does not meet the Rural Zone purpose 26.1.1.1. Proposed lot 1 will have limited productive capability	Applications are not required to meet all zone purpose statements. Indeed many statements differ from one another to the extent it would not be possible for both to be achieved. Nonetheless, it is agreed that proposed Lot 1 will have limited productive capability but as demonstrated in the Agricultural assessment, the land that will comprise lot 1 currently has limited productive capability so this will not change.	
Selling one site to justify purchase of irrigation equipment is not a sound basis for the subdivision.	The agricultural report clearly demonstrates that with additional capital input, that the productive capacity of the land can be improved. The second dwelling is not required for management of the property and is located such that the land between it and Longford Close is largely fettered from production anyway due to proximity to residential dwellings in an urban setting.	

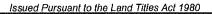
PLANNING APPLICATION

Proposal

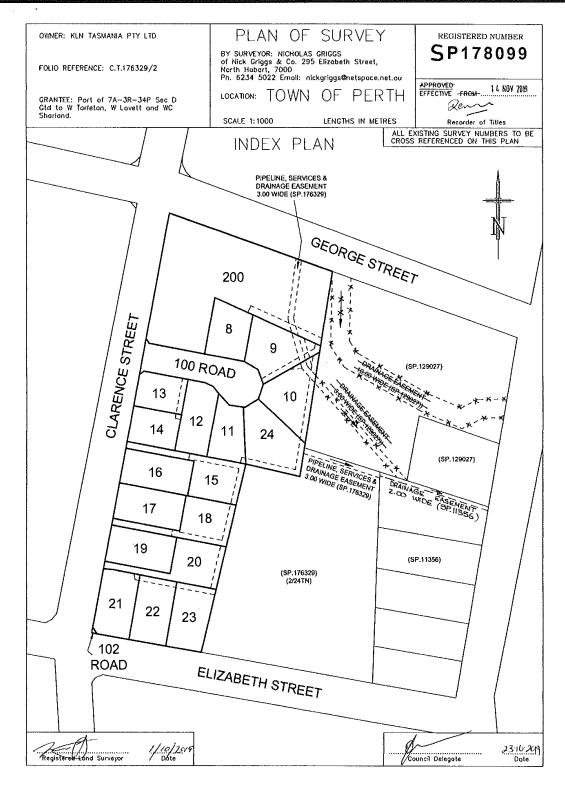
Description of proposal:	2 LOT RESIDENTIAL SUBDIVIS	BION
		····//
(attach additional sheets if necessary)		
If applying for a subdivision value road, in order of preferen		ease supply three proposed names fo
1	2	3
Site address: 2A ELIZABETH	I STREET,	
CT no:F/R 178099/21		
Estimated cost of project	\$	(include cast of landscaping, cor parks etc for commercial/industrial uses)
Are there any existing buildin If yes – moin building is used os		/ ****
If variation to Planning Schen	ne provisions requested, just	ification to be provided:
Northern Midlands Interim Plannin	g Scheme 2013 - 10.4.15.1 P1.1	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
Each lot provides sufficient useable	area and dimensions to allow for	
a) a dwelling to be erected in a cor	ivenient and hazard free location	***************************************
b) on-site parking		
c) adequate private open space (ottoch additional sheets if necessory)		



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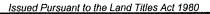
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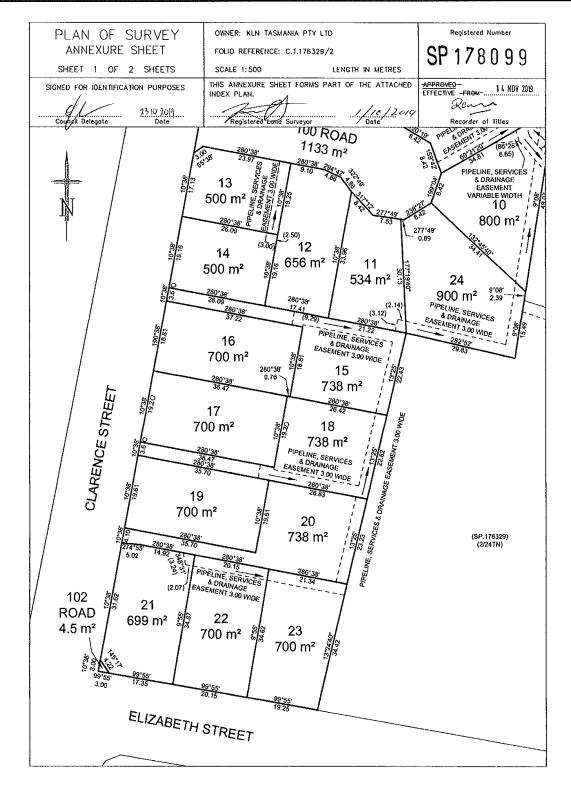
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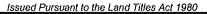
Page 2 of 3

Department of Primary Industries, Parks, Water and Environment

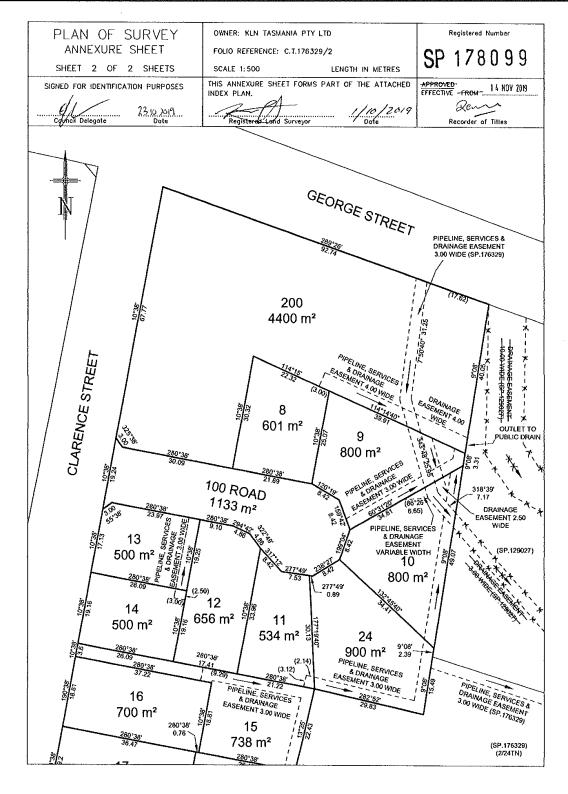
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Search Date: 01 Jul 2021

Search Time: 03:02 PM

Volume Number: 178099

Revision Number: 01

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Department of Primary Industries, Parks, Water and Environment

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D.J.McCulloch Surveying

AUTHORISED LAND SURVEYORS
A.B.N. 36 400 870 790

Dallas McCulloch Registered Land Surveyor (Tas.)

Your ref:

5321gl1NMC

Our ref:

The Manager Northern Midlands Council 13 Smith Street, Longford Tas. 7301

Dear Sir.

P.O. BOX 725 148 West Tamar Road RIVERSIDE, TAS, 7250 Phone (03) 63271394 Mobile 0417 526589

mcculldj@bigpond.net.au

19 July, 2021

Re: - Proposed Subdivision – 2A Elizabeth Street, Perth Ryan Gregson owner

Please find enclosed herewith, for Councils' consideration, 4 copies of our subdivision proposal plan, the completed Development Application Form and a copy of the relevant title & plan. Would you please invoice us by email (mcculldj@bigpond.net.au) for the required planning fees

The purpose of this subdivision is to subdivide the existing residential title to create one new residential title.

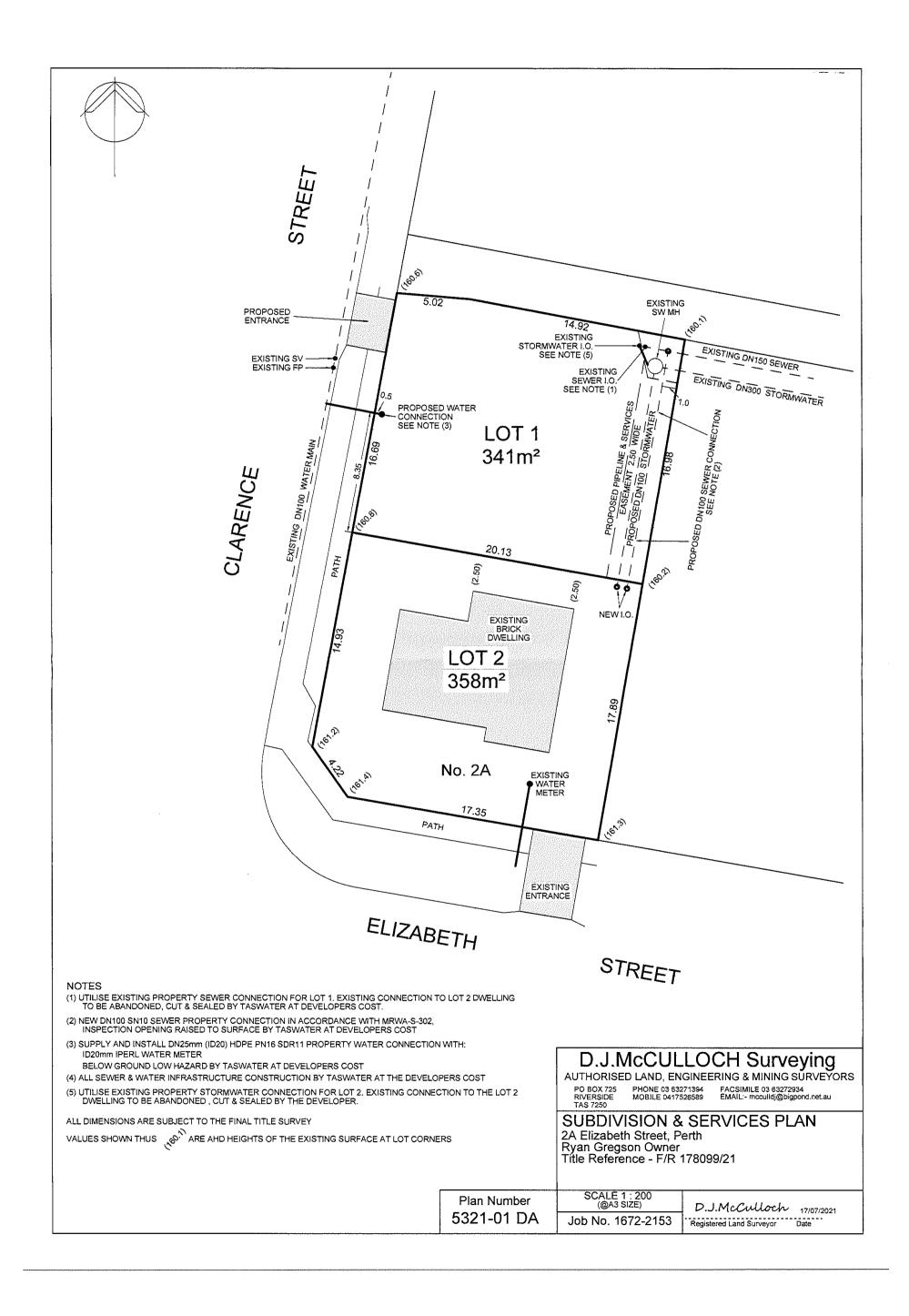
Please note:

- Approval is sought for Lot 1 and for Lot 2.
- Lot 1 and Lot 2 will be used for residential purposes.
- Lot 2 will require construction of new stormwater and water connections to existing infrastructure in the north-east corner of the subject title.
- Lot 1 will utilise the existing sewer & storm-water connection points. Lot 1 will require a
 new water connection and will require provision of a new entrance.
- Pipeline & Services easements are to be created to the benefit of TasWater over all existing and new sewerage infrastructure lines.

Please do not hesitate to contact us to arrange a meeting with your planning staff to discuss any issues in respect of this submission.

Yours sincerely

Dallas McCulloch



REFERRAL OF DEVELOPMENT APPLICATION PLN-21-0194 TO WORKS & INFRASTRUCTURE DEPARTMENT

Property/Subdivision No: 104600.103

Date: 27 July 2021

Applicant: D J McCulloch Surveying

Proposal: 2-lot subdivision (vary lot size and solar orientation)

Location: 2A Elizabeth Street, Perth

W&I referral PLN-21-0194, 2A Elizabeth Street, Perth

Planning admin: W&I fees paid.

Jonathan - if you require further information, advise planning section as soon as possible – there are only 14 days from receipt of discretionary applications to stop the clock.

Please inspect the property and advise regarding stormwater/drainage, access, traffic, and any other engineering concerns.

Is there is a house on one of the lots?	Yes
Is it connected to all Council services?	Yes
Are any changes / works required to the house lot?	No
Are the discharge points for stormwater, infrastructure that is maintained by Council?	Yes
(This requires a check to ensure the downstream infrastructure is entirely owned, maintained, operated by Council and have been taken over as Council assets.)	

Stormwater:

Stormwater:		
Does the physical location of stormwater services match the	Yes	
location shown on the plan? (Requires an on-site inspection)		
Is the property connected to Council's stormwater services?	Yes	
If so, where is the current connection/s?	Connects to main in north	
	eastern corner	
Can all lots access stormwater services?	Yes	
If so, are any works required?	No	
Is stormwater detention required	No	
Has a stormwater detention design been submitted	N/A	
If so, is it designed for 20- year ARI with overland flow path to	N/A	
road or any other low risk Council approved place of discharge.		
If no to above , has the design for 100 – year ARI been done.	N/A	
If yes to any of the above, does it comply with Councils	N/A	
stormwater policy		
Is the design approved by works & infrastructure	N/A	
Please quote drawing numbers and any other relate	N/A	
documentation (email etc.)		
Additional Comments/information	N/A	
Stormwater works required:		
Works to be in accordance with Standard Drawing TSD-S	W25 – a 100mm stormwater	
connection.		
Is there kerb and gutter at the front of the property?	Yes	
Are any kerb-and-gutter works required?	No	

Road Access:

1.000					
Does the property have access to a made road?	No				
If so, is the existing access suitable?	Yes				
Does the new lot/s have access to a made road?	Yes				
If so, are any works required?	Yes, see below				
Is off-street parking available/provided?	Yes				
Road / access works required:					
Works to be in accordance with Standard Drawing TSD R09 - concrete driveway crossover &					
apron from the edge of Clarence St to the property boundary of Lot 1.					
Is an application for vehicular crossing form required?	Yes				
Is a footpath required?	No				
Extra information required regarding driveway approach and	No				
departure angles					
Are any road works required?	No				
Are street trees required?	No				
Additional Comments:	An Engineer's design is not required.				

Engineer's comment:

WORKS & INFRASTRUCTURE DEPARTMENT CONDITIONS

STANDARD CONDITIONS FOR SMALL SUBDIVISIONS

W.1 Stormwater

Each lot must be provided with a connection to the Council's stormwater system, constructed in accordance with Council standards and to the satisfaction of Council's Works & Infrastructure Department.

The stormwater connection to lot 2 is to be in a private easement in favour of that lot

W.2 Access (Urban)

- A concrete driveway crossover and apron must be constructed from the edge of Clarence Street to the property boundary of Lot 2 in accordance with Council standard drawing TSD R09 and to the satisfactions of Councils Works Manager.
- Access works must not commence until an application for vehicular crossing has been approved by Council.

W.3 As constructed information

As Constructed Plans and Asset Management Information must be provided in accordance with Council's standard requirements.

W.4 Municipal standards & certification of works

Unless otherwise specified within a condition, all works must comply with the Municipal Standards including specifications and standard drawings. Any design must be completed in accordance with Council's subdivision design guidelines to the satisfaction of the Works & Infrastructure Department. Any construction, including maintenance periods, must also be completed to the approval of the Works & Infrastructure Department.

W.5 Works in Council road reserve

- Works must not be undertaken within the public road reserve, including crossovers, driveways or kerb and guttering, without prior approval for the works by the Works Manager.
- b) Twenty-four (24) hours notice must be given to the Works & Infrastructure Department to inspect works within road reserve, and before placement of concrete or seal. Failure to do so may result in rejection of the vehicular access or other works and its reconstruction.

W.6 Separation of services

- a) All existing pipes and connections must be located.
- b) Where required, pipes are to be rerouted to provide an independent system for each lot.
- c) Certification must be provided that services have been separated between the lots.

W.7 Easements to be created

Easements must be created over all Council owned services in favour of the Northern Midlands Council. Such easements must be created on the final plan to the satisfaction of the General Manager.

W.8 Pollutants

- a) The developer/property owner must ensure that pollutants such as mud, silt or chemicals are not released from the site.
- Prior to the commencement of the development authorised by this permit the developer/property owner must install all necessary silt fences and cut-off drains to prevent soil, gravel and other debris from escaping the site. Material or debris must not be transported onto the road reserve (including the nature strip, footpath and road pavement). Any material that is deposited on the road reserve must be removed by the developer/property owner. Should Council be required to clean or carry out works on any of their infrastructure as a result of pollutants being released from the site the cost of these works may be charged to the developer/property owner.

W.9 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: 13/8/21



Submission to Planning Authority Notice

Council Planning Permit No.	PLN-21-0194		Cou	ncil notice date	27/07/2021		
TasWater details							
TasWater Reference No.	TWDA 2021/01245-NMC		Date	e of response	03/08/2021		
TasWater Contact	Jake Walley Phone No.		0467 625 805				
Response issued to							
Council name	NORTHERN MIDLANDS COUNCIL						
Contact details	Planning@nmc.ta	Planning@nmc.tas.gov.au					
Development deta	Development details						
Address	2A ELIZABETH ST	2A ELIZABETH ST, PERTH			erty ID (PID)	9412140	
Description of development	Subdivision - 2 Lot						
Schedule of drawings/documents							
Prepared by Drawing/document No.			Revision No.	Date of Issue			

Conditions

D.J.McCulloch Surveying

CONNECTIONS, METERING & BACKFLOW

 A suitably sized water supply with metered connection and sewerage system and connection to each lot of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.

Subdivision & Services Plan

- 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.
- 3. Prior to commencing construction of the subdivision/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.

FINAL PLANS, EASEMENTS & ENDORSEMENTS

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

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17/07/2021



DEVELOPMENT ASSESSMENT FEES

7. The applicant or landowner as the case may be, must pay a development assessment fee of \$219.04 and a Consent to Register a Legal Document fee of \$154.42 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater.

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

Advice

General

For information on TasWater development standards, please visit http://www.taswater.com.au/Development/Development-Standards

For application forms please visit http://www.taswater.com.au/Development/Forms

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	

Karen Jenkins

From:

SHAN WHITE

Sent:

Tuesday, 3 August 2021 3:10 PM

To:

NMC Planning

Cc:

Subject:

Subdivision application for 2A Elizabeth Street Perth (cnr Clarence and Elizabeth

Streets)

Attachments:

PLN-21-0194_public_exhibition_documents.pdf; Min. Lot size - Gen. Res. Zone.pdf

Follow Up Flag: Flag Status:

Completed

Good afternoon

We wish to lodge a representation to the development application listed above which is currently on display through the Northern Midlands Council - 'proposal to subdivide the block on the North East corner of Clarence Street and Elizabeth Street, Perth.'

The Development Application is attached and we not very little detail has been provided with the application which makes it difficult to consider the exact details of this application. Notwithstanding the lack of detail, we have reviewed the application as it is and it seems that this application may not meet a number of requirements under the Tasmanian Planning Scheme, including:

- 1. The proposed Lot sizes are below the zone minimum of 450 square metres (358 sqm and 341 sqm).
- 2. The proposed Lots are too small to accommodate a housing envelope of 15 metres x 10 metres as required under the zone requirements, while still providing for driveways and private open spaces.
- 3. The proposed Lots are too small to accommodate a house that complies with solar and overshadowing requirements.

Many Perth residents submitted objections to the original subdivision overlay on this parcel of land as it was considered the proposed Lots were too small and would detract from the 'village character' of our historic town. It was a huge disappointment to all of us when the development was approved with minimal changes, and the resulting developments can be seen every day as we drive past this 'high density' development.

We see numerous cars parked on the streets in front of the newly built homes due to the lack of off-street parking. There has already been an unfortunate accident that I am aware of, when the resident on the opposite side of the street reversed into the side of the vehicle parked opposite her driveway on the street in front of one of these new homes. An ugly altercation followed which was very upsetting for the lady involved when she was abused by the new home owner. There are also numerous examples of residents parking on the nature strip in front of their homes, we can only assume this is because of minimal or insufficient space on their property for more than one vehicle. This high density development has contributed to less than ideal vehicle parking options and has resulted in unattractive and unattended nature strips adding to the disappointing look and feel which contradicts our aim for an aesthetically pleasing Perth village.

We strongly believe the approval of this Development Application in Elizabeth Street would not in any way compliment the existing development, in fact it will just add to the disappointing outcomes we are already living with in this area. With the imminent commencement of further improvements to the Perth township by way of the Perth Streetscape plan, we urge Council to consider declining this application.

Thank you

Regards

Shan White and Bob Hadley 1 George Street, Perth

Good evening

I wish to lodge a representation regarding the above application currently on display through the Northern Midlands Council website regarding the proposal for 2A Elizabeth Street Perth (corner of Clarence and Elizabeth Streets)

The application itself contains very little detail making it difficult to consider let alone approve as it appears to be rushed and ill-prepared. The exact nature of the application is not clear and it would appear that there are a number of requirements that have not been met under the Tasmanian Planning Scheme including:

- 1. The proposed Lot sizes are below the zone minimum of 450 square metres (358 sqm and 341 sqm).
- 2. The proposed Lots are too small to accommodate a housing envelope of 15 metres x 10 metres as required under the zone requirements, while still providing for driveways and private open spaces.
- 3. The proposed Lots are too small to accommodate a house that complies with solar and overshadowing requirements.

Additionally, the proposal would not be 'in fitting' with the character of the town and its close proximity to the Perth heritage precinct. It would no doubt create even more on-street parking, which has increased significantly since the new development has been built. The only way to describe the current development in this specific area would be 'high density and appears to have not been considered within the greater context or vision for the area's future development.

The approval of the above development would detract even further from the character of the area and from a logistical point of view, appears to be ill-conceived as it does not meet the standards mentioned above.

In light of the above points, I urge the Council to consider declining this application.
I have also attached a PDF of this letter in accordance with the requirements
Thank you
Regards
Jon Targett
57 Clarence St Perth

Rosemary Jones

From: Jo Saunderson

Sent: Sunday, 8 August 2021 7:02 PM

To: NMC Planning **Subject:** PLN-21-0194

Follow Up Flag: Follow up Flag Status: Flagged

I am writing to register my objection to the planning permit for 2A Elizabeth St Perth for the following reasons

- the proposed lot sizes are below the zone minimum of 450m2 (358m2 and 341m2)
- the proposed lots are too small to accommodate a housing envelope of 15m x 10m as required under the zone requirements, while still providing for driveways and private open spaces
- the proposed lots are too small to accommodate a house that complies with solar and overshadowing requirements.

Yours sincerely Jo Saunderson 51D Clarence St Perth

Rosemary Jones

From: Jan Davis <

Sent: Saturday, 7 August 2021 4:19 PM

To: NMC Planning **Subject:** Fwd: PLN 21-0194

Follow Up Flag: Follow up Flag Status: Flagged

Good afternooon

I wish to submit an objection to PLN 21-0194 which is a proposal to subdivide 2A Elizabeth Street Perth, the block on the NE corner of Clarence and Elizabeth Streets in Perth.

Very little detail has been provided with this application.

However, even on the basis of the scant information provided, it is clear that this application does not meet the most basic requirement under the planning scheme ie the proposed lot sizes are below the zone minimum of 450m2 (358m2 and 341m2).

Furthermore, there is simply insufficient information provided to assess whether it is even possible to determine whether the proposed lots are capable of meeting relevant performance criteria including:

- a housing envelope of 15m x 10m as required under the zone requirements, while still providing for driveways and private open space
- a housing envelope that does not cover more than 50% of the lot
- a housing envelope that complies with solar and overshadowing requirements
- the requirement that 25% of the site area be free from impervious surfaces.

On that basis, I cannot understand why the application has been accepted and advertised.

This is an especially sensitive issue in areas like Perth, where there is great concern about infill developments in older areas that compromise the village nature of the town.

There was strong local opposition to the original subdivision - based on the layout of the development, rather than the actual fact of the subdivision itself. Even a cursory viewing of the final outcome confirms that residents' concerns were well and truly justified. Approving a further non-compliant subdivision in this area would simply be rubbing salt into the wounds for many local residents.

On that basis, I urge Council to refuse this application.

Regards

Jan Davis

CONFIDENTIALITY NOTICE AND DISCLAIMER

This message may contain confidential information intended for the use of the person named above. If that's not you, please don't use, copy, distribute or reproduce this message. If you have received this message in error, let me know and destroy the original message. Please note I'm sending this email now because it's a good time for me, but I don't expect that you will read, respond or action it outside of your own regular hours.

Rosemary Jones

From: Northern Midlands Council
Sent: Friday, 6 August 2021 11:21 AM

To: NMC Planning

Subject: FW: Subdivision 2A Elizabeth St. Perth

Follow Up Flag: Follow up Flag Status: Flagged

From: Cathy Stebbings

Sent: Friday, 6 August 2021 11:10 AM

To: Northern Midlands Council <council@nmc.tas.gov.au>

Subject: Subdivision 2A Elizabeth St. Perth

It has come to my attention that the resident of the above address wishes to subdivide his small house block into 2.

I strongly disaprove of this proceeding.

Unfortunately council approved the subdivision of Clarence, George and Elizabeth Street's which many residents disproved. We are now faced with a sea of house's on small block's due no doubt to a greedy developer and a council with it's eye on rates cash.

Now we have a resident wishing to subdivide his already small house block into 2. This is not in keeping with the present subdivision.

As block's were so small it was suggested that POS be provided to allow children in the area to play as backyards were practically nonexistent. Excuses given as i.e to hard to maintain, to close to the water!!!!

It is hoped council will reject this application of 2A Elizabeth St, Perth.

Catherine Stebbings 22 Clarence Street Perth. 6th August 2021

Rosemary Jones

From: Tony

Sent: Tuesday, 10 August 2021 12:06 PM

To: NMC Planning
Cc: Des Jennings

Subject: Subdivision application for 2A Elizabeth Street Perth (cnr Clarence and Elizabeth

Streets)

Attachments: NMC Gen Res #1.pdf

Follow Up Flag: Follow up Flag Status: Flagged

Good Afternoon,

I wish to make a representation concerning PLN-21-0194 - 2 Lot Subdivision (vary lot size & solar orientation).

As a nearby resident & former objector to the initial subdivision of this precinct, I am well aware of planning deficiencies created by this development previously which will be exacerbated by this proposal.

This proposed Development Application provides insufficient detail and does not adequately address the prerequisites of the relevant performance criteria for subdivision under the **Northern Midlands Interim Planning Scheme 2013**, including:

- 1. The proposed Lot sizes are below the zone minimum of 450 square metres (358 sqm and 341 sqm).
- 2. The proposed Lots are too small to accommodate a housing envelope of 15 metres x 10 metres as required under the zone requirements, while still providing for driveways, off-street parking and adequate private open spaces.
- 3. The proposed Lots are too small to accommodate a house that complies with solar and overshadowing requirements.

I, along with many nearby Perth residents, submitted objections to the original subdivision overlay on this parcel of land due to lack of consistency & detraction from predominant development characteristics of our historic town. Needless to say, it was a huge disappointment to all concerned when the development was approved with minimal changes resulting in a development that can not sustain adequate off-street parking, privacy and does not positively contribute to the neighbourhood character of this precinct. The results of recent development surrounding this site can only be described as hazardous, unfriendly and a disappointment to adjoining residents.

Furthermore, this proposal does not specifically address or positively contribute to the Zone Purpose criteria of the General Residential Zone, namely clauses 10.1.1.4 (this proposal does **not** respect the predominant neighbourhood character, nor does it represent a high standard of residential amenity) & Local Area Objectives as outlined within 10.1.2 (the proposal is inconsistent with densities adjacent to nearby Heritage Precincts / sites and does not positively contribute to same).

As also mentioned above, this proposal falls well short of addressing the Acceptable Solutions & Performance Criteria of 10.4.15.1 for Subdivision within the General Residential Zone.

This proposal will not in any way compliment the existing neighbourhood character and will further contribute to the disappointing outcomes we are already experiencing within this area as a result of previously approved development. I urge Council to decline this application in the interest of maintaining appropriate (& well-documnented) planning & development standards.

Tony Purse AIA

2 George Street

Perth • TAS • 7300

10.4.15 Subdivision

10.4.15.1 Lot Area, Building Envelopes and Frontage

200	ovide				e the appropriate siting and cor king, easements and site featur	
6		le Solu	Variable Anna Control		ormance Criteria	
A1.1	.1 Lots must:			P1.1	Each lot for residential use m	
		450	ve a minimum area of at least Om ² which: is capable of containing a rectangle measuring 10m by 15m; and		sufficient useable area and di allow for; a) a dwelling to be erecte convenient and hazard location; and	
	00	ii)	has new boundaries aligned from buildings that satisfy the relevant acceptable solutions for setbacks; or	P1.2	 b) on-site parking and manoeuvrability; and c) adequate private open No performance criteria. 	
	b)	be r	equired for public use by the			

General Residential Zone

Crown, an agency, or a

Pag

PLANNING APPLICATION Proposal

Description of proposal:	MULTIPLE DWELLINGS x 2	2
(attach additional sheets if necess		
If applying for a subdivision the road, in order of preference		ase supply three proposed names fo
1	2	3
20 HART Site address:	NOLL PLACE, EVANDALE	
СТ по:26542/26		
Estimated cost of project	\$ 350,000	(include cost of landscaping, car parks etc for commercial/industrial uses)
-	dings on this property? Yes /	No
If variation to Planning Sch	neme provisions requested, justi	fication to be provided:
(attach additional sheets if necesso	iry)	
Is any signage required?	(if ye	s, provide details)

Department of Communities Tasmania

HOUSING TASMANIA

GPO Box 65, HOBART TAS 7001 Australia

Ph: 1300 135 513

Web: www.communities.tas.gov.au



Contact:

Annie Abbott

Phone: Email:

General Manager Northern Midlands Council 13 Smith Street Longford TAS 7301

Subject: Consent to the making of a Planning Permit Application pursuant to Section 52(1) of the Land Use Planning and Approvals Act 1993

Pursuant to Section 52(I) of the Land Use Planning and Approvals Act 1993 I, Richard Gilmour, on behalf of the Director of Housing, hereby give permission to the making of the following involving land in the ownership of the Director of Housing:

- development application;
- · building surveyor application; and
- building and plumbing application.

Applicant: Multi Wilson on behalf and for Centacare Evolve Housing

Proposed Use: Residential Development

Address: 20 Hartnoll Place, Evendale PID 7286443 CT 26542/26

Yours sincerely

Richard Gilmour

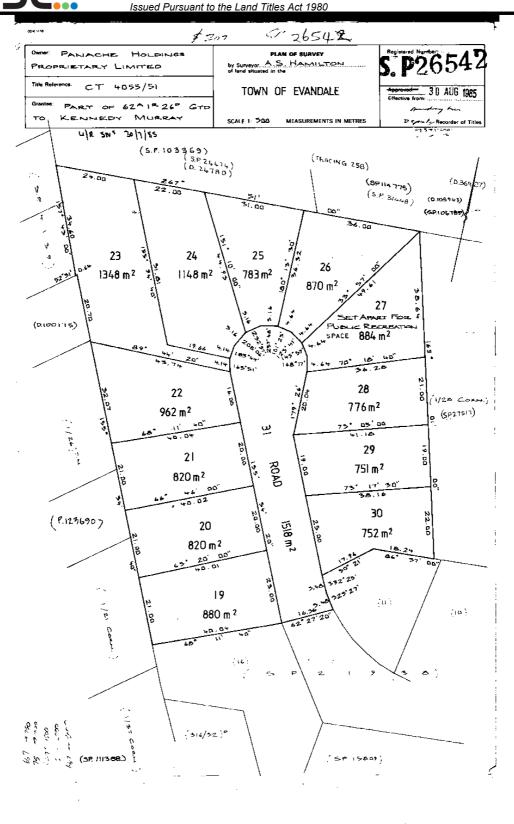
Director, Portfolio and Supply

28 June 2021



RECORDER OF TITLES





Search Date: 19 Feb 2021 Search Time: 04:19 PM Volume Number: 26542

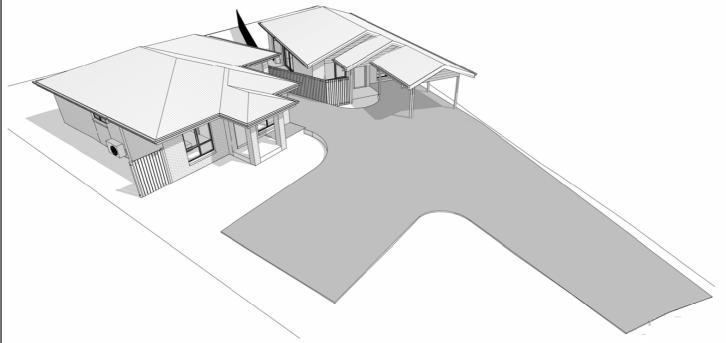
Department of Primary Industries, Parks, Water and Environment

www.thelist.tas.gov.au

Revision Number: 01

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Date Drawn Checked

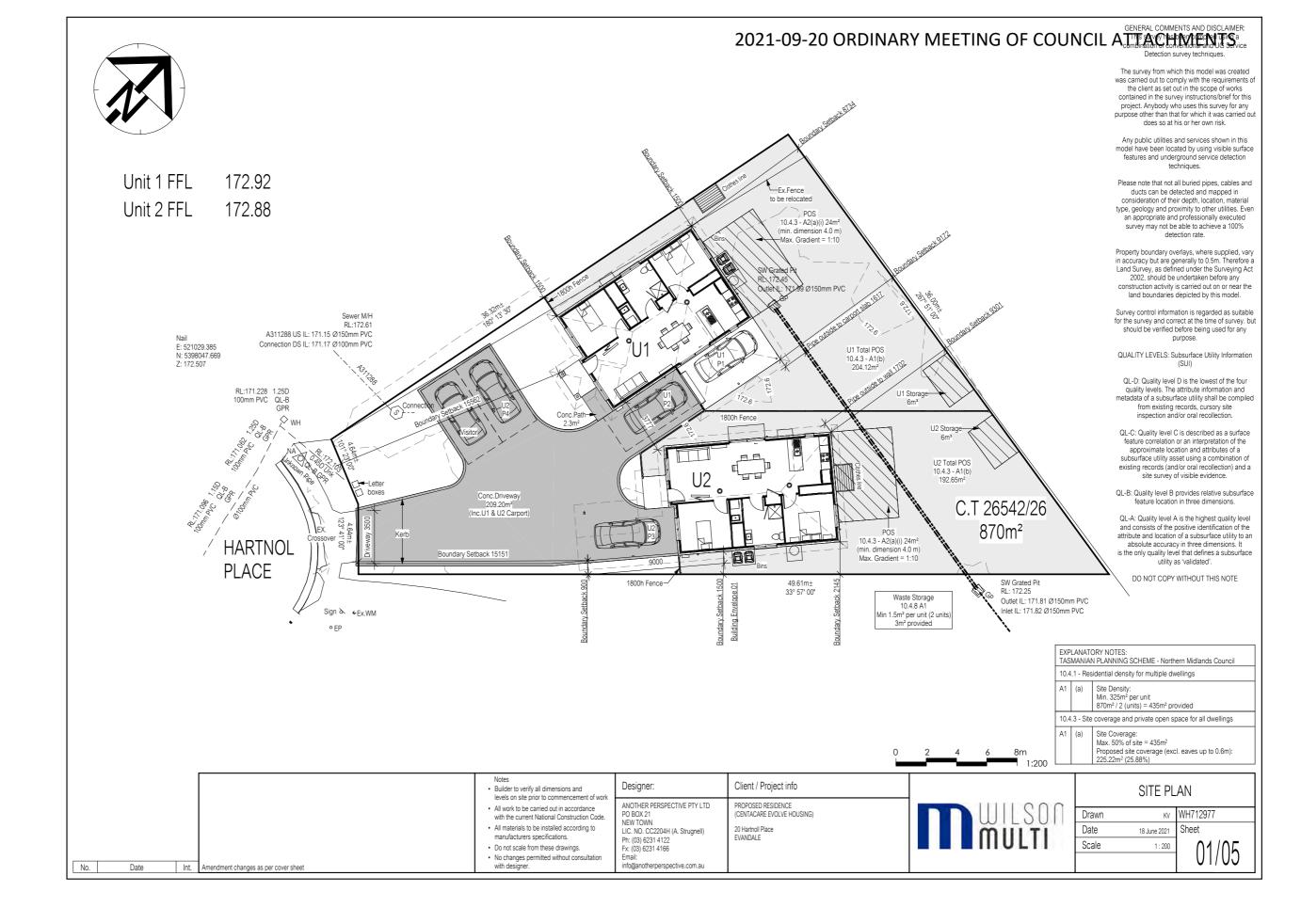
DA Plan Set
No. Amendment

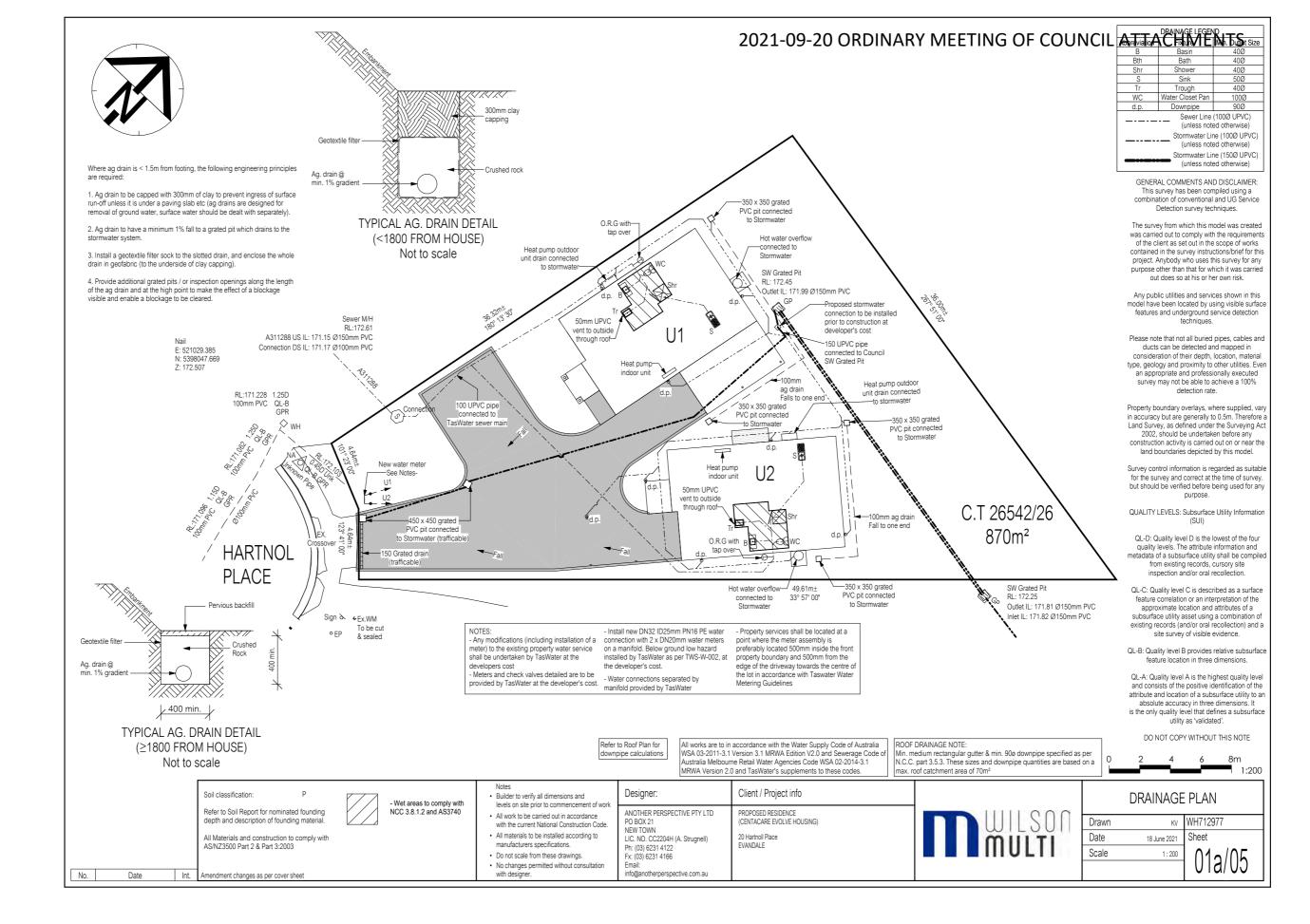
WH712977 - PROPOSED RESIDENCE (CENTACARE EVOLVE HOUSING) 20 Hartnoll Place EVANDALE

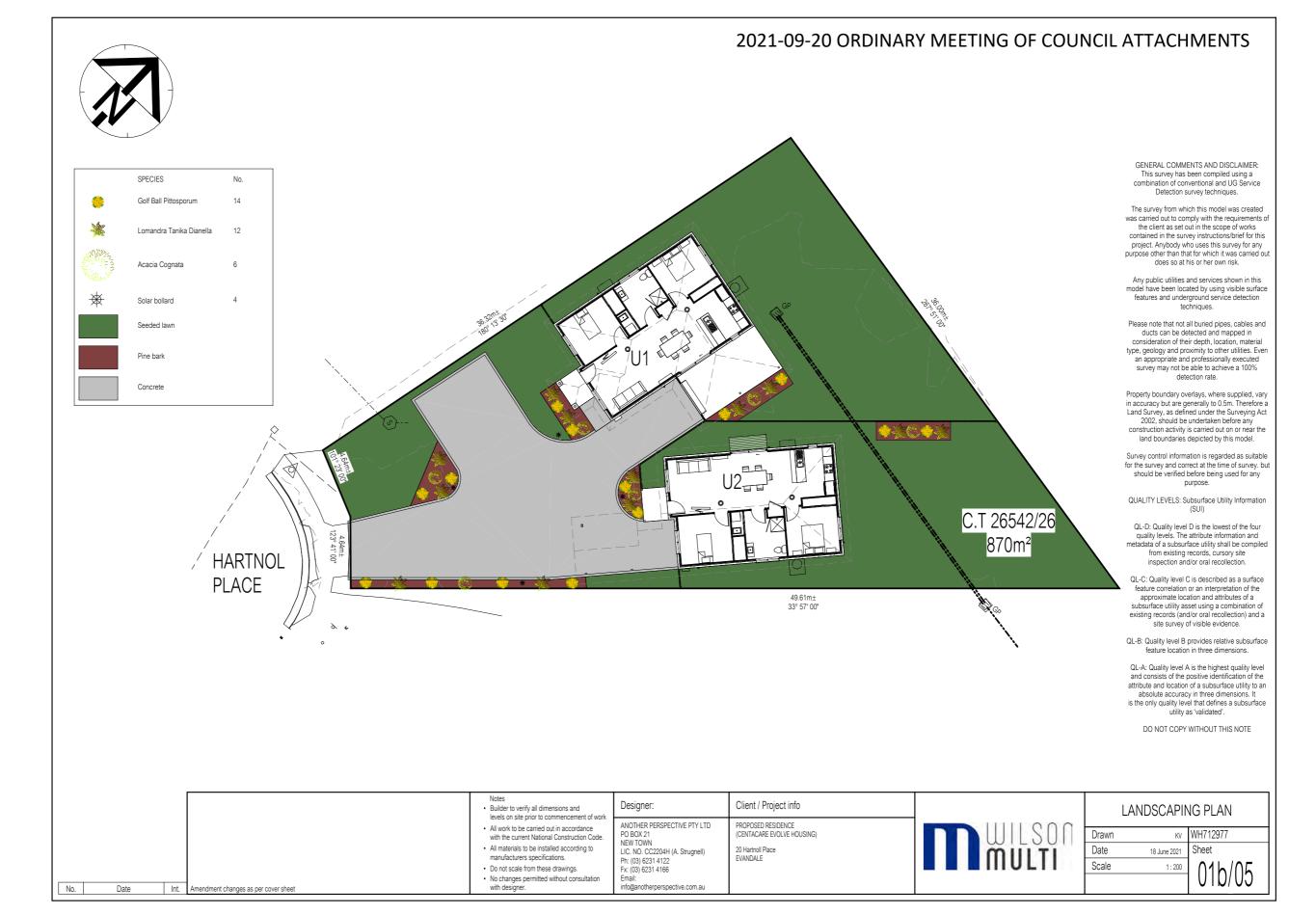
SHEET	DRAWING TITLE
0.4	OITE DI ANI
01	SITE PLAN
01a	DRAINAGE PLAN
01b	LANDSCAPING PLAN
01c	SOIL & WATER MANAGEMENT PLAN
01d	PERSPECTIVE VIEWS
02	UNIT 1 FLOOR PLAN
03	UNIT 1 ELEVATIONS
04	UNIT 2 FLOOR PLAN
05	UNIT 2 ELEVATIONS

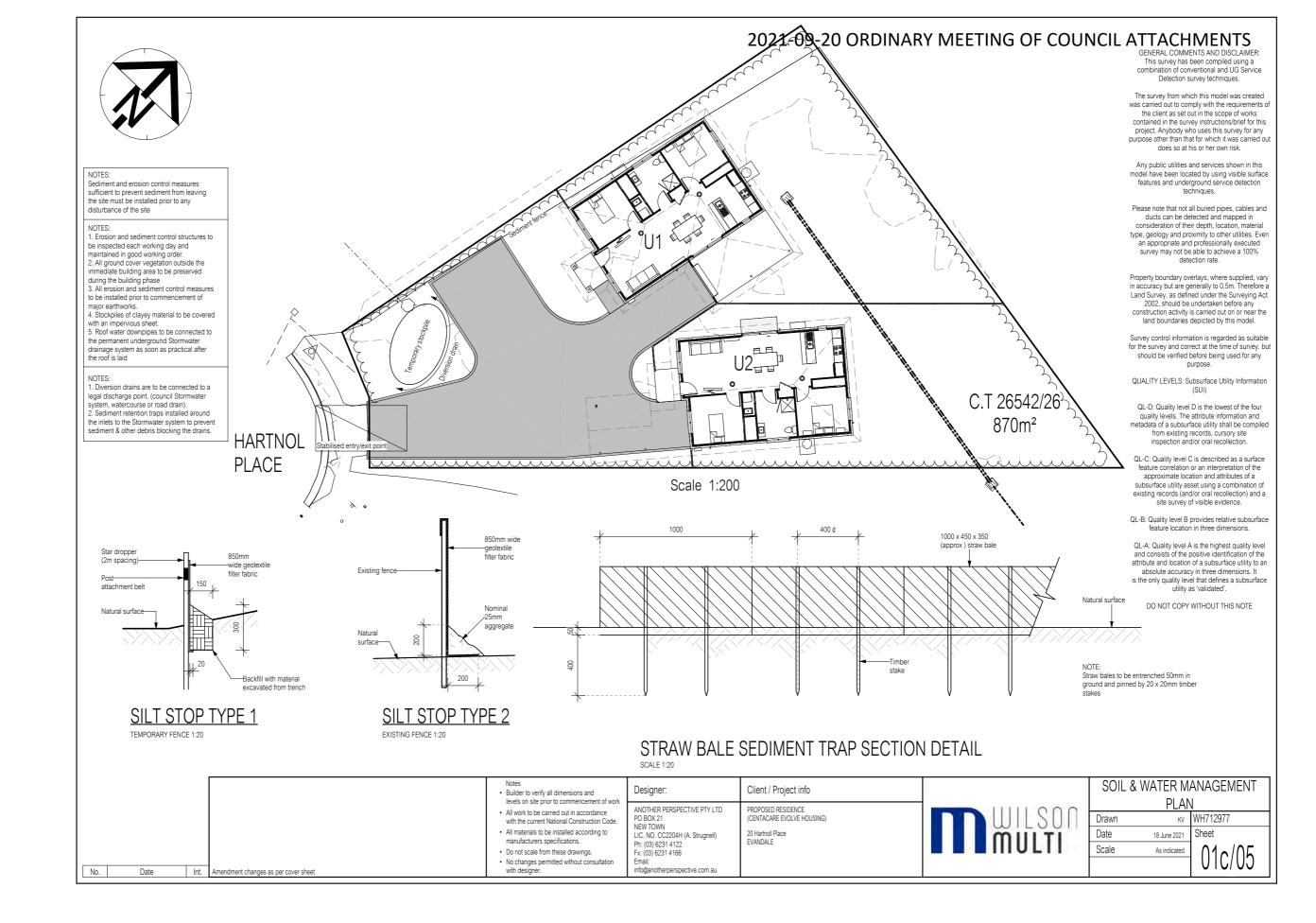
SITE IS NOT BUSHFIRE PRONE AREA AS PER TASMANIAN PLANNING SCHEME OVERLAY - Northern Midlands Council No additional restrictions for construction methods / materials apply.

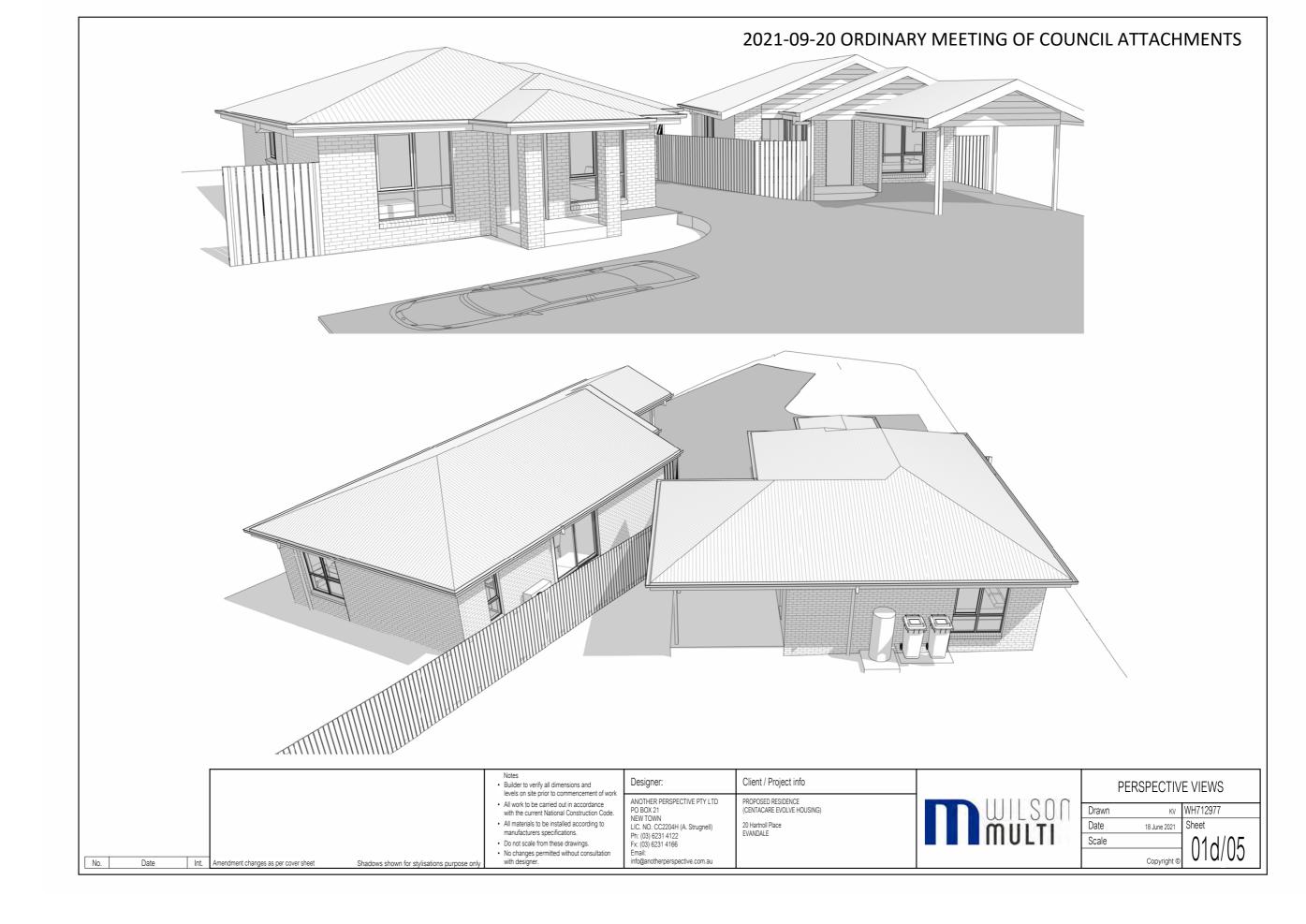
	No additional restrictions for construction methods / materials apply.					
Notes Builder to verify all dimensions and levels on site prior to commencement of work	Designer:	Client / Project info	Soil Classification: Title Reference: Floor Areas: Porch / Deck Areas: Wind Speed: Climate Zone: Alpine Zone: Corrosion Environment: Certified BAL: Designed BAL: (Refer to Standard Notes for Explanation)	P CT26542/26 Refer Floor Plan Refer Floor Plan N2 7 N/A Moderate Not Bushfire Prone Not Bushfire Prone	COVER SHEET	
All work to be carried out in accordance with the current National Construction Code. All materials to be installed according to manufacturers specifications. Do not scale from these drawings. No changes permitted without consultation	ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. CC2204H (A. Strugnell) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	PROPOSED RESIDENCE (CENTACARE EVOLVE HOUSING) 20 Hartnoil Place EVANDALE			Date 18 June 2021 Scale	WH712977 Sheet 00/05
with designer.	into@anotnerperspective.com.au		(Refer to Standard Notes for Explanation)			



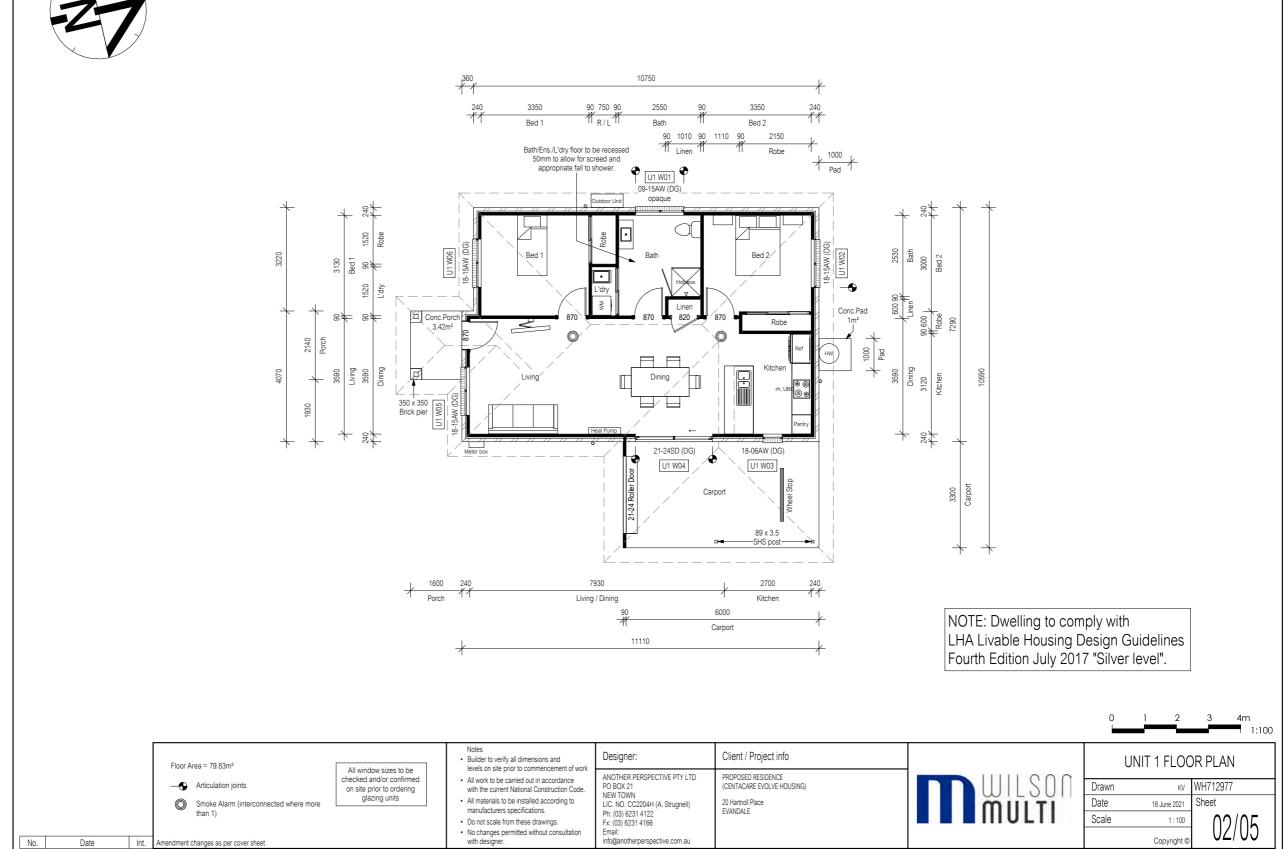


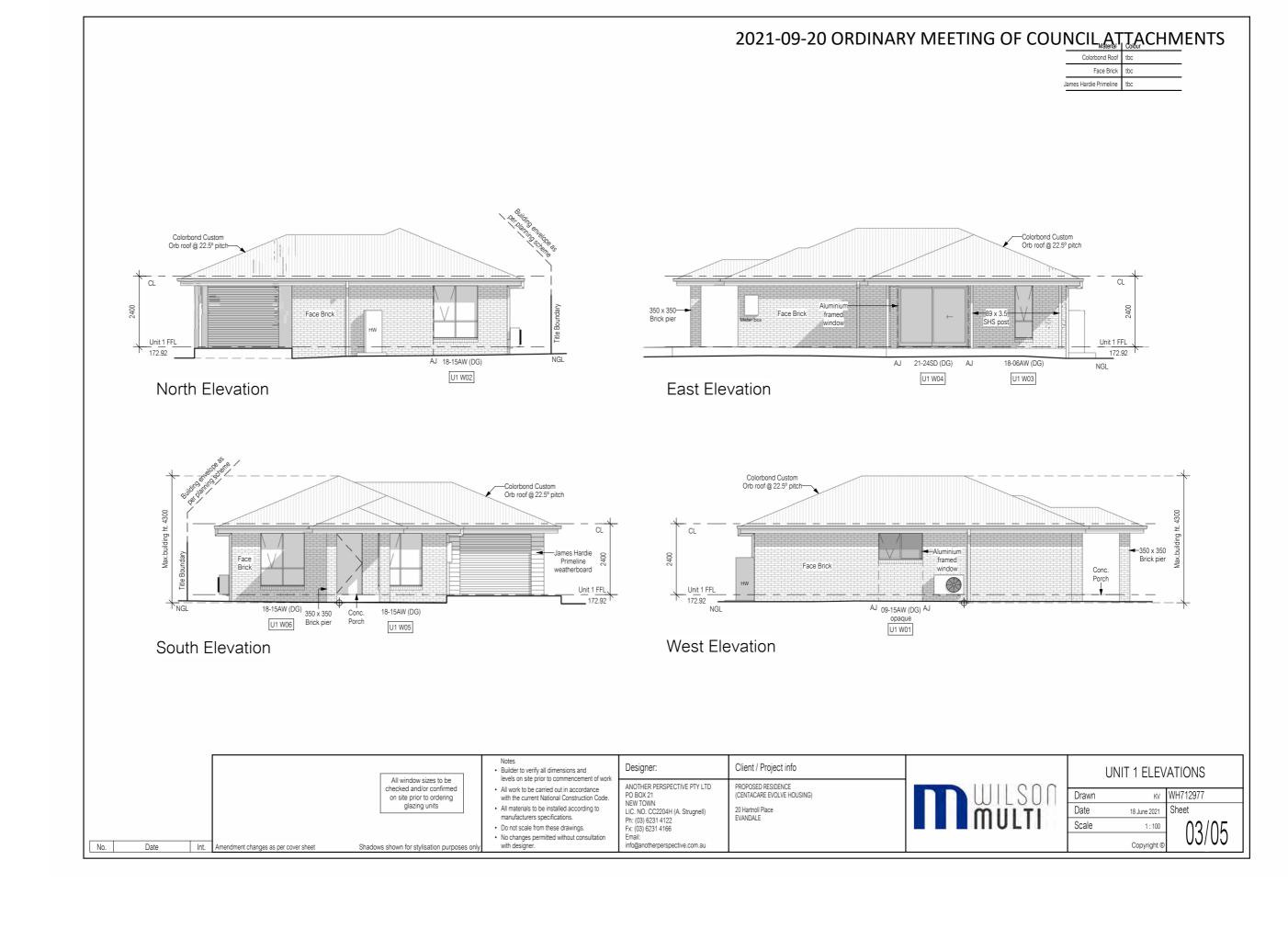














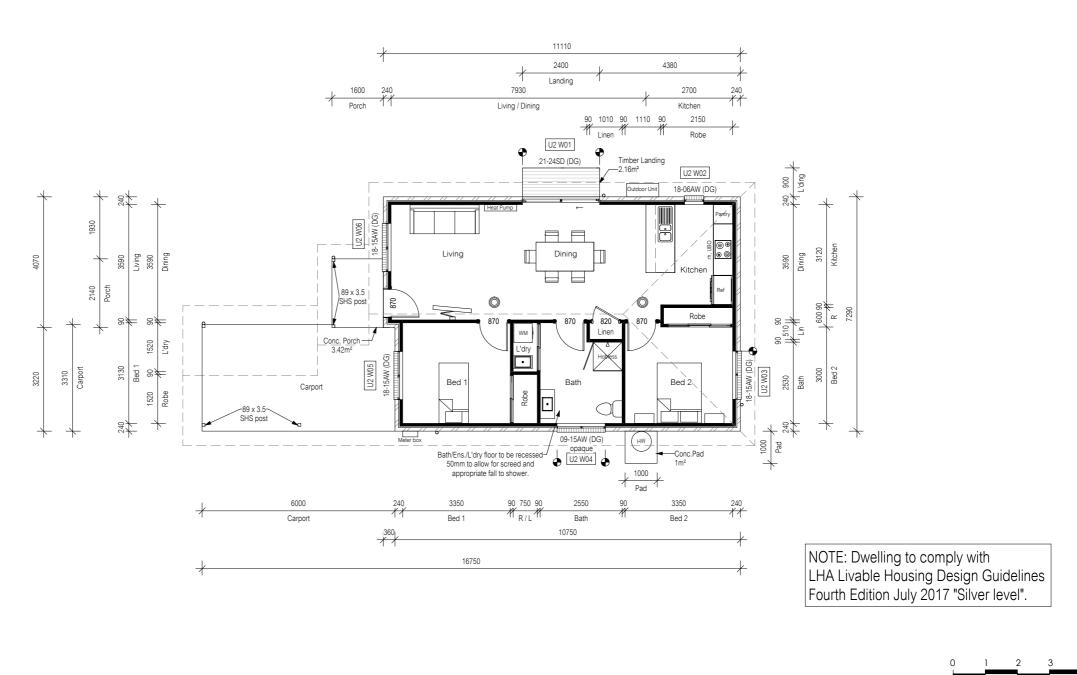
Floor Area = 79.83m²

Int. Amendment changes as per cover sheet

No.

Date

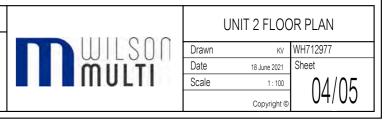
Smoke Alarm (interconnected where more than 1)



Client / Project info

20 Hartnoll Place EVANDALE

PROPOSED RESIDENCE (CENTACARE EVOLVE HOUSING)



Attachment 13.3.1 Application

Builder to verify all dimensions and

All window sizes to be checked and/or confirmed

on site prior to ordering glazing units

levels on site prior to commencement of work
 All work to be carried out in accordance with the current National Construction Code.

All materials to be installed according to

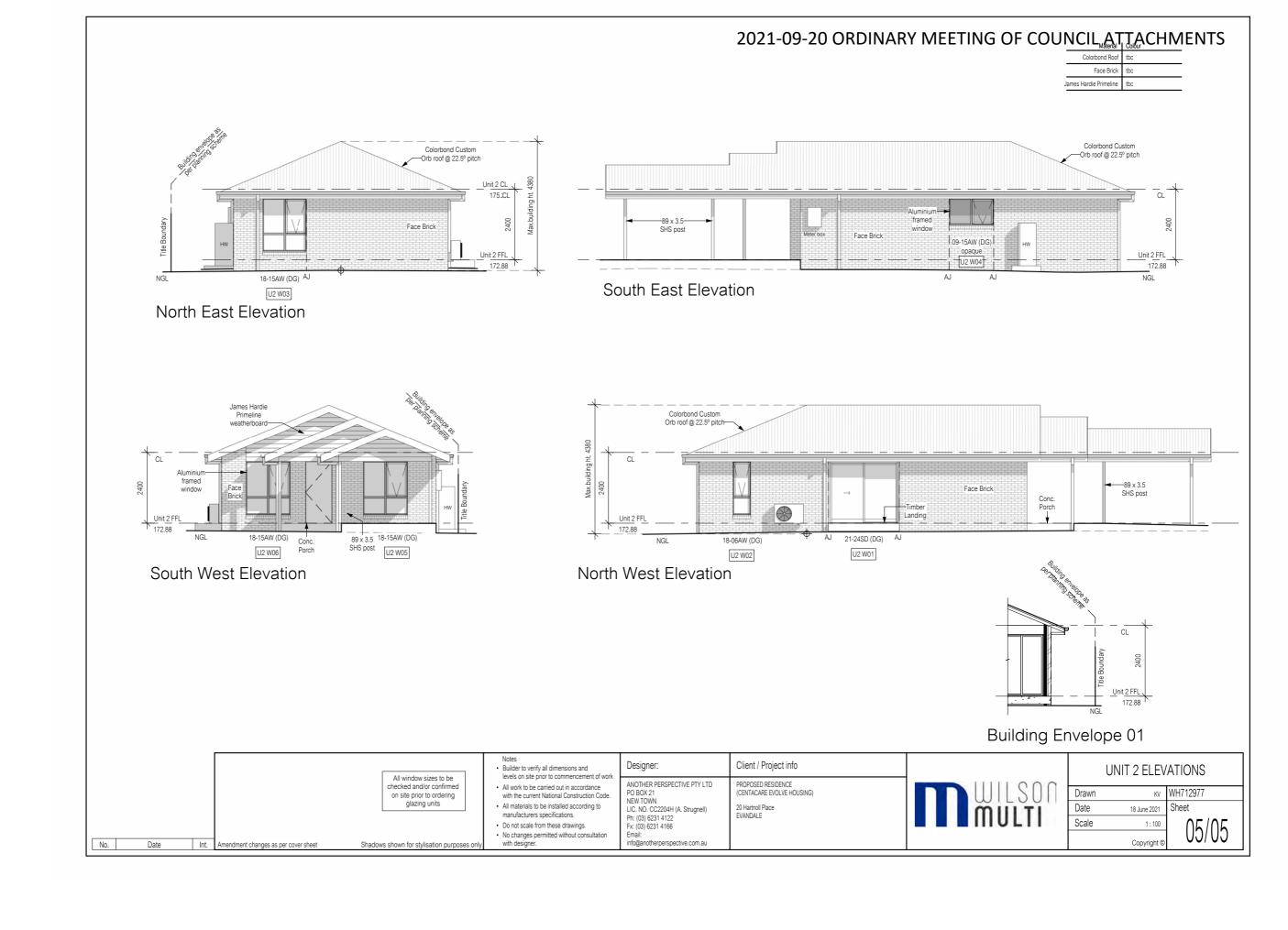
Do not scale from these drawings.
 No changes permitted without consultation with designer.

manufacturers specifications.

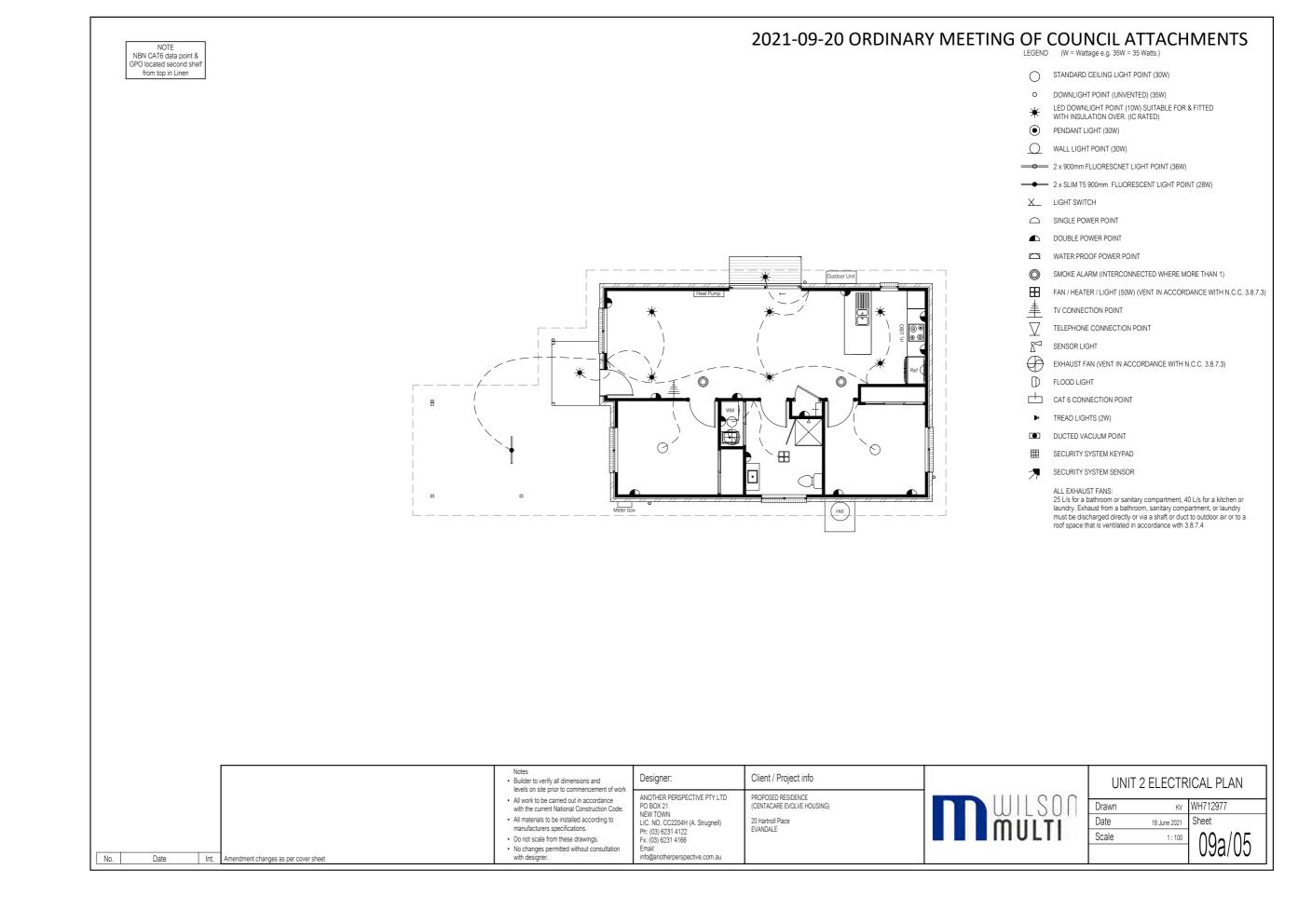
Designer:

ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN

NEW TOWN LIC. NO. CC2204H (A. Strugnell) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au



2021-09-20 ORDINARY MEETING OF COUNCIL ATTACHMENTS NBN CAT6 data point & GPO located second shell STANDARD CEILING LIGHT POINT (30W) O DOWNLIGHT POINT (UNVENTED) (35W) LED DOWNLIGHT POINT (10W) SUITABLE FOR & FITTED WITH INSULATION OVER. (IC RATED) PENDANT LIGHT (30W) WALL LIGHT POINT (30W) 2 x 900mm FLUORESCNET LIGHT POINT (36W) 2 x SLIM T5 900mm FLUORESCENT LIGHT POINT (28W) X_ LIGHT SWITCH ■ DOUBLE POWER POINT WATER PROOF POWER POINT SMOKE ALARM (INTERCONNECTED WHERE MORE THAN 1) FAN / HEATER / LIGHT (50W) (VENT IN ACCORDANCE WITH N.C.C. 3.8.7.3) TV CONNECTION POINT TELEPHONE CONNECTION POINT \mathbb{Z}^{\square} SENSOR LIGHT EXHAUST FAN (VENT IN ACCORDANCE WITH N.C.C. 3.8.7.3) \square FLOOD LIGHT CAT 6 CONNECTION POINT ► TREAD LIGHTS (2W) 刃 DUCTED VACUUM POINT SECURITY SYSTEM KEYPAD SECURITY SYSTEM SENSOR ALL EXHAUST FANS: 25 L/s for a bathroom or sanitary compartment, 40 L/s for a kitchen or laundry, Exhaust from a bathroom, sanitary compartment, or laundry must be discharged directly or via a shaft or duct to outdoor air or to a roof space that is ventilated in accordance with 3.8.7.4 Client / Project info Designer: Builder to verify all dimensions and UNIT 1 ELECTRICAL PLAN levels on site prior to commencement of work PROPOSED RESIDENCE (CENTACARE EVOLVE HOUSING) ANOTHER PERSPECTIVE PTY LTD All work to be carried out in accordance with the current National Construction Code. WH712977 NFW TOWN All materials to be installed according to Date Sheet 18 June 2021 LIC. NO. CC2204H (A. Strugnell) manufacturers specifications. EVANDALE Ph: (03) 6231 4122 Fx: (03) 6231 4166 Scale 1:100 Do not scale from these drawings. No changes permitted without consultation with designer. No. Int. Amendment changes as per cover sheet Date





Client / Project info

PROPOSED RESIDENCE

EVANDALE

Designer:

NFW TOWN

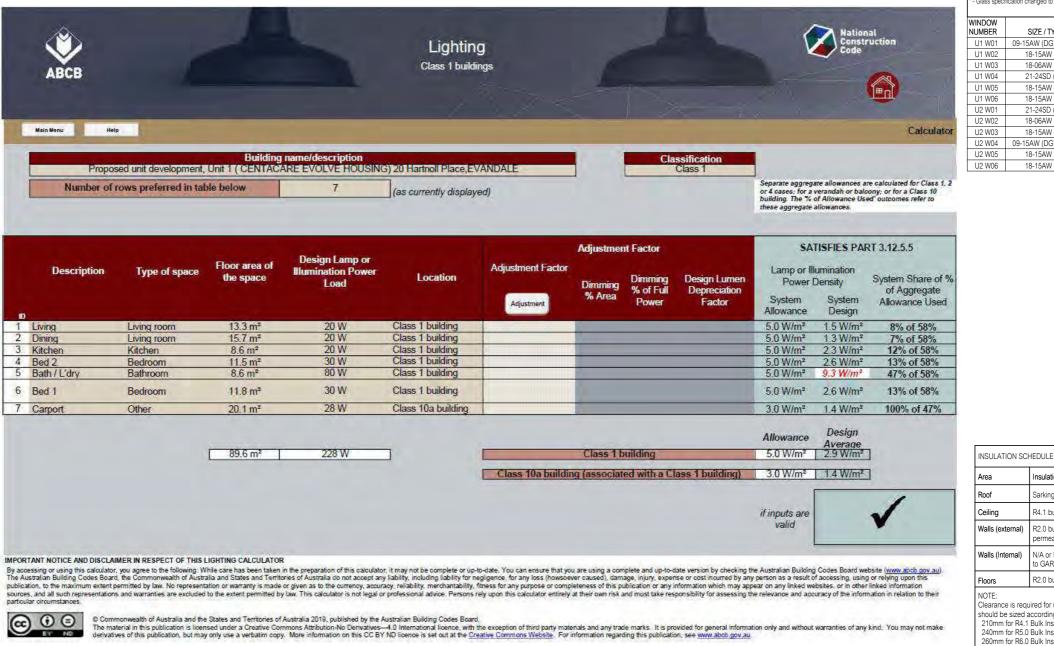
Ph: (03) 6231 4122

Fx: (03) 6231 4166

ANOTHER PERSPECTIVE PTY LTD

LIC. NO. CC2204H (A. Strugnell)

info@anotherperspective.com.au



SW = Sliding Window, AW = Awning Window, SD = Sliding door, FD = French Door, BRPG = Bushfire Rated Privacy Glass

Windows supplied MUST HAVE Uw better and or equal to stated figures and SHGC within +/- 5% of stated

youes.

Windows labelled YES in "Restricted/protected" column to comply with N.C.C. 3.9.2 6 & 3.9.2.7

Glass specification changed to comply with Bushfire requirements (Refer to Sheet ---)

WINDOW NUMBER	SIZE / TYPE	ID	Uw	SHGC	RESTRICTED
U1 W01	09-15AW (DG) opaque				
U1 W02	18-15AW (DG)				
U1 W03	18-06AW (DG)				
U1 W04	21-24SD (DG)				
U1 W05	18-15AW (DG)				
U1 W06	18-15AW (DG)				
U2 W01	21-24SD (DG)				
U2 W02	18-06AW (DG)				
U2 W03	18-15AW (DG)				
U2 W04	09-15AW (DG) opaque				
U2 W05	18-15AW (DG)				
U2 W06	18-15AW (DG)				

Area	Insulation Details	
Roof	Sarking (vapour permeable) OR R1.3 Anticon Sarking	
Ceiling	R4.1 bulk insulation (or equivalent) excluding GARAGE	
Walls (external)	R2.0 bulk insulation (or equivalent) with 1 layer sislation (vapour permeable). Sisalation only to GARAGE	
Walls (Internal) N/A or R2.0 bulk insulation (or equivalent) to internal walls adjacent to GARAGE / SUBFLOOR / ROOFSPACE		
Floors R2.0 bulk insulation (or equivalent) to all timber floors		
NOTE: Clearance is required for uncompressed installation of bulk insulation and timbers should be sized accordingly. 210mm for R4.1 Bulk Insulation 240mm for R5.0 Bulk Insulation 260mm for R6.0 Bulk Insulation These dimensions are nominal and may vary depending on the type of insulation to be installed.		

	UNIT 1 CALCULATIONS & SCHEDULES		
	Drawn	KV	WH712977
MILITI	Date	18 June 2021	Sheet
IIIULII	Scale		10/05
			10/03

Where solar tubes are located, diffusers are to be installed.

Where skylights are located, ceiling insulation is to be installed to length of shaft.

Attachment 13.3.1 Application Page 401

 Builder to verify all dimensions and levels on site prior to commencement of work

· All work to be carried out in accordance

All materials to be installed according to

· No changes permitted without consultation

manufacturers specifications.

· Do not scale from these drawings

No.

Date

Int. Amendment changes as per cover sheet

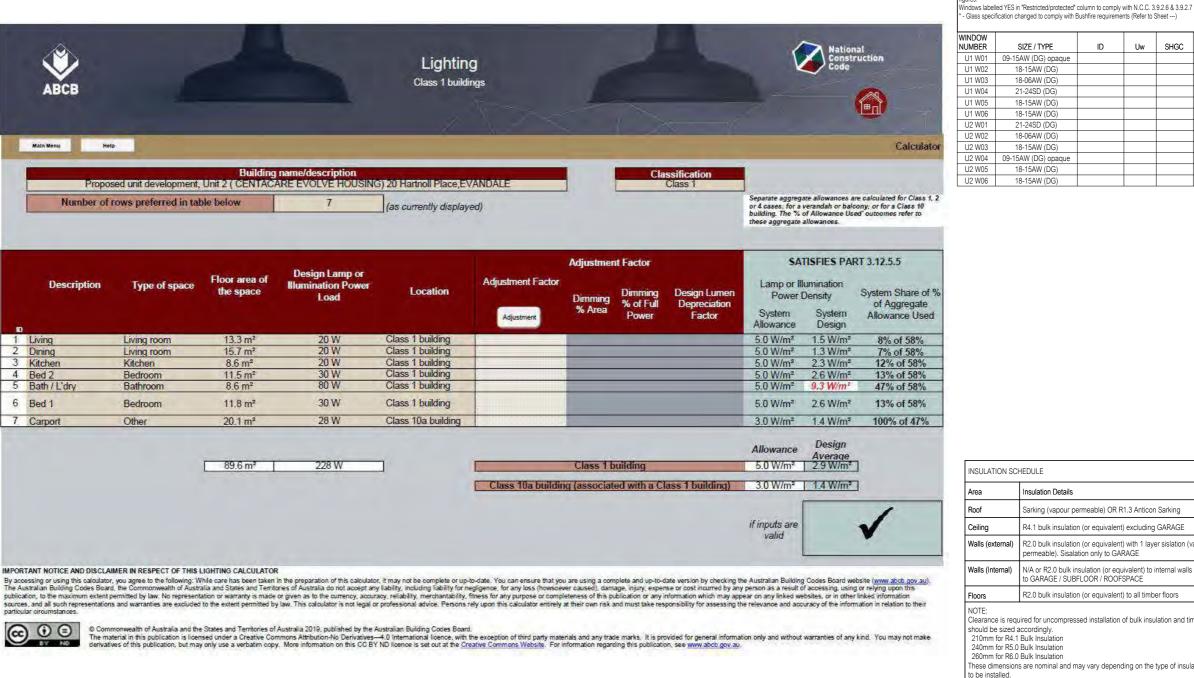


Client / Project info

PROPOSED RESIDENCE

20 Hartnoll Place

EVANDALE



Designer:

PO BOX 21

NFW TOWN

Ph: (03) 6231 4122

Fx: (03) 6231 4166

ANOTHER PERSPECTIVE PTY LTD

LIC. NO. CC2204H (A. Strugnell)

info@anotherperspective.com.au

SIZE / TYPE ID Uw SHGC RESTRICTED 09-15AW (DG) opaque 18-15AW (DG) 18-06AW (DG) 21-24SD (DG) 18-15AW (DG) 18-15AW (DG) 21-24SD (DG) 18-06AW (DG) 18-15AW (DG)

Windows supplied MUST HAVE Uw better and or equal to stated figures and SHGC within +/- 5% of stated

SW = Sliding Window, AW = Awning Window, SD = Sliding door, FD = French Door, BRPG = Bushfire Rated Privacy Glass

Insulation Details Sarking (vapour permeable) OR R1.3 Anticon Sarking R4.1 bulk insulation (or equivalent) excluding GARAGE R2.0 bulk insulation (or equivalent) with 1 layer sislation (vapour permeable). Sisalation only to GARAGE N/A or R2.0 bulk insulation (or equivalent) to internal walls adjacent to GARAGE / SUBFLOOR / ROOFSPACE R2.0 bulk insulation (or equivalent) to all timber floors Clearance is required for uncompressed installation of bulk insulation and timbers should be sized accordingly. 210mm for R4.1 Bulk Insulation 240mm for R5.0 Bulk Insulation 260mm for R6.0 Bulk Insulation These dimensions are nominal and may vary depending on the type of insulation

UNIT 2 CALCULATIONS & SCHEDULES Drawn WH712977 Date Sheet 18 June 2021 10a/05 Scale

Where solar tubes are located, diffusers are to be installed.

Where skylights are located, ceiling insulation is to be installed to length of shaft.

Attachment 13.3.1 Application Page 402

 Builder to verify all dimensions and levels on site prior to commencement of work

· All work to be carried out in accordance

· All materials to be installed according to

No changes permitted without consultation

manufacturers specifications.

· Do not scale from these drawings

No.

Date

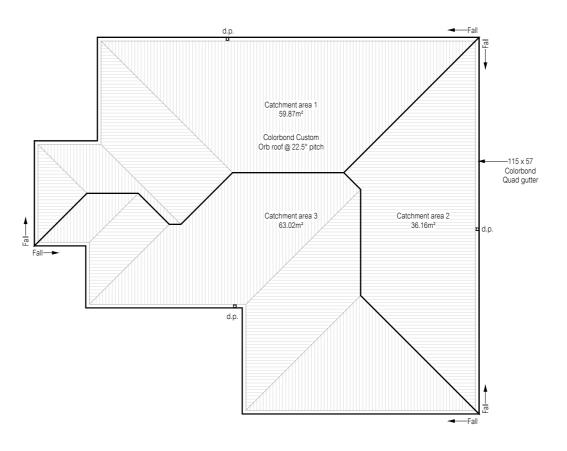
Int. Amendment changes as per cover sheet

Controlled front bead height with the front bead of the gutter installed a minimum of 10mm below the top of the fascia.

Batten fixings: 100mm type 17, 14g bugle screws to comply with AS1684, or refer to AS1684

Batten spacing: 75 x 38 F8 @ 900 Centre

Colorbond fixings: 50mm M6 11 x 50 EPDM seal to comply with AS3566 or refer to AS3566 for alternatives.



ROOF VENTILATION GUIDE:

Ventilation calculations must be read in conjunction with CBOS - Condensation in Buildings - Tasmanian Designers' Guide - Version 2 (published April 2019).

Continuous gap:

Supply	Exhaust
Continuous gap at eaves is:	Continuous gap at ridge is
25mm for <16° pitch	at least 5mm for all roof
10mm for >16° pitch	nitches

Roof vents:
The minimum vent area should be:
a) Ceiling area/150 for <16° pitch, or
b) Ceiling area/300 for >16° pitch

Supply	Exhaust
75% of ventilation should	25% of ventilation should
be supply	be exhaust

Vent at gable should be within 900mm of ridge.

| ROOF VENTILATION CALCULATION | Roof vents: | 71.23m² | Roof Pitch: | 22.5° | Supply area required (75%): | Example | Vent Width | 200mm | Vent Length | 400mm | Vent area | 0.08m² | 50% | Supply number required | 5 evenly signal | 5 evenly signa

Supply number required 5 evenly spaced Exhaust number required Continuous 5mm gap to ridg AS3959 compliant ember mesh and compressible blanket to ridge vents on jobs in BAL zones. 5 evenly spaced Continuous 5mm gap to ridge

	UNIT 1 ROOF PLAN		
Drawn	KV	WH712977	
Date	18 June 2021	Sheet	
Scale	1:100	11/05	
		1 11/00	

Position and quantity of downpipes are not to be altered without consultation with designer

Area's shown are surface areas / catchment areas, not plan areas.

DOWNPIPE AND ROOF CATCHMENT AREA CALCULATIONS (as per AS/NZS 3500.3)		
Ah	131.45	Area of Roof (including 115mm Quad gutter) (m²)
Ac	159.05	Ah x Slope factor (Table 3.2 from AS/NZS 3500.3) (m²)
Ae	6555	Cross sectional area of assumed 57 x 115 Quad Gutter. (mm²)
DRI	100	Design Rainfall Intensity (determined from Figure E8 from AS/NZS 3500.3)
ACDP	64	Catchment area per Downpipe (determined from Figure 3.5(A) from AS/NZS 3500.3) (m²)
Required Downpipes	2.48	Ac ÷ Acdp
Downpipes Provided	3	

				Notes • Builder to verify all dimensions and levels on site prior to commencement of work
				 All work to be carried out in accordance with the current National Construction Code.
				 All materials to be installed according to manufacturers specifications.
				 Do not scale from these drawings.
				 No changes permitted without consultation
No.	Date	Int.	Amendment changes as per cover sheet	with designer.

ent of work ance on Code. ng to	Designer:	Client / Project info
	ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. CC2204H (A. Strugnell) Ptr. (03) 6231 4122 Fx. (03) 6231 4166 Email: info@anotherperspective.com.au	PROPOSED RESIDENCE (CENTACARE EVOLVE HOUSING) 20 Hartnoll Place EVANDALE

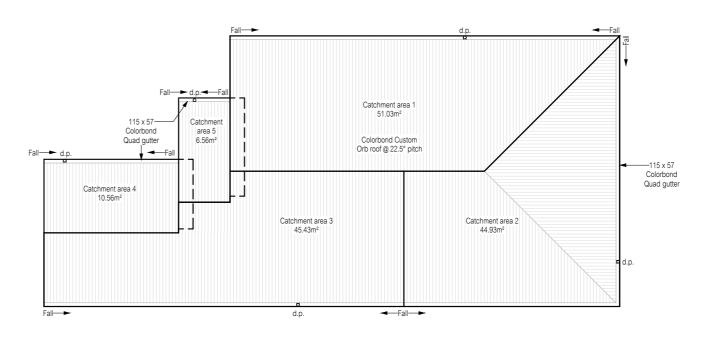


Controlled front bead height with the front bead of the gutter installed a minimum of 10mm below the top of the fascia.

Batten fixings: 100mm type 17, 14g bugle screws to comply with AS1684, or refer to AS1684 for alternatives.

> Batten spacing: 75 x 38 F8 @ 900 Centre

Colorbond fixings: 50mm M6 11 x 50 EPDM seal to comply with AS3566 or refer to AS3566 for



ROOF VENTILATION GUIDE:

Ventilation calculations must be read in conjunction with CBOS - Condensation in Buildings - Tasmanian Designers' Guide - Version 2 (published April 2019).

Continuous gap:

	Exhaust
Continuous gap at eaves is:	Continuous gap at ridge is
25mm for <16° pitch	at least 5mm for all roof
10mm for >16° pitch	pitches

Roof vents:
The minimum vent area should be:
a) Ceiling area/150 for <16° pitch, or
b) Ceiling area/300 for >16° pitch

Supply	Exhaust
75% of ventilation should	25% of ventilation should
be supply	be exhaust

Vent at gable should be within 900mm of ridge.

ROOF VENTILATION CALCULATION Roof vents: 71.23m² 22.5° 0.18m² Ceiling Area: Roof Pitch: Supply area required (75%): Exhaust area required (25%):

Example Vent Width Vent Length Vent area

200mm 400mm 0.08m² 50% Supply number required 5 evenly spaced Exhaust number required Continuous 5mm gap to ridg AS3959 compliant ember mesh and compressible blanket to ridge vents on jobs in BAL zones. 5 evenly spaced Continuous 5mm gap to ridge

ROOF DRAINAGE NOTE:
Min. medium rectangular gutter & min. 90ø downpipe specified as per
N.C.C. part 3.5.3. These sizes and downpipe quantities are based on a
max. roof catchment area of 70m²

	UNIT 2 ROOF PLAN		
Drawn	KV	WH712977	
Date	18 June 2021	Sheet	
Scale	1:100	11a/05	

Position and quantity of downpipes are not to be altered without consultation with designer

No.

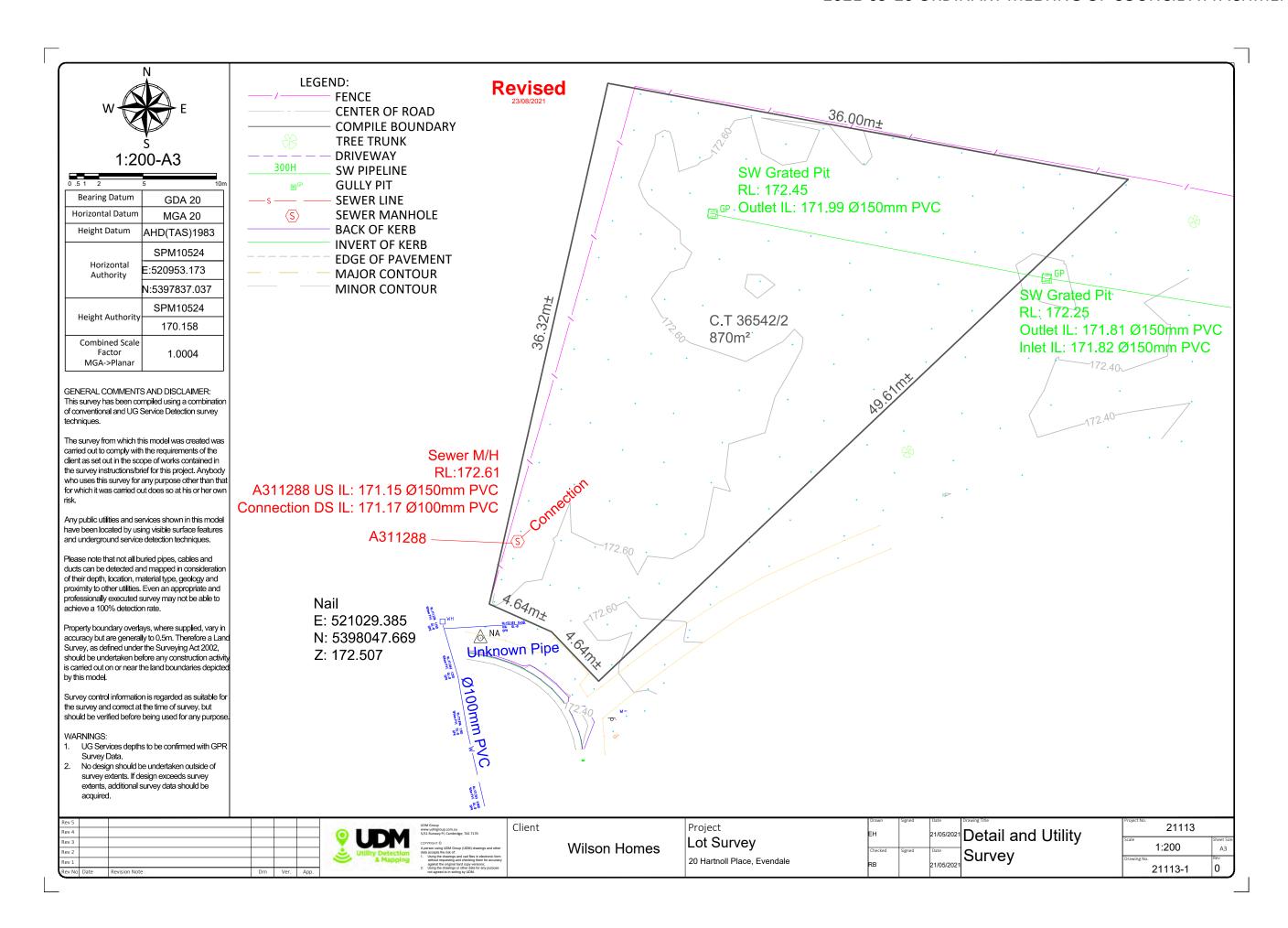
Area's shown are surface areas / catchment areas, not plan areas.

DOWNPIPE AND ROOF CATCHMENT AREA CALCULATIONS (as per AS/NZS 3500.3)					
Ah	116.88	rea of Roof (including 115mm Quad gutter) (m²)			
Ac	141.42	Ah x Slope factor (Table 3.2 from AS/NZS 3500.3) (m²)			
Ae	6555	Cross sectional area of assumed 57 x 115 Quad Gutter. (mm²)			
DRI	100	Design Rainfall Intensity (determined from Figure E8 from AS/NZS 3500.3)			
ACDP	64	Catchment area per Downpipe (determined from Figure 3.5(A) from AS/NZS 3500.3) (m²)			
Required Downpipes	2.20	Ac ÷ Acdp			
Downpipes Provided	5	2 Additional provided due to roof design			

manufacturers specifications. No changes permitted without consultation with designer. Int. Amendment changes as per cover sheet Date

Designer: Builder to verify all dimensions and levels on site prior to commencement of work ANOTHER PERSPECTIVE PTY LTD All work to be carried out in accordance with the current National Construction Code. NFW TOWN All materials to be installed according to LIC. NO. CC2204H (A. Strugnell) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au Do not scale from these drawings.

Client / Project info PROPOSED RESIDENCE (CENTACARE EVOLVE HOUSING) EVANDALE



REFERRAL OF DEVELOPMENT APPLICATION PLN-21-0172 TO WORKS & INFRASTRUCTURE DEPARTMENT

Property/Subdivision No: 202000.09

Date: 27 July 2021 Applicant: Wilson Homes

Proposal: Multiple dwellings x2 (car parking and turning forward of the building line)

Location: 20 Hartnoll Place, Evandale

W&I referral PLN-21-0172, 20 Hartnoll Place, Evandale

Planning admin: W&I fees paid.

Jonathan - if you require further information, advise planning section as soon as possible – there are only 14 days from receipt of permitted applications and 21 days from receipt of discretionary applications to stop the clock.

Please inspect the property and advise regarding stormwater/drainage, access, traffic, and any other engineering concerns.

Is there is a house on one of the lots?	No
Is it connected to all Council services?	N/A
Are any changes / works required to the house lot?	No
Are the discharge points for stormwater, infrastructure that	Yes
is maintained by Council?	
(This requires a check to ensure the downstream	
infrastructure is entirely owned, maintained, operated by	
Council and have been taken over as Council assets.)	

Stormwater:

Stormwater:					
Does the physical location of stormwater services match the	Yes				
location shown on the plan? (Requires an on-site inspection)					
Is the property connected to Council's stormwater services?	Yes				
If so, where is the current connection/s?	Connects to main at rear				
Can all lots access stormwater services?	Yes				
If so, are any works required?	No				
Is stormwater detention required	No				
Has a stormwater detention design been submitted	N/A				
If so, is it designed for 20- year ARI with overland flow path	N/A				
to road or any other low risk Council approved place of					
discharge.					
If no to above , has the design for 100 – year ARI been done.	N/A				
If yes to any of the above, does it comply with Councils	N/A				
stormwater policy					
Is the design approved by works & infrastructure	N/A				
Please quote drawing numbers and any other relate	N/A				
documentation (email etc.)					
Additional Comments/information	N/A				
Stormwater works required:					
Works to be in accordance with Standard Drawing TSD-SI	Works to be in accordance with Standard Drawing TSD-SW25 – a 100mm stormwater				
connection.					
Is there kerb and gutter at the front of the property?	Yes				
Are any kerb-and-gutter works required?	No				

Road Access:

Does the property have access to a made road?	Yes		
If so, is the existing access suitable?	Yes		
Does the new lot/s have access to a made road?	N/A		
If so, are any works required?	No		
Is off-street parking available/provided?	Yes		
Road / access works required: None			
Is an application for vehicular crossing form required?	No		
Is a footpath required?	No		
Extra information required regarding driveway approach and	No		
departure angles			
Are any road works required?	No		
Are street trees required?	No		
Additional Comments:	An Engineer's design is not required.		

Engineer's comment:

STANDARD CONDITIONS FOR MULTIPLE DWELLINGS

W.1 Stormwater

- a) Each dwelling must be provided with a connection to the Council's stormwater system, constructed in accordance with Council standards and to the satisfaction of Council's Works & Infrastructure Department.
- b) Concentrated stormwater must not be discharged into neighbouring properties
- Landscaping and hardstand areas must not interfere with natural stormwater run-off from neighbouring properties.
- d) All driveways and hardstand areas must be designed to allow stormwater run-off to be adequately drained to the Council stormwater system.
- e) Prior to the issue of a building permit, or the commencement of development authorised by this permit, the applicant must design and provide plans for underground stormwater drainage to collect stormwater from the driveways and roofed area of buildings. The system must connect through properly-jointed pipes to the stormwater main, inter-allotment drainage or other lawful point of discharge to the satisfaction of the Plumbing Inspector.
- f) A plumbing permit is required prior to commencing any plumbing or civil works within the property.

W.3 Municipal standards & approvals

Unless otherwise specified within a condition, all works must comply with the Municipal Standards including specifications and standard drawings. All works must be constructed to the satisfaction of Council. Where works are required to be designed prior to construction, such designs and specifications must be approved by Council prior to commencement of any *in situ* works.

W.4 Works in Council road reserve

- a) Works must not be undertaken within the public road reserve, including crossovers, driveways or kerb and guttering, without prior approval for the works by the Works Manager.
- b) Twenty-four (24) hours notice must be given to the Works & Infrastructure Department to inspect works within road reserve, and before placement of concrete or seal. Failure to do so may result in rejection of the vehicular access or other works and its reconstruction.

W.5 Pollutants

- a) The developer/property owner must ensure that pollutants such as mud, silt or chemicals are not released from the site.
- b) Prior to the commencement of development authorised by this permit the developer/property owner must install all necessary silt fences and cut-off drains to prevent soil, gravel and other debris from escaping the site. Material or debris must not be transported onto the road reserve (including the nature strip, footpath and road pavement). Any material that is deposited on the road reserve must be removed by the developer/property owner. Should Council be required to clean or carry out works on any of their infrastructure as a result of pollutants being released from the site the cost of these works may be charged to the developer/property owner.

W.6 Works damage bond

- a) Prior to the issue of a building permit, or the commencement of development authorised by this permit, a \$500 bond must be provided to Council, which will be refunded if Council's infrastructure is not damaged.
- This bond is not taken in place of the Building Department's construction compliance bond.
- c) The nature strip, crossover, apron and kerb and gutter and stormwater infrastructure must be reinstated to Council's standards if damaged.
- d) The bond will be returned after building completion if no damage has been done to Council's infrastructure and all engineering works are done to the satisfaction of the Works & Infrastructure Department.

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: 13/8/21



Submission to Planning Authority Notice

Council Planning Permit No.	PLN-21-0172		Cou	ncil notice date	27/07/2021	
TasWater details						
TasWater Reference No.	TWDA 2021	VDA 2021/01243-NMC		Date	e of response	02/08/2021
TasWater Contact	Georgia Bov	a Bowen Phone No.		0467 795 944		
Response issued to)					
Council name	NORTHERN MIDLANDS COUNCIL					
Contact details	Planning@nmc.tas.gov.au					
Development details						
Address	20 HARTNOLL PL, EVANDALE			Pro	perty ID (PID)	7286443
Description of development	Multiple dwellings x2					
Schedule of drawings/documents						
Draward by Drawing /decument No Boyleion No Date of Issue						

Prepared by	Drawing/document No.	Revision No.	Date of Issue
Wilson Multi – KV	Site Plan / WH712977 - 01/05		18/06/2021
Wilson Multi – KV	Drainage Plan / WH712977 – 01a/05		18/06/2021

Conditions

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

CONNECTIONS, METERING & BACKFLOW

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

DEVELOPMENT ASSESSMENT FEES

4. 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.

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

Page 1 of 2 Version No: 0.2



Advice

General

For information on TasWater development standards, please visit http://www.taswater.com.au/Development/Development-Standards

For application forms please visit http://www.taswater.com.au/Development/Forms

Service Locations

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

A copy of the GIS is included in email with this notice and should aid in updating of the documentation. The location of this infrastructure as shown on the GIS is indicative only.

- (a) A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. 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 for a list of companies
- (c) TasWater will locate residential water stop taps free of charge

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

25 Hartnoll Place Evandale Tasmania 7212

05.08.2021

Re. Proposal for development at 20 Hartnoll Place, Evandale (Ref. no. PLN-21-0172)

To the General Manager

We received a notice of planned development next door to us in the reserve for multiple dwellings x 2.

Firstly, we would like to object to the proposed development, as we were in no small part sold this house twenty months ago with the view across to the Ben Lomond mountain range. We can currently see this from our kitchen window, and any development will block all views of these mountains...somewhere where we hike every fortnight.

Secondly, we also look across to the Beresford reserve. This proposed development will shut out completely any views of the park and the great comfort we both took, looking out from our kitchen window once the slide and other apparatus were re-opened following the initial COVID-19 restrictions being lifted. Being able to see young families play in this ground is very dear to us.

Lastly, this proposed development will only devalue our property with diminished views and being that it would be set amongst 2 additional units instead of a beautiful park on one side.

I hope you will consider these concerns that we have.

Kind regards,

Alexander Shaw Mileham

PLANNING APPLICATION

Proposal

Description of proposal:	Proposed four unit strata o	development	
(attach additional sheets if necessary)			
If applying for a subdivision v	vhich creates a new ro	ad, please supply three	proposed names fo
the road, in order of preferer		<u></u>) p.esse supp., e ee	, p. oposcaacs .c
1	2	3	
Site address:5 Bedford St.			
CT no:1/51969			
Estimated cost of project			include cost of landscaping, commercial/industrial uses)
Are there any existing buildin If yes – main building is used as			
If variation to Planning Schen	ne provisions requeste	d, justification to be pr	ovided:
(attach additional sheets if necessary)			
Is any signage required?	no	(if ves. provide details)	

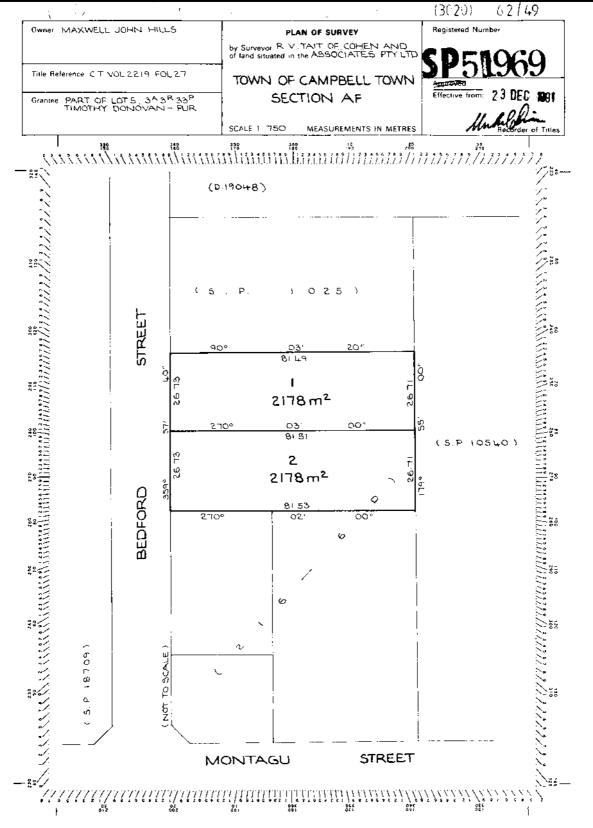


FOLIO PLAN

RECORDER OF TITLES



Issued Pursuant to the Land Titles Act 1980



Volume Number: 51969

Revision Number: 01

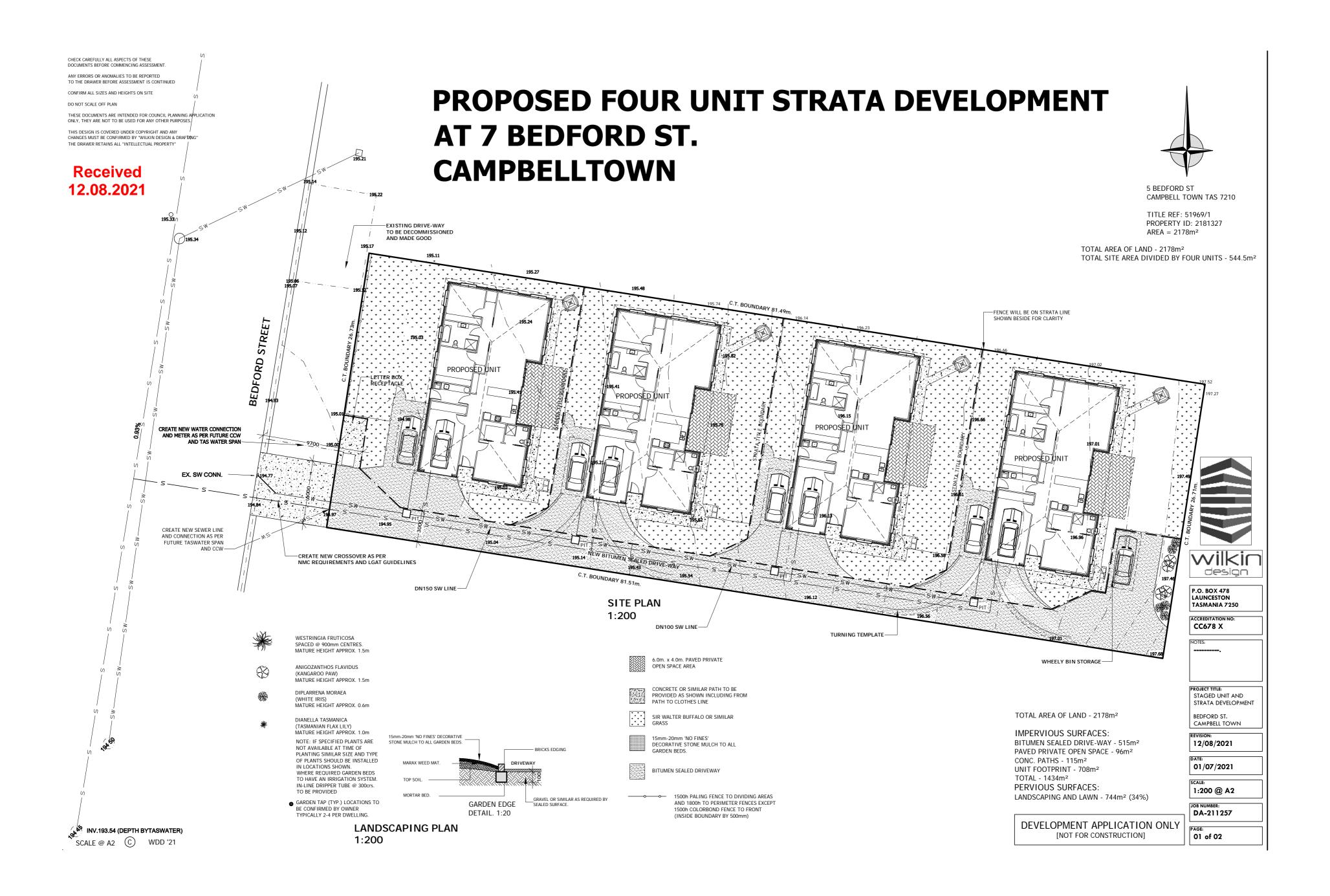
Department of Primary Industries, Parks, Water and Environment

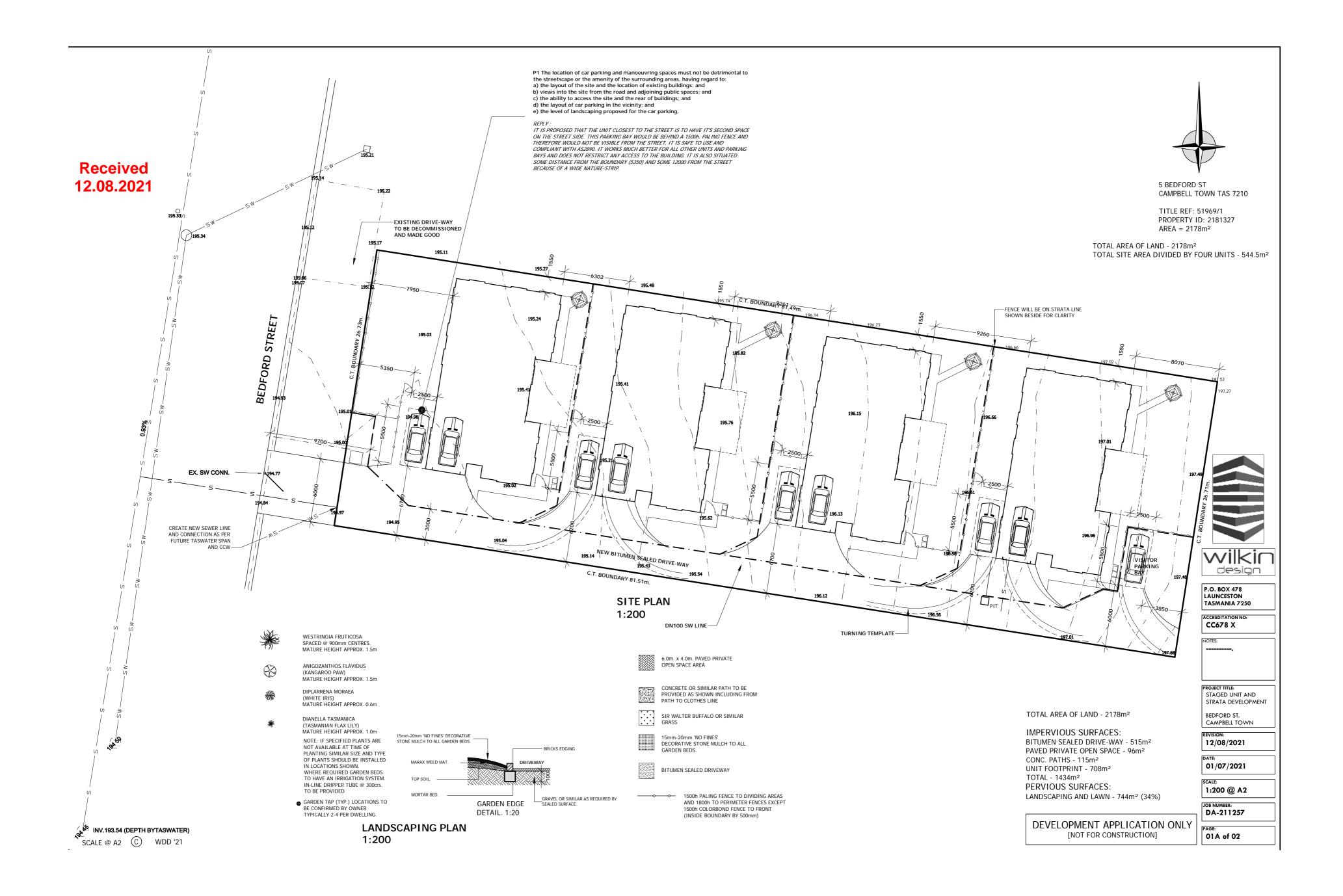
Search Time: 05:00 PM

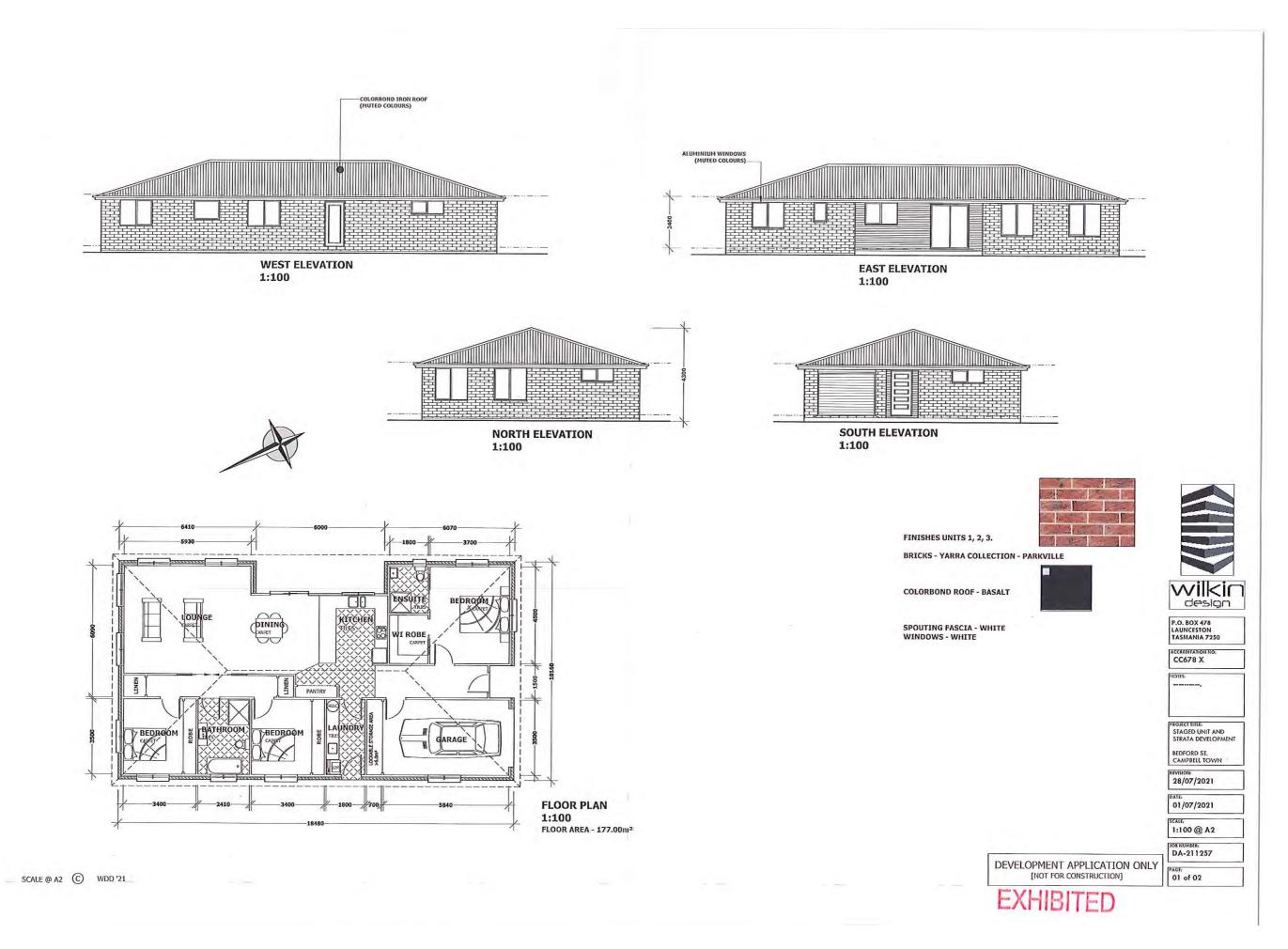
www.thelist.tas.gov.au

Search Date: 02 Jul 2021

Page 1 of 1







REFERRAL OF DEVELOPMENT APPLICATION PLN-21-0199 TO WORKS & INFRASTRUCTURE DEPARTMENT

Property/Subdivision No: 300300.11

Date: 17 August 2021

Applicant: Wilkin Design

Proposal: Multiple Dwellings (4) (vary parking provisions)

Location: 7 Bedford Street, Campbell Town

W&I referral PLN-21-0199, 7 Bedford Street, Campbell Town

Planning admin: W&I fees paid.

Jonathan - if you require further information, advise planning section as soon as possible – there are only 14 days from receipt of permitted applications and 21 days from receipt of discretionary applications to stop the clock.

Please inspect the property and advise regarding stormwater/drainage, access, traffic, and any other engineering concerns.

Is there is a house on one of the lots?	No
Is it connected to all Council services?	Yes
Are any changes / works required to the house lot?	N/A
Are the discharge points for stormwater, infrastructure that	Yes
is maintained by Council?	
(This requires a check to ensure the downstream	
infrastructure is entirely owned, maintained, operated by	
Council and have been taken over as Council assets.)	

Stormwater:

Stormwater:	
Does the physical location of stormwater services match the	Yes
location shown on the plan? (Requires an on-site inspection)	
Is the property connected to Council's stormwater services?	Yes
If so, where is the current connection/s?	Connects to main on other
	side of road
Can all lots access stormwater services?	Yes
If so, are any works required?	No
Is stormwater detention required	No
Has a stormwater detention design been submitted	N/A
If so, is it designed for 20- year ARI with overland flow path	N/A
to road or any other low risk Council approved place of	
discharge.	
If no to above , has the design for 100 – year ARI been done.	N/A
If yes to any of the above, does it comply with Councils	N/A
stormwater policy	
Is the design approved by works & infrastructure	N/A
Please quote drawing numbers and any other relate	#:
documentation (email etc.)	
Additional Comments/information	No
Stormwater works required:	
Multiple Dwellings: Works to be in accordance with Stand	dards – a 150mm stormwater
connection	
Is there kerb and gutter at the front of the property?	No
Are any kerb-and-gutter works required?	No

Road Access:

Noda Access.		
Does the property have access to a made road?	Yes	
If so, is the existing access suitable?	No	
Does the new lot/s have access to a made road?	N/A	
If so, are any works required?	N/A	
Is off-street parking available/provided?	Yes	
Road / access works required:		
Works to be in accordance with Standard Drawing TSD R09 -	concrete driveway crossover &	
apron from the edge of the road to the property boundary		
Is an application for vehicular crossing form required?	Yes	
Is a footpath required?	No	
Extra information required regarding driveway approach and	No	
departure angles		
Are any road works required?	No	
Are street trees required?	No	
Additional Comments:	An Engineer's design is not required.	

Engineer's comment:

STANDARD CONDITIONS FOR MULTIPLE DWELLINGS

W.1 Stormwater

- a) Each dwelling must be provided with a connection to the Council's stormwater system, constructed in accordance with Council standards and to the satisfaction of Council's Works & Infrastructure Department.
- b) Concentrated stormwater must not be discharged into neighbouring properties
- Landscaping and hardstand areas must not interfere with natural stormwater run-off from neighbouring properties.
- d) All driveways and hardstand areas must be designed to allow stormwater run-off to be adequately drained to the Council stormwater system.
- e) Prior to the issue of a building permit, or the commencement of development authorised by this permit, the applicant must design and provide plans for underground stormwater drainage to collect stormwater from the driveways and roofed area of buildings. The system must connect through properly-jointed pipes to the stormwater main, inter-allotment drainage or other lawful point of discharge to the satisfaction of the Plumbing Inspector.
- f) A plumbing permit is required prior to commencing any plumbing or civil works within the property.

W.2 Connection to Council stormwater

- g) A connection with a minimum diameter of 225mm shall be provided to the Council stormwater main. The connection shall be to the stormwater side entry pit outside 9 Bedford St.
- h) A 1050 diameter manhole shall be installed in the naturestrip at the change of direction in the pipe
- The existing concrete driveway is to be saw cut in the centre and half the driveway removed and reinstated (a trench cut through the middle of the driveway will not be accepted).
- j) Prior to the commencement of any work on site a full engineering design shall be provided and approved by Council showing the piped connection to the Council system and the proposed reinstatement works to the driveway at 9 Befdford St.

W.2 Access

- A concrete driveway crossover and apron must be constructed from the edge of road to the property boundary in accordance with Council standards.
- b) Access works must not commence until an application for vehicular crossing has been approved by Council.
- All works must be done in accordance with Council Standard Drawing TSD-R09 and to the satisfaction of the Works Manager.
- d) The existing driveway and kerb on the northern boundary must be reinstated to the satisfaction of Council's Works Manager

W.3 Municipal standards & approvals

Unless otherwise specified within a condition, all works must comply with the Municipal Standards including specifications and standard drawings. All works must be constructed to the satisfaction of Council. Where works are required to be designed prior to construction, such designs and specifications must be approved by Council prior to commencement of any *in situ* works.

W.4 Works in Council road reserve

- a) Works must not be undertaken within the public road reserve, including crossovers, driveways or kerb and guttering, without prior approval for the works by the Works Manager.
- b) Twenty-four (24) hours notice must be given to the Works & Infrastructure Department to inspect works within road reserve, and before placement of concrete or seal. Failure to do so may result in rejection of the vehicular access or other works and its reconstruction.

W.5 Pollutants

- a) The developer/property owner must ensure that pollutants such as mud, silt or chemicals are not released from the site.
- b) Prior to the commencement of development authorised by this permit the developer/property owner must install all necessary silt fences and cut-off drains to prevent soil, gravel and other debris from escaping the site. Material or debris must not be transported onto the road reserve (including the nature strip, footpath and road pavement). Any material that is deposited on the road reserve must be removed by the developer/property owner. Should Council be required to clean or carry out works on any of their infrastructure as a result of pollutants being released from the site the cost of these works may be charged to the developer/property owner.

W.6 Works damage bond

- a) Prior to the issue of a building permit, or the commencement of development authorised by this permit, a \$1000 bond must be provided to Council, which will be refunded if Council's infrastructure is not damaged.
- This bond is not taken in place of the Building Department's construction compliance bond.
- c) The nature strip, crossover, apron and kerb and gutter and stormwater infrastructure must be reinstated to Council's standards if damaged.
- d) The bond will be returned after building completion if no damage has been done to Council's infrastructure and all engineering works are done to the satisfaction of the Works & Infrastructure Department.

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)
Stormwater requirements discussed with Leigh McCullagh

Date: 8/9/21



Submission to Planning Authority Notice

Council Planning Permit No.	PLN-21-0199		Cou	ncil notice date	31/08/2021	
TasWater details						
TasWater Reference No.	TWDA 2021/01474-NMC			Date	e of response	03/09/2021
TasWater Contact	Timothy Carr Phone No.			0419 306 130		
Response issued to	Response issued to					
Council name	NORTHERN MIDLANDS COUNCIL					
Contact details	Planning@nmc.tas.gov.au					
Development deta	Development details					
Address	7 BEDFORD ST, CAMPBELL TOWN			Prop	erty ID (PID)	9251336
Description of development	Multiple Dwellings x4					
Schedule of drawings/documents						
Prepared by Drawing/document No.					Revision No.	Date of Issue

	Prepared by	Drawing/document No.	Revision No.	Date of Issue
Wilkin Design		Site Plan – DA-211257	-	12/08/2021

Conditions

CONNECTIONS, METERING & BACKFLOW

- 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.
- 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.

Advice; Sewer property connections greater than 10m in length will require a sewer longitudinal section provided with the application for the Certificate for Certifiable Work.

3. Prior to commencing construction of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.

DEVELOPMENT ASSESSMENT FEES

4. The applicant or landowner as the case may be, must pay a development assessment fee of \$363.57 to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date paid to TasWater.

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

Advice

General

For information on TasWater development standards, please visit http://www.taswater.com.au/Development/Development-Standards

For application forms please visit http://www.taswater.com.au/Development/Forms

Service Locations

Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor

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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.

- (a) A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. 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 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 Cor	ntact Details			
Phone	13 6992	Email	development@taswater.com.au	
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au	

Telephone: **Note:** All contact only by email or letter to my home address.

Stephen J. Crothers 12 Bedford Street Campbell Town 7210

23rd August 2021

The General Manager Northern Midlands Council 13 Smith Street Longford TAS

Dear Sir,

Council Ref no: PLN-21-0199

Under the Land Use Planning and Approvals Act 1993 (Tas) a land use and/or development application attached to 7 Bedford Street Campbell Town is now before Northern Midlands Council. The proposal is for Multiple Dwellings (4) (vary parking provisions). The parcel of land attracting the proposed development is within the section of Bedford Street located between Franklin Street to the north and Montague Street to the south. I am owner and occupier of 12 Bedford Street Campbell Town, located on the opposite side of the street to the parcel of land attracting the proposed development. Located next door to my dwelling is a Northern Midlands Council Works Depot. Located at the front of the depot is the Campbell Town State Emergency Service (SES) facility. Monday to Friday during the hours of approximately 7:00am and 4:00pm, plant and equipment operate within the depot and move in and out of the depot as required by council works. At least fortnightly evening training sessions and other meetings are currently held at the SES facility with associated vehicular traffic. SES vehicles and personnel are subject to call-outs 24 hours per day 7 days per week. The section of Bedford Street located between Franklin Street to the north and Montague Street to the south is frequently used by cars and trucks as an alternative access to Montague Street in place of the High Street turn-off into Montague Street. Consequently there currently exists a considerable amount of vehicular traffic in this section of Bedford Street.

The proposed development of four dwellings on the subject parcel of land will add significant vehicular traffic to the aforementioned section of Bedford Street. The footprints of the proposed dwellings will necessarily constitute high area-density dwellings owing to the surface area of the subject parcel of land. Existing dwellings are free standing and are not high density relative to land surface area. High area-density housing estates are inconsistent with the current neighbourhood. I consider the proposed development unfit for the subject section of Bedford Street.

Yours faithfully Stylen J. Crolling

Stephen J. Crothers

Telephone: Note: All contact <u>only</u> by email or letter to my home address.

PLANNING APPLICATION

Proposal

Description of pro	posal: 2	LOT Subdi	NI SION
		20041	
(attach additional sheet	s if necessary)		
If applying for a su	hdivision wh	nich creates a new road	d, please supply three proposed names fo
the road, in order	of preference	e:	
1		2 N/A.	3
Site address:	2	SINCLAIR ST	PERTH.
Site address:			
CT no: VOL 12	9393/12		
Estimated cost of p	project	\$ 25,000 -	(include cost of landscaping car parks etc for commercial/industrial uses
Are there any exist	ting building	s on this property? (Y	Ves No
			, justification to be provided:
	Rep	out provided	
inui gini marana mana			
(attach additional sheet	s if necessary)		
		NO	
Is any signage req	uired?	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	(if yes, provide details)



Department of Primary Industries, Parks, Water and Environment

GPO Box 1751, Hobart, TAS 7001 Australia Ph 1300 TAS PARKS / 1300 827 727 Fax 03) 6223 8308 www.parks.tas.gov.au



Enquiries: Amy Sanderson Phone: 6165 4677

Email: amy.sanderson@parks.tas.gov.au

Our ref: 21/1853

12 May 2021

Attention: Mr Carlton Dixon Jaffa International Pty Ltd PO Box 1983 HOBART TAS 7001

Dear Mr Dixon,

LODGEMENT OF PLANNING APPLICATION CARLTON DIXON OBO JAFFA INTERNATIONAL PTY LTD 3 LOT SUBDIVISION 2 SINCLAIR STREET, PERTH

This letter, issued pursuant to section 52(1B) of the Land Use Planning and Approvals Act 1993 (LUPAA) is to confirm that the Crown consents to the making of the enclosed Planning Permit Application, insofar as the proposed development relates to Crown land managed by the Department of Primary Industries, Parks, Water and Environment.

Crown consent is only given to the lodgement of this application. Any variation will require further consent from the Crown.

Please also note, it is Departmental policy that all fire buffer areas (Hazard Management Areas and Fuel Modified Areas) are maintained wholly within freehold title boundaries and not on neighbouring Crown or Reserved land. Additionally, it is not PWS' practice for the Crown to enter into agreements under Part 5 of the LUPAA in support of developments on private property.

This letter does not constitute, nor imply, any approval to undertake works, or that any other approvals required under the *Crown Lands Act 1976* have been granted. If planning approval is given for the proposed development, the applicant will be required to obtain separate and distinct consent from the Crown before commencing any works on Crown land.

If you need more information regarding the above, please contact the officer nominated at the head of this correspondence.

Yours sincerely,

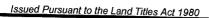
Jesse Walker

Team Leader (Unit Manager, Policy & Projects)

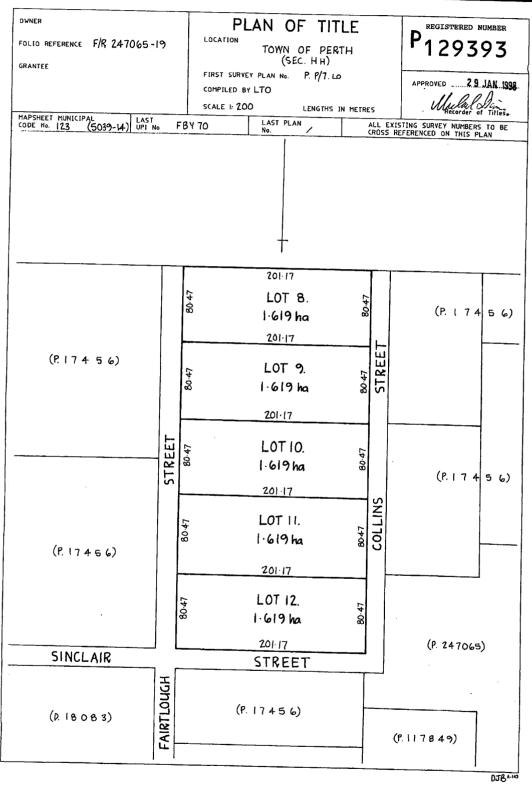


FOLIO PLAN

RECORDER OF TITLES







Search Date: 26 Mar 2021

Search Time: 10:26 AM

Volume Number: 129393

Revision Number. 01

Page 1 of 1

Department of Primary Industries, Parks, Water and Environment

www.thelist.tas.gov.au

Document Set ID: 1169137 Version: 1, Version Date: 12/05/2021



PO Box 210 Newstead TAS 7250

July 21, 2021

Planning Department Northern Midlands Council PO Box 156 Longford, TAS 7301

Dear Sir/Madam

2 Sinclair Street, Perth - Application for 3 lot subdivision

This letter is prepared to accompany an application for a 3 lot subdivision at 3 Sinclair Street, Perth. The letter provides an overview of the subject site, the proposal and an assessment against relevant planning scheme standards.

Subject Site

The subject site comprises a single title knowns as 2 Sinclair Street, Perth. The site is located on the northern fringes of the township within an area of Low Density residential zoning and characterised by a diverse array of lot sizes. Figure 1 shows the location of the site in the context of the Perth township and Figure 2 shows the subject site.

The site is currently developed with a single dwelling and associated outbuildings, which are located in the eastern side of the property. The site is accessed via an existing crossover onto Sinclair Street. The site has an overall area of 1.619ha and is not connected to reticulated services.

The lots surrounding the site are all zoned Low Density Residential and developed with single dwellings.

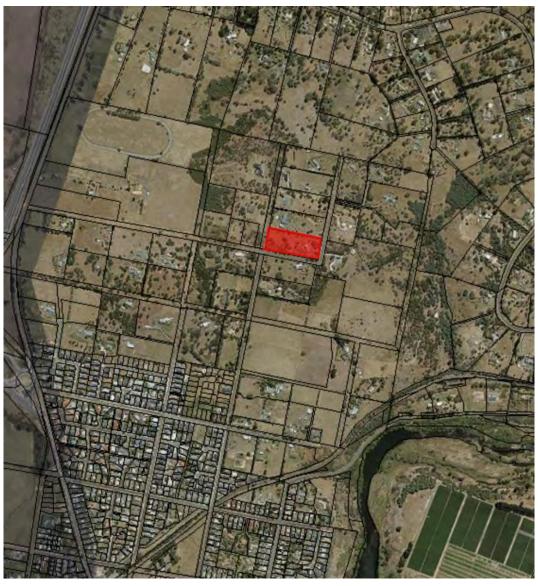


Figure 1 - Site Context

Base image from the LIST (www.thelist.tas.gov.au). $\ensuremath{\mathbb{C}}$ State of Tasmania.

Figure 2 - Subject site



Base image from the LIST (www.thelist.tas.gov.au). $\ensuremath{\mathbb{G}}$ State of Tasmania.

The proposed development application relates to the following title:

Address	Owner(s)	Title Reference	Land Area
2 Sinclair Street, Perth	John Malcolm Fardon and Sandra Jean Fardon	129393/12	1.619ha

Proposal

Approval is sought to subdivide the lot into 3.

Lot 1 will have an area of 5000m² and a 61 metre frontage to Sinclair Street. The lot will be vacant.

Lot 2 will have an area of 5000m² and is undeveloped. It will be accessed via the existing crossover which will be shared with lot 3 via a right of way.

The balance Lot 3 will have an area of 6533m² and contain the existing dwelling and associated outbuildings. This lot will continue to be accessed via the existing crossover and driveway which will be a benefitting right of way across lot 2,

A copy of the proposed plan of subdivision is shown in Figure 3.

None of the lots are connected to water and wastewater reticulated services. The existing dwelling sources water from water tanks on site and has an on-site wastewater system situated to the west of the dwelling and will remain wholly within that lot.

Proposed lots 1 and 2 will need to gain access to water by installation of water tanks. ES&D have conducted an assessment to determine the suitability of this lot for provision of on-site wastewater disposal. A copy of that report is appended to this correspondence and confirms both lots 1 and 2 are capable of on-site wastewater disposal.

Stormwater will be disposed of via new connection points for lots 1 and 2 into the open drain in Sinclair Street.



Figure 3 - Proposal Plan

Zoning and Overlay

The subject site is located in the Low Density Residential Zone (Figure 4) and subject to the bushfire prone area overlay and scenic management overlays (Figure 5).



Figure 4 – Zoning Plan



Figure 5 - Overlay Plan

6 | P a g e

Planning Assessment

The proposed subdivision must be assessed against the subdivision provisions of the Low Density Residential Zone and is also subject to the following Codes:

- Bushfire Prone Area
- Road and Railway Asset Code
- Car Parking and Sustainable Transport Code
- Scenic Management Code
- Recreation and Open Space Code

An assessment of the proposal against the relevant provisions is provided below.

Low Density Residential Zone

12.1 Zone Purpose

12.1	Zone Purpose
12.1.1.1	To provide for residential use or development on larger lots in residential areas where there are infrastructure or environmental constraints that limit development.
12.1.1.2	To provide for non-residential uses that are compatible with residential amenity.
12.1.1.3	To ensure that development respects the natural and conservation values of the land and is designed to mitigate any visual impacts of development on public views.

Comment: The proposed subdivision meets the zone purpose statements. Specifically, it will create two additional residential lots of sufficient size to provide for on-site wastewater treatment and stormwater disposal whilst limiting impacts on natural values and visual impacts.

12.4.3 Subdivision

12.4.3.1 Lot Area, Building Envelopes and Frontage			
Objective	To ensure: a) The area and dimensions of lots are appropriate for the zone; and b) The conservation of natural values, vegetation and faunal habitats; and c) The design of subdivision protects adjoining subdivision from adverse impacts; and		

d) Each lot has road access, and utility services appropriate for the zone.

Acceptable Solution

A1.1 Each lot must:

- a) Have a minimum area of 1ha; and
- b) Have new boundaries aligned from buildings that satisfy the relevant acceptable solutions for setbacks; or
- c) Be required for public use by the Crown, an agency or corporation all the shares of which are held by Councils or a municipality; or
- d) Be for the provision of public utilities; or
- e) For the consolidation of a lot with another lot with no additional titles created; or
- f) To align titles with zone boundaries and no new lots are created.

A1.2 Subdivision at Devon Hills will not result in any new lots

Performance Criteria

- P1.1 Each lot for residential use must provide sufficient useable area and dimensions to allow for:
 - a) A dwelling to be erected in a convenient and hazard free location; and
 - b) On-site parking and manoeuvrability; and
 - c) Adequate private open space; and
 - d) Reasonable vehicular access from the carriageway of the road to a building area on the lot, if any; and
 - e) Development that would not adversely affect the amenity of, or be out of character with, surrounding development and the streetscape
- P1.2 Land at Devon Hills must not be further subdivided.

Response: Complies with P1.1 and A1.2 not applicable

The three lots have areas of 5000m² (x2) and 6533m² and therefore do not comply with A1 and subdivision must be assessed against the standards of P1.1. It is submitted that the proposal meets the considerations under P1.1 as follows:

- a) The subject site is not located within a landslide hazard area and a Bushfire Hazard Management Plan has been prepared which confirms there is an insufficient increase in risk from bushfire by the creation of two additional lots. Lots 1 and 2 have sufficient area to the erection of a dwelling.
- b) Both lots 1 and 2 have more than sufficient flat area to enable a driveway and parking area to be created.

- c) Whilst the Low Density Residential Zone doesn't have a requirement for provision of a minimum area for private open space to provide a guide, it is noted that the permitted site coverage standard is 10% which on a 5000m² lot is 500m² which is more than adequate to construct a dwelling within (typical 3 bedroom dwelling with outbuilding is 200m²). Aside from land utilised for access and driveways, the balance can be used as private open space.
- d) Vehicular access for all lots is via Sinclair Street.
- e) Lot 3 is already developed. Both lots 1 and 2 have further development potential in terms of a new dwelling. It is submitted that future residential development of both lots 1 and 2 will not impact the amenity of adjoining lots. The dwelling on the lot to the north of the site (8 Collins St) is setback 30 metres from the boundary with proposed lot 1 and therefore there will be no impacts in terms of overshadowing of loss of privacy. The lots are still sufficient in size that adequate separation can be provided between the dwellings on adjacent lots and the subject lots which means that there will be no loss of privacy or overshadowing. The existing dwelling on proposed lot 3 is setback approximately 19m from the new western boundary of that lot which complies with the permitted side boundary setback requirements in the Low Density Residential Zone which is 5 metres.

All lots will be commensurate in size with the lots on the opposite side of the unmade portion of Fairtlough Street which has 4 lots ranging between 5000m² and 8800m². It is submitted that the subdivision is an efficient use of the land and there will be limited visual impact from the development of lots 1 and 2. The existing vegetation on these lots is immature and of poor quality and its removal to allow construction of future dwellings will not impact negatively on the visual character of the area, particularly as construction of a dwelling will likely result in planting of trees and hedges and actually increase the density of vegetation in the area.

It is evident from the assessment above that the proposed subdivision meets all the requisite considerations under P1.1

Acceptable Solution		Performance Criteria	
A2	Each lot must have a frontage of at least 6m	P2	No performance Criteria

Response: Complies with A2

All lots have a minimum frontage of 6m to Sinclair Street.

Acceptable Solution	Performance Criteria

- A3 Each lot must be connected to a reticulated:
 - a) Water supply; and
 - b) Sewerage system.
- Lots that are not provided with reticulated water and sewerage services must be:
 - a) In a locality for which reticulated services are not available or capable of being connected; and
 - b) Capable of accommodating an on-site wastewater management system.

Response: Complies with P3

The wastewater assessment that accompanies this application demonstrates that each lot can be provided with an on-site wastewater management system.

In terms of whether the site is within a locality where reticulated services are available and capable of being connected, Tribunal Decision 6ty Pty Ltd v Northern Midlands Council [2019] TASRMPAT 29 (20 December 2019) provides context around the interpretation of P3 and given it relates to a neighbouring property also provides context specific to the area.

At 15., the Tribunal considered the steps in considering P3(a) as:

- *a)* to identify the relevant locality
- b) to determine whether reticulated water supply services are available in that locality; and
- c) if they are available, determine whether the reticulated water supply service is capable of being connected to the lots in the subdivision.

If the lots in the subdivision are in a locality for which reticulated water supply services are not available, then P3(a) will be satisfied. If they are in a locality in which reticulated water supply services are available, then P3(a) will still be satisfied if the services are not capable of being connected to the lots.

In respect of the subject site, it is submitted that it is within a locality where water supply services are available as evidenced by the Figure 6 showing the site in the context of TasWater water serviced land.



Figure 5: Subject site in relation to TasWater serviced land (identified in Turquiose)

As per the Tribunal Decision, as the site is within a locality where reticulated services are available, it is necessary to consider whether reticulated water supply services are capable of being connected.

The Tribunal Decision looked at costings of bringing the water supply from Devon Hills through to the site that was subject of that appeal which is to the north of the subject site at 16338 Midland Hwy, Perth. The cost of bringing water to that lot varied amongst the experts but a middle ground would be at \$400k. The subject site is a similar distance from the Devon Hills serviced area so a similar cost would be expected.

The site cost \$850,000 to purchase. The proposed house lot would likely reach \$600,000 at market with the other lots \$200,000 each, resulting in an overall sale price of \$1 million. Infrastructure costs (excluding water would be approx. \$50 000, resulting in a profit of \$100,000 without provision of water. Provision of water at \$400 000 would result in a loss on the lots to be sold.

It is submitted that provision of water services resulting in a net loss is unreasonable

On the basis of the above it is submitted that P3 (a) is met as whilst the site is within a locality where reticulated services are available, the cost of extending those services will be 50% of expected price of lots not taking account land cost.

Performance Criteria Acceptable Solution P4 A4 Each lot must be connected to a Stormwater may only be discharged reticulated stormwater system. from the site in a manner that will not cause an environmental nuisance, and that prevents erosion, siltation or pollution of any watercourses, coastal lagoons, coastal estuaries, wetlands or inshore marine areas, having regard *a) the intensity of runoff that already* occurs on the site before any development has occurred for a storm event of 1% Annual Exceedance *Probability (pre-development levels);* and b) how the additional runoff and intensity of runoff that will be created by the subdivision for a storm event of 1% Annual Exceedance Probability, will be released at levels that are the same as those identified at the predevelopment levels of the subdivision; and c) whether any on-site storage devices, retention basins or other Water Sensitive Urban Design (WSUD) techniques are required within the subdivision and the appropriateness of their location; and d) overland flow paths for overflows during extreme events both internally and externally for the subdivision, so as to not cause a nuisance

Response: Complies with A4

The lots will be connected into Council's stormwater open drain running along Sinclair Street.

Bushfire Prone Area Code

E1.6 Development Standards

E1.6.1 Subdivision	E1.6.1 Subdivision: Provision of hazard management areas				
Objective	Subdivision provides for hazard management areas that: (a) facilitate an integrated approach between subdivision and subsequent building on a lot;				
	 (b) provide for sufficient separation of building areas from bushfire-prone vegetation to reduce the radiant heat levels, direct flame attack and ember attack at the building area; and 				
	(c) provide protection for lots at any stage of a staged subdivision.				

Acceptable Solution

- Α1
- TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision; or
- (b) The proposed plan of subdivision:
 - shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a staged subdivision;
 - (ii) shows the building area for each lot;

Performance Criteria

- P1 A proposed plan of subdivision shows adequate hazard management areas in relation to the building areas shown on lots within a bushfire-prone area, having regard
 - to:
 (a) the dimensions of hazard management areas;
 - (b) a bushfire risk assessment of each lot at any stage of staged subdivision;
 - (c) the nature of the bushfire-prone vegetation including the type, fuel load, structure and flammability;
 - (d) the topography, including site slope;

- (iii) shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.4.4 of Australian Standard AS 3959 2009 Construction of buildings in bushfire-prone areas; and
- (iv) is accompanied by a bushfire hazard management plan that addresses all theindividual lots and that is certified by the TFS or accredited person, showing hazard management areas equal to, or greater than, the separation distances required for BAL 19 in Table 2.4.4 of Australian Standard AS 3959 - 2009 *Construction of buildings* in bushfire-prone areas; and

If hazard management areas are to be located on land external to the proposed subdivision the application is accompanied by the written consent of the owner of that land to enter into an agreement under section 71 of the Act that will be registered on the title of the neighbouring property providing for the affected land to be managed in accordance with the bushfire hazard management plan

- (e) any other potential forms of fuel and ignition sources;
- (f) separation distances from the bushfire-prone vegetation not unreasonably restricting subsequent development;
- (g) an instrument that will facilitate management of fuels located on land external to the subdivision; and

any advice from the TFS

Response: Complies with A1

The accompanying Bushfire Hazard Management Report provides certification with Clause E1.6.1 (b).

E1.6.2 Subdivision: Public and fire fighting access

Objective

Access roads to, and the layout of roads, tracks and trails, in a subdivision:

- (a) allow safe access and egress for residents, fire fighters and emergency service personnel;
- (b) provide access to the bushfire-prone vegetation that enables both property to be defended when under bushfire attack and for hazard management works to be undertaken;
- (c) are designed and constructed to allow for fire appliances to be manoeuvred;
- (d) provide access to water supplies for fire appliances;and

are designed to allow connectivity, and where needed, offering multiple evacuation points.

Acceptable Solution

- Α1
- TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of fire fighting; or
- (b) A proposed plan of subdivision showing the layout of roads, fire trails, and the location of property access to building areas is included in a bushfire hazard management plan that:
 - (i) demonstrates proposed

Performance Criteria

- P1
- A proposed plan of subdivision shows access and egress for residents, fire-fighting vehicles and emergency service personnel to enable protection from bushfires, having regard to:
- (a) appropriate design measures, including:
 - (i) two way traffic;
 - (ii) all weather surfaces;
 - (iii) height and width of any vegetation clearances;
 - (iv) load capacity;

roads will comply with Table E1, proposed private accesses will comply with Table E2 and proposed fire trails will comply with Table E3; and

(ii) is certified by the TFS accredited person

- (v) provision of passing bays;
- (vi) traffic control devices;
- (vii) geometry, alignment and slope of roads, tracks and trails;
- (viii) use of through roads to provide for connectivity;
- (ix) limits on the length of culde-sacs and dead-end roads;
- (x) provision of turning areas;
- (xi) provision for parking areas;
- (xii) perimeter access; and
- (xiii) fire trails;
- (b) the provision of access to:
 - (i) bushfire-prone vegetation to permit the undertaking of hazard management works; and
 - (ii) fire fighting water supplies; and

any advice from the TFS.

Response: Complies with A1

The accompanying Bushfire Hazard Management Report provides certification with Clause E1.6.2 (a) and (b).

E1.6.3 Subdivision: Provision of water supply for fire fighting purposes

Objective

Adequate, accessible and reliable water supply for the purposes of fire fighting can be demonstrated at the subdivision stage and allow for the protection of life and property associated with the subsequent use and development of bushfire prone areas.

Acceptable Solution

Performance Criteria

A2 In areas that are not serviced by reticulated water by the water corporation: (a) The TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant provision of a water supply for fire fighting purposes; (b) The TFS or an accredited person certifies that a proposed plan of subdivision demonstrates that a static water supply, dedicated to fire fighting, will be provided and located compliant with Table E5; or (c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.	P2	No Performance Criteria

Response: Complies with A2

The accompanying Bushfire Hazard Management Report provides certification with Clause E1.6.3 (b).

Road and Railway Assets Code

E4.7.2 Management of Road Accesses and Junctions		
Objective	To ensure that the safety and efficiency of roads is not reduced by the creation of new accesses and junctions or increased use of existing accesses and junctions.	

Acceptable Solution		Performance Criteria	
A1	For roads with a speed limit of	P1	For roads with a speed limit of
	60km/h or less the development must		60km/h or less, the number, location,
	include only one access providing		layout and design of accesses and
			junctions must maintain an

both entry and exit, or two accesses providing separate entry and exit.	acceptable level of safety for all road users, including pedestrians and cyclists.
	,

Response: Complies with A1

Both the existing access to Sinclair Street and proposed new access provide for both ingress and egress.

E4.7.4 Sight Distance at Accesess, Junction and Level Crossings

Objective

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

Acceptable Solution

Α1

Sight distances at

- an access or junction must comply with the Safe Intersection Sight Distance shown in Table E4.7.4; and
- rail level crossings must comply with AS1742.7 Manual of uniform traffic control devices -Railway crossings, Standards Association of Australia; or
- c) If the access is a temporary access, the written consent of the relevant authority has been obtained.

Performance Criteria

P1 The design, layout and location of an access, junction or rail level crossing must provide adequate sight distances to ensure the safe movement of vehicles.

Response: Complies with A1

Table E4.7.4 requires a sight distance of 80 metres which can be achieved for the new access point.

Parking and Sustainable Transport Code

E6.6 Use Standards

E6.6.1 Car Parking Numbers ObjectiveTo ensure that an appropriate level of car parking is provided to service use.

Acceptable Solution

Α1

The number of car parking spaces must not be less than the requirements of:

- a) Table E6.1; or
- b) a parking precinct plan contained in Table E6.6: Precinct Parking Plans (except for dwellings in the General Residential Zone).

Performance Criteria

Р1

The number of car parking spaces provided must have regard to:

- a) the provisions of any relevant location specific car parking plan; and
- the availability of public car parking spaces within reasonable walking distance;
 and
- 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
- 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 landscaping; and
- 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

g)	an empirical assessment of the car parking demand; and
h)	the effect on streetscape, amenity and vehicle, pedestrian and cycle safety and convenience; and
i)	the recommendations of a traffic impact assessment prepared for the proposal; and
<i>j</i>)	any heritage values of the site; and
k)	for residential buildings and multiple dwellings, whether parking is adequate to meet the needs of the residents having regard to:
	 i) the size of the dwelling and the number of bedrooms; and
	ii) the pattern of parking in the locality; and
	iii) any existing structure on the land.
	h) i) j)

Response: Complies with A1

All lots are capable of being provided with the requisite 1 space per bedroom or 2 spaces per 3 bedrooms for residential use in the Low Density Residential Zone.

Scenic Management Code

E7.6.2 Local Scenic Management Areas

E7.6.2 Local Scenic Management Areas				
Objective	 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

Acce	Acceptable Solution		Performance Criteria	
A2	No acceptable solution.	P2	Subdivision must be consistent with the scenic management objectives of the particular area set out in Table E7.1 – local scenic management areas, having regard to: a) the local scenic management area – character statement; and b) site size; and c) density of subsequent development; and d) the clearance or retention of vegetation in combination with requirements for hazard management; and e) the extent of works required for roads and to gain access to sites including cut and fill; and f) the physical characteristics of the site and locality; g) any plan over the land through an agreement under S71 of the Act.	

Response: Complies with P2

The subject site falls within the Gibbet Hill Management Area. The Character Statement is:

Low density settlement areas with remnant tree cover on skylines visible along important tourism routes.

It is submitted that the proposed 3 lot subdivision will not alter the character of the area in terms of tree cover on skylines. The site contains small trees and shrub vegetation and is not visible from either the Midland Highway or Haggerston Road. Both the undeveloped lots are of sufficient size that future owners can plant new vegetation which will likely increase the vegetation cover on the site. The density will still be relatively low and the lots are large enough that many of the remnant

trees will be able to remain or be replaced with trees and garden vegetation of better quality and greater scenic value.

The Scenic Management Objectives for Gibbet Hill are:

retain remnant tree cover on skylines and limit further development to low density and low impact

The proposed lot sizes are still well within the range of what constitutes low density (bearing in mind that land within the General Residential Zone can be subdivided to lots of a minimum of 450m^2 as the permitted standard with the ability to provide smaller lots). Therefore, by comparison, lots above 5000m^2 are still very low density. It is noted that the provisions of the Low Density Residential Zone only allow a single dwelling so lots 1 and 2 can only be developed at that density for residential purposes.

Lots 1 and 2 will require some vegetation removal to facilitate future dwelling construction but the vegetation on these lots is poor quality immature vegetation that does not add to the scenic values of the area.

Lots 1 and 2 are relatively flat and will not require extensive earthworks for either the construction of a dwelling or access driveways.

Based on the above information, it is submitted that the proposal complies with P2.

Recreation and Open Space Code

E10.6.1 Provision of Public Open Space

E10.6.1 Provision of Public Open Space		
Objective	a)	To provide public open space which meets user requirements, including those with disabilities, for outdoor recreational and social activities and for landscaping which contributes to the identity, visual amenity

Acceptable Solution

- Α1 *The application must:*
 - *a)* Include consent in writing from the General Manager that no land is required for public open space but instead there is to be a cash payment in lieu.

Performance Criteria

- Provision of public open space, unless in accordance with Table E10.1, must: a) not pose a risk to health due to contamination; and b) not unreasonably restrict public use of the land as a result of: i) services, easements or utilities; and ii) stormwater detention basins; and iii) drainage or wetland areas; and iv) vehicular access; and c) be designed to: i) provide a range of recreational settings and accommodate adequate facilities to meet the needs of the community, including car parking; and ii) reasonably contribute to the
 - pedestrian connectivity of the broader area; and
 - iii) be cost effective to maintain; and iv) respond to the opportunities and constraints presented by the physical characteristics of the land to provide practically useable open space; and v) provide for public safety through *Crime Prevention Through* Environmental Design principles; and vi) provide for the reasonable amenity of adjoining land users in the design of facilities and associated works; and vii) have a clear relationship with adjoining land uses through treatment such as alignment, fencing and landscaping; and ix) create attractive environments and
 - focal points that contribute to the existing or desired future character statements, if any

Response: Complies with A1

Consent from the General Manager for cash in lieu of public open space has been sought.

Conclusion

Based on the above information it is submitted that the proposed subdivision meets all the relevant standards of the Planning Scheme and should be recommended for approval.

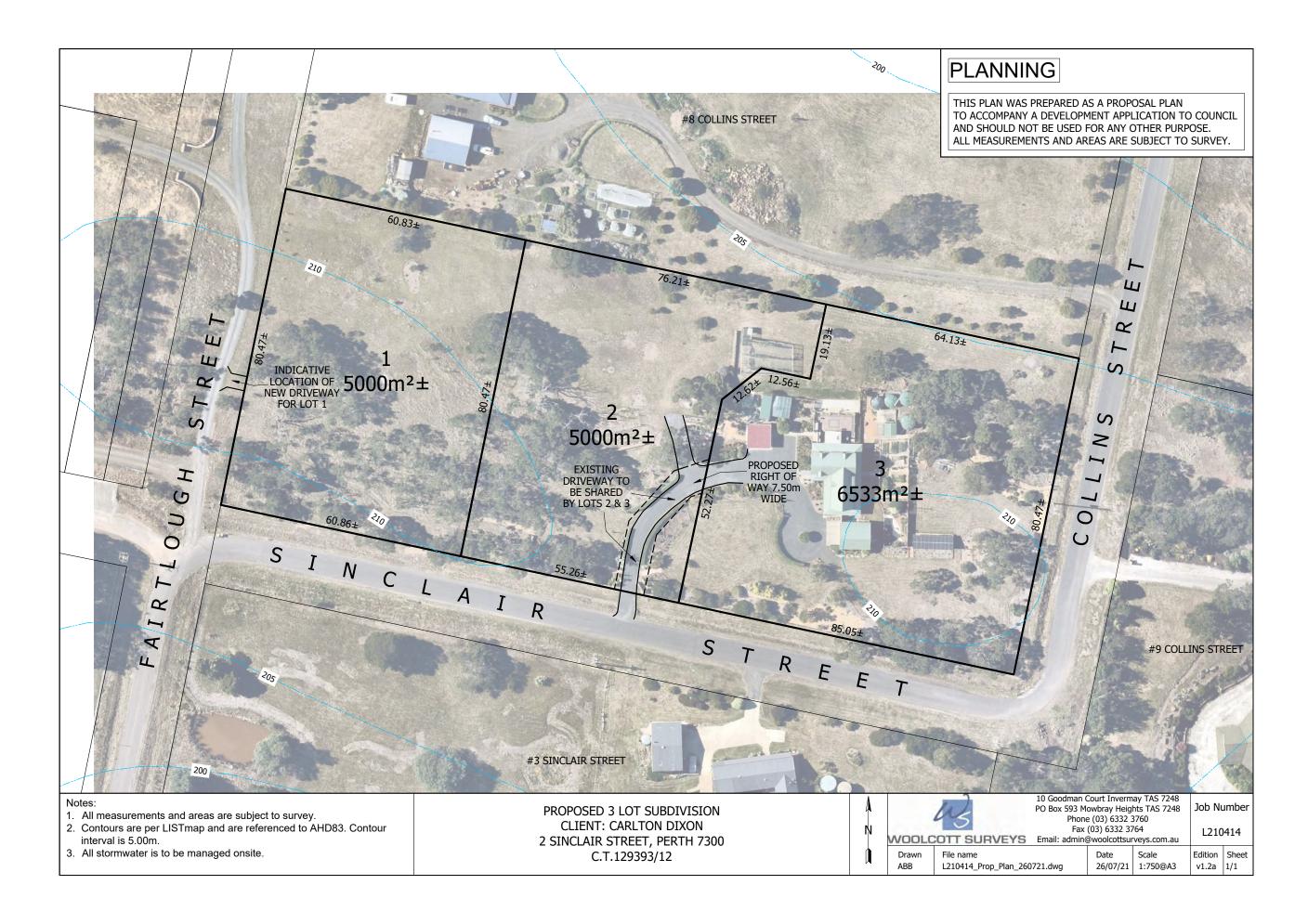
Yours faithfully

Chloe Lyne

Planning and Development Consultant

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Attachment 13.6.1 Application

Bushfire Hazard Management Report: Subdivision

Report for: Carlton Dixon

Property Location: 2 Sinclair Street, Perth

Prepared by: Scott Livingston

Livingston Natural Resource Services

299 Relbia Road Relbia, 7258

Date: 26th July 2021

Version 2



Summary

Client: Carlton Dixon

Current zoning: Low Density Residential, Northern Midlands Interim

Planning Scheme 2013

Property

identification: CT 129393/12, PID 1838497

2 Sinclair Street, Perth

Proposal: A 3 lot subdivision is proposed from an existing title CT 129393/12 at 2

Sinclair Street, Perth.

Assessment by:

Scott Livingston,

Master Environmental Management, Natural Resource Management Consultant.

Accredited Person under part 4A of the Fire Service Act 1979:

Accreditation # BFP-105.

Bushfire Report

Livingston Natural Resource Services

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VERSION

This report and attached BHMP supersede version SRL026S dated 5/5/2021. The update reflects changes in access for Lot 1.

DESCRIPTION

A 3 lot subdivision is proposed from existing title CT 129393/12, 2 Sinclair Street, Perth. The subdivision fronts Sinclair, Fairtlough (private) and Collins Streets.

The property is currently managed/ low threat land around the existing dwelling on lot 3, with the balance grassland with some wattle clumps. Surrounding land is a similar mosaic of grassland with some trees and managed land around dwellings. The land slopes to the east, south and west. The area is not serviced by a water reticulated supply.

See Appendix 1 for maps and site plan, and appendix 2 for photographs.

BAL AND RISK ASSESSMENT

The land is mapped as Bushfire Prone. Lot 1 contains an existing dwelling; the proposed lot boundary is 10m north of the existing dwelling.

VEGETATION AND SLOPE

Lot		North	East	South	West
	Vegetation within 100m of lot boundaries	0-100m low threat	0-55m m Igrassland,55- 100m low threat	0-20m low threat, 20-100m grassland	0-100m grassland
Lot 1	Slope (degrees, over 100m)	Downslope 0- 5°	Flat/ Upslope	Downslope 0- 5°	Downslope 0- 5°
	Bal Rating at boundary	BAL Low	BAL Low	BAL Low	BAL 12.5
	Bal Rating with setbacks and HMA	BAL 19	BAL 19	BAL 19	BAL 19
lot 2	Vegetation within 100m of lot boundaries	0-100m low threat	0-100m low threat	0-20m low threat, 20-100m grassland	0-100m grassland

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	Slope (degrees, over 100m)	Downslope 0- 5°	Downslope 0- 5°	Downslope 0- 5°	Downslope 0- 5°
	Bal Rating at boundary	BAL Low	BAL Low	BAL 12.5	BAL FZ
	Bal Rating with setbacks and HMA	BAL 19	BAL 19	BAL 19	BAL 19
	Vegetation within 100m of existing dwelling	0-100m low threat	0-100m low threat	0-100m low threat	0-30m low threat, 300- 100m grassland
Lot 3	Slope (degrees, over 100m)	Downslope 0- 5°	Downslope 0- 5°	Downslope 0- 5°	Flat/ Upslope
	Bal Rating with existing vegetation	BAL Low	BAL Low	BAL Low	BAL 12.5

The existing dwelling on lot 3 has sufficient managed land for BAL low except for land to the west. It has been assumed that Lots 1 & 2 may remain as grassland prior to construction of habitable buildings, when lots are developed and managed the setback requirements for adjacent lots may change.

BUILDING AREA BAL RATING

Setback distances for BAL Ratings have been calculated based on the vegetation that will exist after development and management of land within the subdivision and have also considered slope gradients.

Where no setback is required for fire protection other Planning Scheme setbacks may need to be applied, other building constraints such as topography have not been considered.

The BAL ratings applied are in accordance with the Australian Standard AS3959-2009, *Construction of Buildings in Bushfire Prone Areas*, and it is a requirement that any habitable building, or building within 6m of a habitable building be constructed to the BAL ratings specified in this document as a minimum.

Bushfire	Predicted Bushfire Attack & Exposure Level	
Attack		
Level (BAL)		
BAL-Low	Insufficient risk to warrant specific construction requirements	
BAL-12.5	Ember attack, radiant heat below 12.5kW/m²	
BAL-19	Increasing ember attack and burning debris ignited by windborne embers together	
	with increasing heat flux between 12.5-19kW/m²	

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BAL-29	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 19-29kW/m²
BAL-40	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 29-40kW/m²
BAL-FZ	Direct exposure to flames radiant heat and embers from the fire front

BUILDING SETBACKS

BAL	Slope	Grassland
BAL	Flat/ Upslope	14m
12.5	Down slope 0-5°	16m
BAL 19	Flat/ Upslope	10m
	Down slope 0-5°	11m

PROPOSED LOT BAL RATING

Lot BAL Rating		Setback
	BAL 12.5	14m from eastern boundary
1	BAL 12.5	16m from western boundary
1	BAL 19	10m from eastern boundary
		11m from western boundary
2	BAL 12.5	16m from western boundary
2	BAL 19	10m from eastern boundary



Figure 1: Proposed Lots and building areas

HAZARD MANAGEMENT AREA

BAL 12.5 construction: All land within 16m downslopes and 14m upslope and level with a dwelling must be managed as low threat vegetation.

BAL 19 construction: All land within 11m downslopes and 10m upslope and level with a dwelling must be managed as low threat vegetation.

Existing low threat vegetation for existing dwelling on Lot 3 should be maintained to minimise the threat.

Hazard management areas must be managed as low threat vegetation from commencement of construction of a habitable building on that lot and maintained in perpetuity. The owner of a lot is responsible for hazard management on their lot(s).

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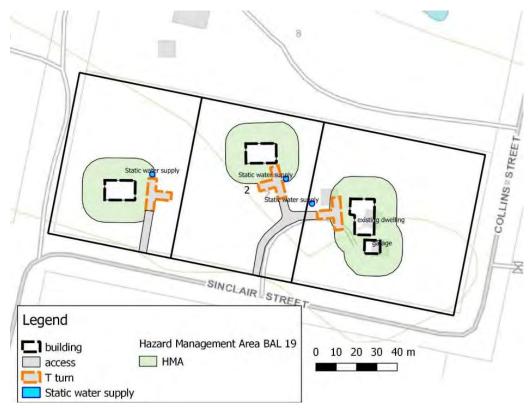


Figure 2: Hazard Management Area

ROADS

No roads are part of the proposed subdivision all lots have frontage to existing roads.

PROPERTY ACCESS

Existing access to the dwelling on lot 3 is compliant, noting an existing portion of that access is within a right of way on Lot 2. Access to Lot 1 & 2 must comply with the relevant elements of Table E2 Access of Planning Directive No. 5.1 Bushfire-Prone Areas Code, prior to commencement of construction of a habitable building on the lot. Access is likely to be more than 30m and access will be required to water supply points and Element B will apply.

Table E2: Standards for Property Access

Column I	Column
Element	Requirement
A. Property access length is less than 30 metres; or access is not required for a fire appliance to access a water connection point.	There are no specified design and construction requirements.

B.	Property access length is 30 metres or greater; or access for a fire appliance to a water connection point.	The following design and construction requirements apply to property access: (1) All-weather construction; (2) Load capacity of at least 20 tonnes, including for bridges and culverts; (3) Minimum carriageway width of 4 metres; (4) Minimum vertical clearance of 4 metres; (5) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway; (6) Cross falls of less than 3 degrees (1:20 or 5%); (7) Dips less than 7 degrees (1:8 or 12.5%) entry and exit angle; (8) Curves with a minimum inner radius of 10 metres; (9) Maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and (10) Terminate with a turning area for fire appliances provided by one of the following: (a) A turning circle with a minimum inner radius of 10 metres; or (b) A property access encircling the building; or
		(c) A hammerhead "T" or "Y" turning head 4 metres wide and 8 metres long.
C.	Property access length is 200 metres or greater.	The following design and construction requirements apply to property access: (I) The Requirements for B above; and (2) Passing bays of 2 metres additional carriageway width and 20 metres length provided every 200
D.	Property access length is greater than 30 metres, and access is provided to 3 or more properties.	The following design and construction requirements apply to property access: (I) Complies with Requirements for B above; and (2) Passing bays of 2 metres additional carriageway width and 20 metres length must be provided every 100 metres.

FIRE FIGHTING WATER SUPPLY

The subdivision is not serviced by a reticulated supply. Lot 1 existing dwelling has multiple domestic supply tanks (80,000L+) however these is not within 3m of access or non combustible, a compliant static water supply for the existing dwelling must be installed prior to sealing of titles.

New habitable buildings must have compliant static supplies prior to commencement of construction.

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Table 4.3B Static Water Supply for Fire fighting

Column		Column 2		
Element		Requirement		
A.	Distance between building area to be protected and water supply	 The following requirements apply: a) The building area to be protected must be located within 90 metres of the water connection point of a static water supply; and b) The distance must be measured as a hose lay, between the water connection point and the furthest part of the building area. 		
B.	Static Water Supplies	A static water supply: a) May have a remotely located offtake connected to the static water supply; b) May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times; c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems; d) Must be metal, concrete or lagged by non-combustible materials if above ground; and e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2009, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by: (i) metal; (ii) non-combustible material; or (iii) fibre-cement a minimum of 6 mm thickness.		

C.	Fittings, pipework and accessories (including stands and tank supports)	Fittings and pipework associated with a water connection point for a static water supply must: (a) Have a minimum nominal internal diameter of 50mm; (b) Be fitted with a valve with a minimum nominal internal diameter of 50mm; (c) Be metal or lagged by non-combustible materials if above ground; (d) Where buried, have a minimum depth of 300mm (compliant with AS/NZS 3500.1-2003 Clause 5.23); (e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting equipment; (f) Ensure the coupling is accessible and available for connection at all times; Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length); Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and a) Where a remote offtake is installed, ensure the offtake is in a position that is: (i) Visible; (ii) Accessible to allow connection by fire fighting equipment; (iii) At a working height of 450 – 600mm above ground level; and (h) Protected from possible damage, including damage by vehicles
D.	Signage for static water connections	 (1) The water connection point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must comply with: Water tank signage requirements within AS 2304-2011 Water storage tanks for fire protection systems; or (2) The following requirements: (a) Be marked with the letter "W" contained within a circle with the letter in upper case of not less than 100 mm in height; (b) Be in fade-resistant material with white reflective lettering and circle on a red background; (c) Be located within one metre of the water connection point in a situation which will not impede access or operation; and Be no less than 400 mm above the ground.

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E.	Hardstand	A hardstand area for fire appliances must be provided:
		(I) No more than three metres from the water connection point, measured as a hose lay (including
		the minimum water level in dams, swimming pools and the like);
		(2) No closer than six metres from the building area to be protected;
		(3) With a minimum width of three metres constructed to the same standard as the carriageway; and
		(4) Connected to the property access by a carriageway equivalent to the standard of the property
		access.

CONCLUSIONS

A 3 lot subdivision is proposed from an existing title CT 129393/12 at 2 Sinclair Street, Perth. The area is mapped as bushfire prone. Proposed Lot 3 contains an existing dwelling and has more than required hazard management areas to meet BAL 19 standards. There is sufficient area on lot 1 & 2 to provide for a BAL 19 building areas with a smaller area available at BAL 12.5, construction to that level would require additional hazard management. All land within 11m down slopes and 10m upslope and level with a dwelling must be managed as low threat vegetation for BAL 19 construction.

A compliant static water supply within 3m of access and greater than 6m from the dwelling must be in place prior to sealing of titles for the existing dwelling and prior to commencement of construction of new habitable buildings, with the owner of a lot being responsible for hazard management on their lot.

Access to lots must comply with the element B, of Table E2 Access of Planning Directive No. 5.1 Bushfire-Prone Areas Code prior to commencement of construction of a habitable building. If additional access is required to a water supply point on Lot 3 it must be in place prior to sealing of titles.

REFERENCES

Planning Commission (2017), Planning Directive No. 5.1 Bushfire-Prone Areas Code.

Standards Australia. (2009). AS 3959-2009 Construction of Buildings in Bushfire Prone Areas

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APPENDIX 1 - MAPS



Figure 3: Location existing title



Figure 4: Aerial Image

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Bushfire Report

Figure 5: Proposed Subdivision Plan

APPENDIX 2 - PHOTO



Figure 6: existing access



Figure 7: west across northern portion Lots 1 & 2 $\,$



Figure 8 western side lot 1

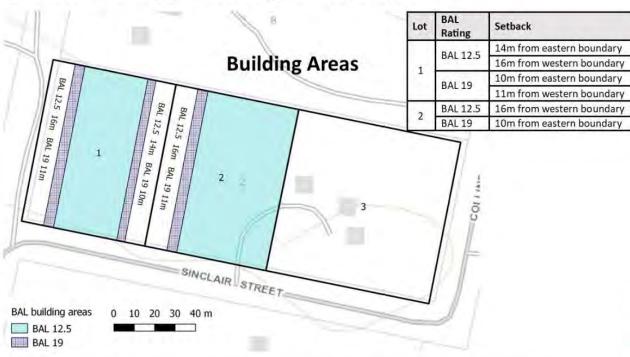


Figure 9: west along Sinclair Street



Figure 10: west along northern boundary of Lot 3, Collins Street

Bushfire Hazard Management Plan:



for existing dwelling (lot 3) the following must be in place and compliant prior to sealing of titles and be maintained in perpetuity:

- Static water supply
- · Access (only if additional access is required to water supply point)

for future habitable buildings the following must be installed/ compliant prior to commencement of construction and be maintained in perpetuity:

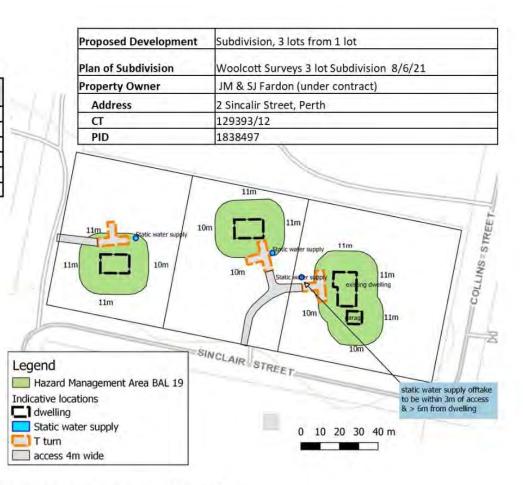
- Hazard Management Areas
- Static water supply
- Access

The owner of a lot is responsible for management of vegetation and maintenance of infrastructure within a lot

Construction: BAL 1.5, BAL 19 as shown

Buildings in Bushfire Prone Area to be built in accordance with the Building Code of Australia and Australian Standard AS3959.

Building setbacks / BAL ratings apply to habitable buildings (Class 1, 2 3, 8 or 9) and class 10a buildings within 6m of a habitable building



Hazard Management Areas (HMA)

Hazard management areas include the area to protect the buildings as well as the access and water supplies.

Low threat vegetation, includes maintained lawns (<100mm in height) gardens and orchards.

Lot Construction Rating		Low threat vegetation (HMA)	
	DAL 43.5	0-14m from eastern facades	
1	BAL 12.5	0-16m from northern, western and southern facades	
	BAI 19	0-10m from eastern facades	
		0-11m from northern, western and southern facades	
2 B	IBAI 12.5	0-14m from southern and western facades	
		0-16m from northern and eastern facades	
	BAL 19	0-10m from southern and western facades	
		0-11m from northern and eastern facades	
3 existing	BAI 19	0-10m from southern and western facades	
3 existing dwelling BAL 19		0-11m from northern and eastern facades	

Scott Livingston
Accreditation: BFP – 105: 1, 2, 3A, 3B, 3C
Date 26/7/2021

SRL21/26S2

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Water Supply

a static water supply to following standards must be installed for each building area

The following requirements apply:

- a. the building area to be protected must be located within 90m of the fire fighting water point of a static water supply; and
- b. the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the

A static water supply:

- a. may have a remotely located offtake connected to the static water supply;
- may be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times;
- must be a minimum of 10,000l per building area to be protected. This volume of water must not be used for any
 other purpose including fire fighting sprinkler or spray systems;
- d. must be metal, concrete or lagged by non-combustible materials if above ground; and
- e. if a tank can be located so it is shielded in all directions in compliance with section 3.5 of Australian Standard AS 3959-2009 Construction of buildings in bushfire-prone areas, the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by:
 - i. metal;
 - ii. non-combustible material; or fibre-cement a minimum of 6mm thickness.

Fittings and pipework associated with a fire fighting water point for a static water supply must:

- a. have a minimum nominal internal diameter of 50mm;
- be fitted with a valve with a minimum nominal internal diameter of 50mm;
- c. be metal or lagged by non-combustible materials if above ground;
- d. if buried, have a minimum depth of 300mm1;
- e. provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to fire
 fighting equipment;
- f. ensure the coupling is accessible and available for connection at all times;
- ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length);
- ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling c o m p l i a n t with this Table; and
- i. if a remote offtake is installed, ensure the offtake is in a position that is:
 - i. visible;
 - ii. accessible to allow connection by fire fighting equipment;
 - iii. at a working height of 450 600mm above ground level; and
 - iv. protected from possible damage, including damage by vehicles.

The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must:

- comply with water tank signage requirements within Australian Standard AS 2304-2011 Water storage tanks for fire protection systems; or
- b. Comply with the Tasmania Fire Service Water Supply Guideline published by Tasmania Fire Service

A hardstand area for fire appliances must be:

- a. no more than 3m from the fire fighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like);
- b. no closer than 6m from the building area to be protected;
- c. a minimum width of 3m constructed to the same standard as the carriageway; and
- d. connected to the property access by a carriageway equivalent to the standard of the property access

Compliant water supplies must be in place for:

Lot 3 existing dwelling-prior to sealing of titles

Future habitable buildings-prior to commencement of construction

Access

Property access to habitable buildings and or water supply point it must be constructed to

- a. All-weather construction;
- b. Load capacity of at least 20 tonnes, including for bridges and culverts;
- c. Minimum carriageway width of 4m;
- d. Minimum vertical clearance of 4m;
- e. Minimum horizontal clearance of 0.5m from the edge of the carriageway;
- f. Cross falls of less than 3°(1:20 or 5%)
- g. Dips less than 7° (1:8 or 12.5%)
- h. Curves with a minimum inner radius of 10m;
- i. Maximum gradient of 15° (1:3.5 or 28%) for sealed roads, and 10° (1:5.5 or 18%) for unsealed road; and
- j. Terminate with a turning area for fire appliances provided by one of the following:
 - i) A turning circle with a minimum inner radius of 10m;
 - ii) A property access encircling the building; or
 - ii) A hammerhead "T" or "Y" turning head 4m wide and 8m long

Access to lots 1 & 2, must be in place prior to commencement of construction of a habitable building on the lot.

This BHMP has been prepared to satisfy the requirements of the Northern Midlands Planning Scheme, 2013 and Planning Directive No. 5.1 Bushfire-Prone Areas Code..

This plan should be read in conjunction with the report titled: Bushfire Hazard Management Report 2 Sincalir Street Perth v2. Livingston Natural Resource Services

Scott Livingston

Accreditation: BFP – 105: 1, 2, 3A, 3B, 3C Date 26/7/2021

SRL21/26S2

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Attachment 13.6.1 Application

BUSHFIRE-PRONE AREAS CODE

CERTIFICATE¹ UNDER S51(2)(d) LAND USE PLANNING AND APPROVALS ACT 1993

1. Land to which certificate applies

The subject site includes property that is proposed for use and development and includes all properties upon which works are proposed for bushfire protection purposes.

Street address: 2 Sinclair Street, Perth

Certificate of Title / PID: CT 129393/12, PID 1838497

2. Proposed Use or Development

Description of proposed Use and Development:

3 lot subdivision from 1 existing title

Applicable Planning Scheme:

Northern Midlands Interim Planning Scheme 2013

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Management Report, 2 Sinclair Street, Perth	Scott Livingston	5/5/2021	1
Bushfire Hazard Management Plan, 2 Sinclair Street, Perth	Scott Livingston	5/5/2021	1
Proposed 3 lot Subdivision.	Woolcott Surveys	24/4/2021	1.2c

4. Nature of Certificate

The following requirements are applicable to the proposed use and development:

E1.4 / C13.4 – Use or development exempt from this Code		
Compliance test Compliance Requirement		
E1.4(a) / C13.4.1(a)	Insufficient increase in risk	

¹ This document is the approved form of certification for this purpose and must not be altered from its original form.

Planning Certificate from a Bushfire Hazard Practitioner v5.0

Page 20 of 28

	E1.5.1 / C13.5.1 – Vulnerable Uses				
	Acceptable Solution	Compliance Requirement			
	E1.5.1 P1 / C13.5.1 P1	Planning authority discretion required. A proposal cannot be certified as compliant with P1.			
	E1.5.1 A2 / C13.5.1 A2	Emergency management strategy			
	E1.5.1 A3 / C13.5.1 A2	Bushfire hazard management plan			
	E1.5.2 / C13.5.2 – Hazardous Uses				
	Acceptable Solution	Compliance Requirement			
	E1.5.2 P1 / C13.5.2 P1	Planning authority discretion required. A proposal cannot be certified as compliant with P1.			
	E1.5.2 A2 / C13.5.2 A2	Emergency management strategy			
	E1.5.2 A3 / C13.5.2 A3	Bushfire hazard management plan			
\boxtimes	E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas				
	Acceptable Solution	Compliance Requirement			
	E1.6.1 P1 / C13.6.1 P1	Planning authority discretion required. A proposal			
		cannot be certified as compliant with P1.			
	E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk			
	E1.6.1 A1 (a) / C13.6.1 A1(a) E1.6.1 A1 (b) / C13.6.1 A1(b)	1			
	.,	Insufficient increase in risk Provides BAL-19 for all lots (including any lot			
	E1.6.1 A1 (b) / C13.6.1 A1(b) E1.6.1 A1(c) / C13.6.1 A1(c)	Insufficient increase in risk Provides BAL-19 for all lots (including any lot designated as 'balance') Consent for Part 5 Agreement			
\boxtimes	E1.6.1 A1 (b) / C13.6.1 A1(b) E1.6.1 A1(c) / C13.6.1 A1(c) E1.6.2 / C13.6.2 Subdivision: Public	Insufficient increase in risk Provides BAL-19 for all lots (including any lot designated as 'balance') Consent for Part 5 Agreement and fire fighting access			
	E1.6.1 A1 (b) / C13.6.1 A1(b) E1.6.1 A1(c) / C13.6.1 A1(c)	Insufficient increase in risk Provides BAL-19 for all lots (including any lot designated as 'balance') Consent for Part 5 Agreement			
	E1.6.1 A1 (b) / C13.6.1 A1(b) E1.6.1 A1(c) / C13.6.1 A1(c) E1.6.2 / C13.6.2 Subdivision: Public	Insufficient increase in risk Provides BAL-19 for all lots (including any lot designated as 'balance') Consent for Part 5 Agreement and fire fighting access			

\boxtimes	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Property Access complies with relevant Tables,			
\boxtimes	図 E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes				
	Acceptable Solution Compliance Requirement				
	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk			
	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table			
	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective			
	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk			
\boxtimes	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table			
	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective			

5. Bu	ishfire Hazard Practitioner				
Name:	Scott Livingston	Phone No:	0438 951 021		
Postal Address:	299 Relbia Road	Email Address:	scottlivingston.lnrs@gmail.com		
Accreditation No: BFP - 105 Scope: 1, 2, 3A, 3B, 3C					
6. C	ertification				
I certify the developm	nat in accordance with the authority given uent:	ander Part 4A of the F	ire Service Act 1979 that the proposed use		
	Is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures, or				
The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and compliant with the relevant Acceptable Solutions identified in Section 4 of this Certificate.					
Signed: Larys Larys					
Name:	Scott Livingston	Date: 26/7/202	21		
		Certificate SRL 21/2	16S2		

(for Practitioner Use only)

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

To:	Carlton Dixon			Owner /Agent	
	30 Clarke Avenue		Address	Form 55	
	Battery Point	70	04	Suburb/postcod	1
Qualified perso	on details:				
Qualified person:	Scott Livingston				
Address:	299 Relbia Rd			Phone No: 04	438 951 201
	Relbia	72	58	Fax No:	
Licence No:	BFP-105 Email address:	sco	ttlivin	gston.lnrs@gm	ail.com
Qualifications and Insurance details:	Accredited Bushfire Assessor		Directo	iption from Column 3 o or of Building Control's nination)	
Speciality area of expertise:	Bushfire Assessment		Directo	iption from Column 4 c or of Building Control's nination)	
Details of work	ζ:				
Address:	2 Sinclair Street			Lot No:	1, 2
	Perth	730	00	Certificate of titl	le No 129393/12
The assessable item related to this certificate:	Bushfire Attack Level (BAL)			certified) Assessable item incl - a material; - a design - a form of constri	ruction ponent, building bing system
Certificate deta	ails:				
Certificate type:	Bushfire Hazard		10	escription from Columr of the Director of Buildi etermination)	
This certificate is in relation to the above assessable item, at any stage, as part of - (tick one)					

Director of Building Control – Date Approved 1 July 2017

Building Act 2016 - Approved Form No. 55

	building work, plumbing work or plumbing installation or demolition work:
	or
	a building, temporary structure or plumbing installation:
In issuing this certifica	te the following matters are relevant –
Documents:	Bushfire Attack Level Assessment & Report
Relevant calculations:	

Director of Building Control – Date Approved 1 January 2017

Building Act 2016 - Approved Form No. 55

References:

Australian Standard 3959

Building Amendment Regulations 2016

Director of Building Control, Determinations

- Categories of Building Control and Demolition Work (July 2017)
- Requirements for Building in Bushfire Prone Areas. (July 2017)
- Application of Requirements for Building in Bushfire Prone Areas. (Feb 2017)

Director of Building Control (2021) Director's Determination for Bushfire Hazard Areas v1.1 2021

Substance of Certificate: (what it is that is being certified)

 Assessment of the site Bushfire Attack Level (BAL) to Australian Standards 3959

Assessed as - BAL 19

2. Bushfire Hazard Management Plan

Proposal is compliant with DTS requirements,

clauses 4.1, 4.2, 4.3 & 4.4 Directors Determination Requirements for Building in Bushfire Prone Areas (v2.1)

and Director of Building Control (2021) Director's Determination for Bushfire Hazard Areas v1.1 2021

Scope and/or Limitations

Scope:

This report was commissioned to identify the Bushfire Attack Level for the existing property. All comment, advice and fire suppression measures are in relation to compliance with Interim Planning Directive No 1.1, Bushfire-Prone Areas Code issued

Director of Building Control – Date Approved 1 January 2017

Building Act 2016 - Approved Form No. 55

by the Tasmanian Planning Commission, the Building Code of Australia and Australian Standards, AS 3959-2009, Construction of buildings in bushfire-prone areas. **Limitations:**

The inspection has been undertaken and report provided on the understanding that;-

- 1. The report only deals with the potential bushfire risk all other statutory assessments are outside the scope of this report.
- 2. The report only identifies the size, volume and status of vegetation at the time the site inspection was undertaken and cannot be relied upon for any future development.
- 3. Impacts of future development and vegetation growth have not been considered.

I certify the matters described in this certificate.

Qualified person:

	Signeu.	
R	Luryd	
K	Lungol	

Certificate No:
SRL21/26S2



Environmental Service and Design Pty Ltd

ABN 97 107 517 144 **ACN** 107 517 144

Office

74 Minna Road Heybridge TAS 7316 Phone: (03) 6431 2999

www.esandd.com.au

Postal

PO Box 651 Burnie TAS 7320

28 May 2021

Carlton Dixon 20 Murray Street HOBART TAS 7000

Dear Sir,

Development Proposal - Subdivision - 2 Sinclair Street Perth

On-site Wastewater disposal: Assessment against Performance Criteria

The development proposes a three lot subdivision to create 2 vacant lots and lot 3 as the balance lot containing the existing dwelling.

There is a requirement to demonstrate the proposal complies with the low-density residential development standards, clause 12.0, of the Northern Midlands Interim Planning Scheme 2013.

The lot is not within an area serviced by reticulated water and sewage and cannot meet the requirements of clause 12.4.3.1 A3. Therefore, the proposal must be assessed under the performance criteria in clause 12.4.3.1 P3.

A site visit was conducted on 25 May 2021 to assess the site and note any constraints on the land in relation to wastewater disposal.

12.4.3 Subdivision

12.4.3.1 P3 - On-site Wastewater Disposal

Lots that are not provided with reticulated water and sewerage services must be:

a) in a locality for which reticulated services are not available or capable of being connected; and

b) capable of accommodating an on-site wastewater management system.

Assessment Against Performance Criteria

P3 (a)

The property to be subdivided is not within a locality for which reticulated services are available

and the are no services capable of connection.

Proposal complies with clause P3 (a) of the Northern Midlands Interim Planning Scheme 2013

clause 12.4.3.1.

P3 - On-site Wastewater Disposal

The desktop study, prior to going on site, revealed the property is not within the sewer serviced area of Perth with the closest sewer main approximately 860m south. It is impracticable to

connect to the reticulated sewer and on-site wastewater disposal will be required.

Surface rock was noted on both proposed vacant lots. 8 core samples were attempted with a Christie 50mm impact core sampler in an effort to determine the soil category for wastewater

disposal. All attempts to obtain a core sample met refusal at between 100-300mm.

Sampling was conducted downslope to the north as this is the most obvious location for the

wastewater disposal area with potential dwellings located to the south.

The desktop assessment shows a small dam is located approximately 85m down and across slope

to the northeast of lots 1 and 2.

The subdivision sits at the top of a hill with varying slopes for all three lots.

• Lot 1 – Varies 80 to the north and 50 to the south,

• Lot $2 - 8^0$ to the north.

The core sampling to the north of the vacant lots revealed the following soil profile across the sites:

Depth	Description
0 to 100 – 300mm	Light Clay – clay and silt with traces of fine grained sand
100 – 300mm	Refusal – assumed sub-surface rock

Lots 1 and 2

The presence of surface rock and sampling indicating shallow sub-surface rock restricts the system selection for the on-site wastewater design but does not constrain the lot from accommodating an on-site wastewater system.



Lot 1 – surface rock



Lot 2 - surface rock

Based on the results of the site and soil evaluation an on-site wastewater system based on a secondary treatment system and designed in accordance with AS/NZS1547-2012 will be required.

The system selection and location of the on-site wastewater disposal area will be dependent upon the size of any dwelling proposed and its position within the lot and a site-specific on-site wastewater design in accordance with AS/NZS1547-2012.

With a proposed area of 5,000m² each, lots 1 and 2 have the capability to accommodate a secondary treatment on-site wastewater management system. This complies with the Northern Midlands Interim Planning Scheme 2013 clause 12.4.3.1 P3 (b).

Lot 3

There is an existing approved on-site wastewater management system for the existing dwelling. With the slope to the north and a proposed area of 6,533m² the existing system will remain wholly within the lot.

System components were identified during the site assessment. The septic tank is to the east of the dwelling and the disposal area, estimated at 25-30m is located north of the existing buildings.

There were no obvious signs of failure such as offensive odour or seepage noted during the site assessment.



Existing septic tank – east of dwelling



Existing disposal area – north of dwelling

There is adequate area within the lot for relocation of the disposal area if required in the future which is clear of the access and impervious areas.

Conclusion

Lot 3 has an existing approved wastewater system, and the subdivision plan indicates the existing system will remain wholly within the new lot. There is adequate area within the new lot for a reserve disposal area should it be necessary in the future.

Lots 1 and 2 have the capability to accommodate a secondary treatment on-site wastewater system based on a site-specific system selection and design in accordance with AS/NZS1547.

The proposal has the capability to meet the requirements of clause 12.4.3.1 P3 (b) of the Northern Midlands Interim Planning Scheme 2013.

P4 - Stormwater

P4 - Stormwater may only be discharged from the site in a manner that will not cause an environmental nuisance, and that prevents erosion, siltation or pollution of any watercourses, coastal lagoons, coastal estuaries, wetlands or inshore marine areas, having regard to:

a) the intensity of runoff that already occurs on the site before any development has occurred for a storm event of 1% Annual Exceedance Probability (pre-development levels); and

b) how the additional runoff and intensity of runoff that will be created by the subdivision for a storm event of 1% Annual Exceedance Probability, will be released at levels that are the same as those identified at the predevelopment levels of the subdivision; and

c) whether any on-site storage devices, retention basins or other Water Sensitive Urban Design (WSUD) techniques are required within the subdivision and the appropriateness of their location; and

d) overland flow paths for overflows during extreme events both internally and externally for the subdivision, so as to not cause a nuisance.

There is no intention to discharge stormwater from the site. On-site disposal of stormwater through sub-surface beds or trenches is proposed.

Annual exceedance probability data from the Bureau of Meteorology for Perth Tasmania shows a 1% AEP of 91.6mm over a 24 hour period. The subdivision will not alter the intensity of runoff that already occurs as the proposal does not seek to increase the overall land area but simply create 3 smaller lots.

Assuming a 3 bedroom dwelling with a roof area of 100m² with a 1% AEP event the volume of point source rainwater from the dwelling would be 9,160L (100 x 91.6mm). Allowing for the eaves of the building the dwelling footprint on the ground is approximately 90m². The pre-development stormwater volume at a 1% AEP on the 90m² would create approximately 8,244L (90 x 91.6mm).

Overall, the additional stormwater volume created by a dwelling is estimated at 916L (9,160 –

8,244) for a 1% AEP over 24 hours.

There is no discharge from the site so there are no external overland flow paths required.

Lot 3, containing the existing dwelling, will not result in any increase or alteration of the

stormwater volumes.

Lots 1 and 2 with an area of 5,000m² each, have adequate area for on-site disposal of stormwater

through raised or sub-surface trenches or beds clear of wastewater areas and accesses.

Conclusion

Based on the subdivision site and soil evaluation and the surface and sub-surface rock lots 1 and 2 require a secondary treatment on-site wastewater system designed in accordance with

AS/NZS1547-2012.

Lots 1 and 2 have adequate area to dispose of stormwater generated during a 1% AEP rainfall

event without creating a nuisance.

The proposed subdivision development is capable of complying with the performance criteria of

the Northern Midlands Interim Planning Scheme 2013 clause 12.4.3.1 P3 and P4.

Yours faithfully

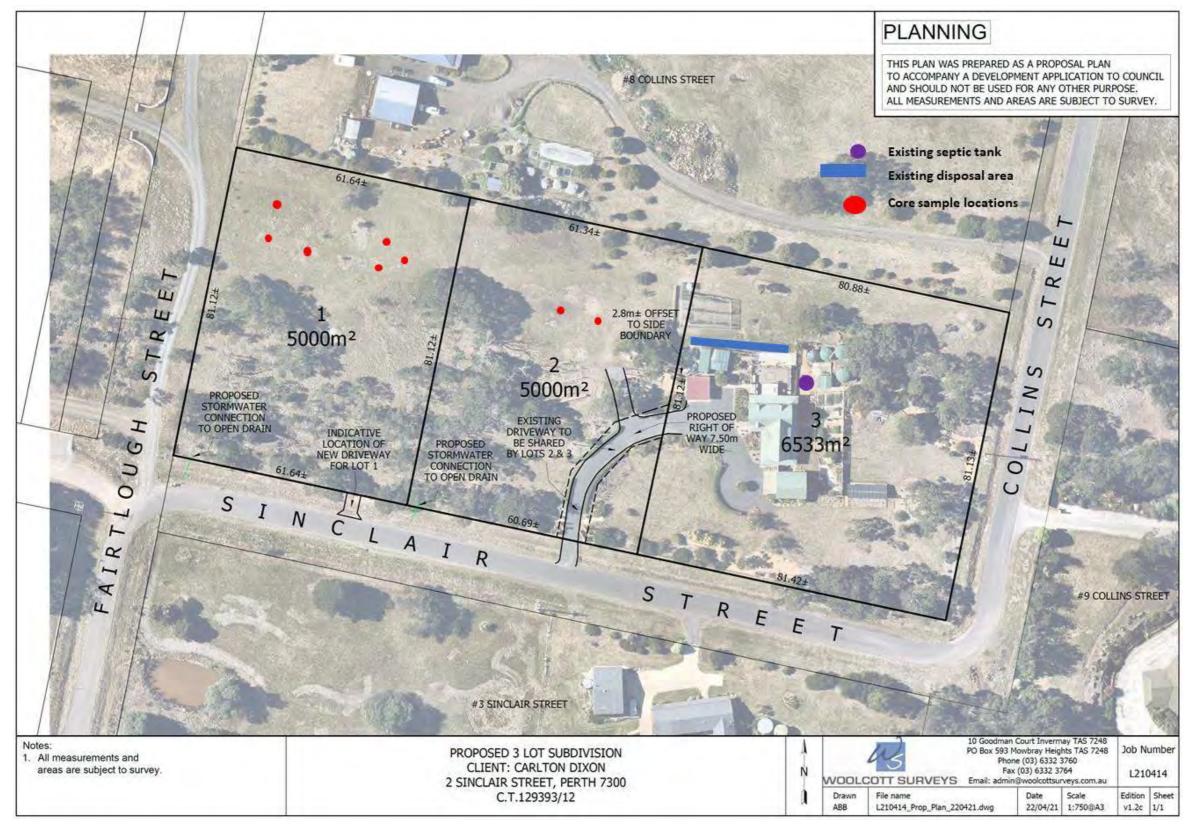
Bruce Harpley

B. Harfley

Environmental Consultant

Attachment A: Site plan – Core sample locations and existing wastewater system

Attachment A



Wastewater Assessment: 2 Sinclair Street Perth

Attachment 13.6.1 Application

REFERRAL OF DEVELOPMENT APPLICATION PLN-21-0125 TO WORKS & INFRASTRUCTURE DEPARTMENT

Property/Subdivision No: 112280.1
Date: 27 July 2021
Applicant: Jaffa International

Proposal: 3 Lot Subdivision (vary lot size, no reticulated services, scenic management

area)

Location: 2 Sinclair Street, incl. access over Fairtlough Street reserved road, Perth

W&I referral PLN-21-0125, 2 Sinclair Street, incl. access over Fairtlough Street reserved road, Perth

Planning admin: W&I fees paid.

Jonathan - if you require further information, advise planning section as soon as possible – there are only 14 days from receipt of permitted applications and 21 days from receipt of discretionary applications to stop the clock.

Please inspect the property and advise regarding stormwater/drainage, access, traffic, and any other engineering concerns.

Is there is a house on one of the lots?	Yes
Is it connected to all Council services?	Yes
Are any changes / works required to the house lot?	No
Are the discharge points for stormwater, infrastructure that	Yes
is maintained by Council?	
(This requires a check to ensure the downstream	
infrastructure is entirely owned, maintained, operated by	
Council and have been taken over as Council assets.)	

Stormwater:

Stormwater:		
Does the physical location of stormwater services match the	Yes	
location shown on the plan? (Requires an on-site inspection)		
Is the property connected to Council's stormwater services?	No	
If so, where is the current connection/s?	Currently detained on site	
Can all lots access stormwater services?	Yes	
If so, are any works required?	Yes, drain to be constructed	
Is stormwater detention required	No	
Has a stormwater detention design been submitted	N/A	
If so, is it designed for 20- year ARI with overland flow path	N/A	
to road or any other low risk Council approved place of		
discharge.		
If no to above , has the design for 100 – year ARI been done.	N/A	
If yes to any of the above, does it comply with Councils	N/A	
stormwater policy		
Is the design approved by works & infrastructure	N/A	
Please quote drawing numbers and any other relate	#:	
documentation (email etc.)		
Additional Comments/information	N/A	
Stormwater works required:		
Works to be in accordance with Standard Drawing TSD-SW25 – a 100mm stormwater		
Is there kerb and gutter at the front of the property?	No	
Are any kerb-and-gutter works required?	No	

Road Access:

Does the property have access to a made road?	Yes
If so, is the existing access suitable?	Yes
Does the new lot/s have access to a made road?	Yes
If so, are any works required?	No
Is off-street parking available/provided?	No
Road / access works required:	
No	
Is an application for vehicular crossing form required?	No
Is a footpath required?	No
Extra information required regarding driveway approach and	No
departure angles	
Are any road works required?	No
Are street trees required?	No
Additional Comments:	An Engineer's design is / is not required.

Engineer's comment:

I note that the two new lots have access via right of ways. There is no reason for this it is possible for both of them to have an access of Sinclair St. Can we condition this?

Also Cam has expressed concerns about the report for the septic tank he believes the information provided is inadequate.

WORKS & INFRASTRUCTURE DEPARTMENT CONDITIONS

STANDARD CONDITIONS FOR SMALL SUBDIVISIONS

W.1 Stormwater

- a) Each lot must be provided with a connection to the Council's stormwater system, constructed in accordance with Council standards and to the satisfaction of Council's Works & Infrastructure Department.
- b) The drain shall be in a private easement in favour of the property owners.
- c) Prior to the commencement of any works on site a drainage design plan shall be provided and approved by Council demonstrating that all lots and the existing dwelling can be adequately drained.

W.2 Access (Rural) – if we can ask for this

- d) A driveway crossover and hotmix sealed apron must be constructed from the edge of the Road to the property boundary of each Lot ... in accordance with Council standards.
- e) Access works must not commence until an application for vehicular crossing has been approved by Council.

W.3 As constructed information

As Constructed Plans and Asset Management Information must be provided in accordance with Council's standard requirements.

W.4 Municipal standards & certification of works

Unless otherwise specified within a condition, all works must comply with the Municipal Standards including specifications and standard drawings. Any design must be completed in accordance with Council's subdivision design guidelines to the satisfaction of the Works & Infrastructure Department. Any construction, including maintenance periods, must also be completed to the approval of the Works & Infrastructure Department.

W.5 Works in Council road reserve

- a) Works must not be undertaken within the public road reserve, including crossovers, driveways or kerb and guttering, without prior approval for the works by the Works Manager.
- b) Twenty-four (24) hours notice must be given to the Works & Infrastructure Department to inspect works within road reserve, and before placement of concrete or seal. Failure to do so may result in rejection of the vehicular access or other works and its reconstruction.

W.6 Separation of hydraulic services

- All existing pipes and connections must be located.
- b) Where required, pipes are to be rerouted to provide an independent system for each
- c) Certification must be provided that services have been separated between the lots.

W.7 Easements to be created

Easements must be created over all Council owned services in favour of the Northern Midlands Council. Such easements must be created on the final plan to the satisfaction of the General Manager.

W.8 Pollutants

- The developer/property owner must ensure that pollutants such as mud, silt or chemicals are not released from the site.
- b) Prior to the commencement of the development authorised by this permit the developer/property owner must install all necessary silt fences and cut-off drains to prevent soil, gravel and other debris from escaping the site. Material or debris must not be transported onto the road reserve (including the nature strip, footpath and road pavement). Any material that is deposited on the road reserve must be removed by the developer/property owner. Should Council be required to clean or carry out works on any of their infrastructure as a result of pollutants being released from the site the cost of these works may be charged to the developer/property owner.

W.9 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)

Leigh McCullagh (Works Manager) – stormwater and septic issues discussed with Leigh 19/8/21

Date: 19/8/21

August 9, 2021

General Manager Northern Midlands Council,

Planning Application: Reference no - PLN-21-0125

Site: 2 Sinclair Street Perth

I oppose the approval of the proposed 3 Lot Subdivision for the reasons given below,

Clause 12.4.3.1 states that a lot must have a minimum area size of 1ha which is equivalent to 10,000m2. All three proposed lots do not comply with this clause.

The proposal states that stormwater will be disposed of on-site for both lots through subsurface beds or trenches. As per the ES&D report on a site visit on the 25th of May 2021 surface rock was noted on both lots. Eight core samples were attempted and all met refusal at between 100-300mm. Given this how can the stormwater be contained within the proposed lots? The average size dwelling would collect 300 litres of water of the roof for every millimeter of rain. Therefore, 20mm of rain in 24 hours would produce 6000 litres rainwater into a water tank. If the water tank is full the 6000 litres will run over the ground and directly into my property. This figure must be multiplied by three if the two new proposed Lots have dwellings constructed. In effect 18,000 litres of stormwater will run into my property plus whatever runs off hard stand areas such as driveways or paved areas.

Currently the water tanks connected to the existing dwelling overflow over the ground and directly into my property. As well as the overflow from the water tank that is connected to the existing shipping container with the attached carport. The existing dwellings septic tank drain is fifteen meters from my boundary. During the winter months this drain overflows over the top of the ground and into my property. The proposed Lot 2 boundary runs parallel with this drain for approximately ten meters and is only one meter away on the down slope. Therefore Lot 2 will also be subjected to the overflowing drain.

It is not possible for the application to meet the planning requirements regarding stormwater and should be rejected.

Please consider the above when reviewing the application.

Regards,

Damian Smith 8 Collins Street, Perth, Tas 7300



PO Box 210

Newstead TAS 7250

August 16, 2021

Northern Midlands Council Planning Department

Dear Sir/Madam

PLN 21-0125 - 2 SinIclair St, Perth - Response to issues raised in the representations

The table below provides a response to the issues raised in the representations received during the advertising period.

Issue	Response
Concerned with the stormwater disposal as current run off from the area already comes down Collins Street. Concerned with stormwater absorption ability given clay soils and rock.	It is unclear what is meant by this question however, the stormwater report prepared to assess the subdivision explains there is no intention to discharge stormwater from the site therefore no adjoining properties will be subject to any additional stormwater flows as a result of future development. The lots both have sufficient area to dispose of stormwater on-site through sub-surface trenches.
All three proposed lots do not comply with the minimum lot area of 1ha.	The 1ha is the Acceptable Solution i.e permitted standard. There is discretion for lots to be smaller than the permitted and no absolute minimum. An assessment against the standards of the Performance Criteria is provided in the CPD letter accompanying the application and demonstrates that each of the matters to consider under the Performance Criteria are met. In considering discretions, unless the Performance Criteria provides an absolute minimum or maximum, the assessment does not need to be based on the quantum of the

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	discretion compared to the permitted standard.
Concerned that stormwater disposal on site will result in overflow onto representor's property.	ESD have provided calculations as to predicted stormwater volumes for the two vacant lots once developed and concluded that the two 5000m2 lots have sufficient area to dispose of stormwater on site. Should Council have concerns with stormwater disposal, appropriate conditions can be applied to the permit.

Yours faithfully

Chloe Lyne

Planning and Development Consultant

Commercial Project Delivery