

2023-01-30 ORDINARY MEETING OF COUNCIL - OPEN COUNCIL ATTACHMENTS

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**MINUTES OF THE CRESSY LOCAL DISTRICT COMMITTEE HELD AT THE CRESSY TOWN HALL ON
WEDNESDAY, 30 NOVEMBER 2022 COMMENCING AT 7:00 PM**

1 PRESENT

Peter Goss, Helen Williams, Helen Howard, Daniel Rowbottom, Angela Jenkins

2 IN ATTENDANCE

Nil

3 APOLOGIES

Katie Lamprey, Ann Green, Andy Byard & Maurita Taylor

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

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

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

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

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

5 CONFIRMATION OF MINUTES

RECOMMENDATION

Moved Helen Howard, seconded Helen Williams

That the minutes of the Cressy Local District Committee meeting held on 5 October 2022 be confirmed as a true and correct record of proceedings.

CARRIED

6 BUSINESS ARISING FROM THE MINUTES

6.1 Cressy Recreation Ground development

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

Can council please provide what is involved in stage 2?

Peter Goss informed work to commence on old changerooms Monday 6th December. Secured grant money for replacement of nets with work to be done at end of cricket season.

Dump Point

Location again discussed with concern for access at ground.

COMMITTEE RECOMMENDATION

Moved Peter Goss, seconded Helen Howard that the location at Church Street corner of park to be reviewed again.

CARRIED

6.2 Cressy Swimming Pool

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

What is happening with the heated pool sign?

Ongoing

6.3 Bartholomew Park Name Sign and Explanation Plinth

Sign to be resized and reinstalled when Building Officer available.

This has been completed in the last week. Sign to be removed (since been done).

6.4 Minutes

Cressy District High School have agreed to provide two senior students for purpose of minutes.
Council staff finalising details.

This is yet to commence.

6.6 Netball / Basketball hoops

Council agreed to investigate installation of netball / basketball hoops in Cressy. Has been referred to Project Officer for investigation as part of the Cressy Recreation Ground redevelopment.

MINUTE NO. 22/338

DECISION

Cr Davis/Cr Goninon

That Council not investigate the feasibility of another netball/basketball hoop being installed at the park.

Carried Unanimously

Reason:

Council Officers are currently investigating the installation of netball/basketball hoops at the recreation ground and options for this will be provided once complete however, the second location is too small to install a second hoop which will require a concrete base

7 NEW BUSINESS

Helen Howard

Pot outside hall is waterlogged and can't be used.

Macquarie Street - Recreation ground fence line mowing seems to be an issue around area where drainage seems to be an issue.

Daniel Rowbottom

Australia Day - Andy to speak with Lorraine

50KPH speed limit. Update on review that was done

Next meeting date change, as would fall after Australia Day.

Suggested the week before 18th. All in favour.

8 CLOSURE & NEXT MEETING

The Chairperson closed the meeting at 7:50pm.

The next meeting to be held **Wednesday 18th January 2023.**

Campbell Town District Forum

Meeting 6th December 2022

Attendance:

Jill Clarke (Chairperson)

Jill Davis, Danny Saunders, Elizabeth Porter, Tracy Spencer-Lloyd (from 9.36am) Sally Hills (minutes)

Mayor Mary Knowles, Councilor Paul Terrant, Sergeant Nick Lynch.

Apologies:

Chris Beach, Owen Diefenbach. Lorraine Wyatt (NMC)

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

Nil

Conformation of Minutes

MOVE: Elizabeth Porter SECOND: Danny Saunders. CARRIED.

Business arising:

An elderly resident is concerned that the driver of the vehicle doing burnouts in front of hotel will loose control and end up breaking through her front fence.

Sergeant Lynch answered that a person will be charged with the offence.

Constable Nick Nolan will be moving into the new police house in January.

Pool.

Jill Davis has had conversations with several interested parties to form a committee for the pool.

Their reply was as long as council involved, they would not be. Jill is still hopeful that the problem can be resolved.

Heavy Haulage

Trucks are still breaking up West Street. Trucks turn left from High Street, into West Street, then right onto Macquarie Road. Some trucks use Church Street.

Boral did a Condition Assessment of road, which will be handed to council.

The condition of the road is between NMC and the Contractors.

West Street is to be returned to the same condition as before.

There are “changed condition” signs out, on Macquarie Road.

Sale of Hall

Sale of hall has been put on hold. In the report that was put forward - questions where the decision was made to sell hall.

Ultimately the decision to sell belongs to Northern Midlands Council.

Campbell Town Youth

The Free to be Group have held some meeting in the town hall, but most in the community complex. The group is hoping to use the Guide Hall for future meetings.

There are two volunteers in Campbell Town. More are needed. 1.5 hours on Wednesday afternoons from 3pm – 4.30pm.

Parents either pick up girls or are walked back to school.

Underpass / Flags on poles

Flags will be replaced when underpass is finished.

When underpass plans were released it was suggested that a mural / public art could be installed.

MOTION:

Council request State Growth to work with community to beautify the underpass eg: Community Art Project – in order to enhance the community appeal and safety.

MOVE: Tracy Spencer-Lloyd SECOND Elizabeth Porter. CARRIED.

King Street Reserve

Footpaths, and Willow tree: Works held up with flooding.

MOTION:

That the removal of the willow tree in the river (old swimming pool) near the King Street Reserve be made a priority by Council.

MOVE: Jill Davis SECOND: Danny Saunders. CARRIED

Entrance Statement:

The entrance statement on the corner of West Street and High Street – is it possible to raise, as the bottom writing cannot be seen.

Mayor Mary Knowles will make enquiries.

New business:

Councilors Paul Terrant or Councilor Alison Andrews will represent NMC at District Forum meetings

Convict Brick Trail:

Next year is the 20th anniversary of the brick trail. Through a conversation with John, Tracy was informed that there have been bricks returned to him when Queen Street and High Street corner was redesigned.

Tracy happy to receive names to form a committee for a celebration to mark the 20th year in August 2023. If you would like to be involved, please contact her on 0419 484 115.

Rabbits

MOTION: Council investigate and eradication of rabbit population in Campbell Town

MOVE: Elizabeth Porter, SECOND Jill Davis. CARRIED

Mowing of streets

MOTION: The verge on the eastern side of West Street from Church Street to Pedder Street to be included in Council mowing.

MOVE: Elizabeth Porter, SECOND: Danny Saunders. CARRIED

Meeting closed: 10.48am

MINUTES

THE ROSS LOCAL DISTRICT COMMITTEE MEETING HELD AT THE READING ROOM, ROSS, ON TUESDAY 6th DECEMBER 2022, COMMENCING AT 11.15AM.

1 PRESENT

Arthur Thorpe (Chairperson), Christine Robinson, Michael Smith, Helen Davies, Marcus Rodrigues, Sally Langridge, Jill Bennett, Ann Thorpe (Hon Secretary)

2 IN ATTENDANCE

Mayor Mary Knowles OAM (left Meeting at 11.50am), Cr Richard Archer, Phil Brown, Herbie Johnson, Keith Blacklock

3 APOLOGIES

Cr Allison Andrews, Candy Hurren

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

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

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

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

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

Nil Declared

5 CONFIRMATION OF MINUTES

That the minutes of the meeting of the Ross Local District Committee held on Tuesday 1st November, 2022 be confirmed as a true and correct record of proceedings.

Michael Smith / Christine Robinson

6 BUSINESS ARISING FROM THE MINUTES

6.1 Clearing The Macquarie River

A low river level is necessary before Council can clear debris and Cumbungi, so it will probably be summer before the river is low enough to commence work.

We have received an undertaking from NMC / State Growth, that they will look at this issue when feasible.

Matter ongoing.

6.2 Weather Damage to Ross Reading Room

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

The sandstone is actually in reasonable condition and remediation work to the damaged sandstone will be carried out by a stonemason once the weather warms up.

Matter ongoing.

6.3 Missing (Stolen) Street Sign Nivelles Street

Customer request 61740 has been lodged with Council requesting the missing (stolen) sign be replaced. Sign has now been reinstalled.

Unfortunately the blade sign was attached to the wrong post. It was then redone, however appeared to be pointing in the wrong direction. NMC have now removed it again and are waiting for water to subside before it can be placed in the correct position.

Matter ongoing.

6.4 Damaged Wall South End Of Church Street & Damaged Sandstone Kerbing.

Wall at the top (south end) of Church Street has top stones missing and looks very disordered. Customer request 61699 has been raised requesting rectification.

Kerbing in the centre car parking area opposite the Town Hall has been damaged by a truck, needs to be repaired. Chair has asked Council to repair the kerbing in conjunction with the sandstone wall at the southern end of Church Street.

Matter ongoing.

6.5 Closure Of High Street Pedestrian Rail Crossing

A number of Ross residents are unhappy with the closure of this crossing.

Chair has been advised that NMC will be conducting a cost and feasibility study, for a legally

compliant pedestrian rail crossing linking the two sides of High Street. Once the report has been prepared it will be submitted to Council for consideration.

Mr Brown / Mr Blacklock asked what Council would look at when compiling the report, and what was required. Committee was unable to answer this question, as TasRail, not Council specify the compliance parameters for a crossing.

Mr Brown asked why this crossing would require a chicane when there were no others in Ross. Chair advised there is one on the dedicated pedestrian only access and crossing from the Female Factory to the original burial ground. He also asked why other crossings are ok for pedestrians. Chair stated that TasRail would be the appropriate organisation to answer that question, however the other existing combined road/pedestrian crossings would appear to be TasRail compliant, or otherwise TasRail would not permit them to be used either.

Matter ongoing.

6.6 Bus Parking Sign for School Bus Area

State Growth and the NMC have now agreed that picking up students outside the Town Hall in Bridge Street is an acceptable alternative solution. Signage will be prepared by NMC for installation at the location which will be attached to existing poles.

Chair has requested NMC that the sign states - "Mon-Fri only, 7:00 to 7:30 AM" - as this area is used on weekends for access to the Town Hall for markets, other activities and Church Services. Chair to follow up with Engineers at NMC and ask for committee to see and approve the draft sign artwork before going to the printers.

Signs have now been installed, but the wording was incorrect, but this has already been rectified. State Growth have contacted Redline to confirm the change in arrangements and the new pickup system will commence at the beginning of Term 1 in 2023.

No further action.

6.7 Ross Village Green – Entry Of Dogs On Leash

Margaret Papa presented a petition with 100 signatures asking NMC to consider allowing dogs on leashes into the Ross Village Green, and to install a doggie bag container. The petition was tabled at the October meeting of Council.

Still awaiting a decision by Council. Mr Blacklock requested a Doggie Bag station be situated in Church Street, perhaps at the Campbell Town end, as it has been noticed visitors park, let animals defecate on footpath as they have no bags close by to use and move on. After discussion, it was felt that on the corner of Badajos Street near the Village Bakery, would be a suitable place to install one as quite a number of visitors park near here. Placement of station needs to be thought out we are all aware of visual pollution in the heritage area.

Chair to contact Works Manager.

Matter ongoing.

6.8 Town Hall Guttering

Town Hall guttering needs cleaning out as it has vegetation growing in it. This is causing flooding which is leaking into the supper room. Customer Request 76081 has been raised, requesting remediation.

The Town Hall gutters have been cleaned out; the Drill Hall gutters will be cleaned when the Drill Hall roof is replaced.

No further action.

6.9 Dr Neil Davidson, Restoration Ecologist, Senior Lecturer UTAS

It has been suggested to Dr Davidson, that UTAS have an information/directional sign manufactured which could be attached to the existing pole on the western side of The Boulevards. Once manufactured, Chair will pass it on to NMC for consideration, however it may need a development application to be installed which NMC would progress.

An adjoining landowner asked if the western unmade side of The Boulevards is council owned. It is carrying more traffic since the Species Hotel opened, and also, school buses that are attending the outdoor classroom are making a mess of the road. Chair advised that Council will not do any work on an unmade road if they are owned by Crown Land. Can it be upgraded and sealed?

Chair has ascertained this western unmade side of The Boulevards is owned and managed by State Growth, not NMC. Perhaps an approach by parties involved with the Species Hotels could be made to State Growth to seal this section now that it is being used frequently.

No further action.

6.10 Painting Of Town Hall Entrance Foyer

The Town Hall entrance foyer and the toilets at the rear of the Town Hall are scheduled for painting during the current financial year. A new lamp shade will be provided if funds permit. The new carpet for the old Council Chambers used by the Church Group was not laid last financial year.

Chair to liaise with the Church Group to ascertain if the carpet actually needs replacing, or whether a clean by a Commercial Carpet Cleaning Company would suffice. Chair to discuss with church group after contact names forwarded to him.

Matter ongoing

6.11 Maintenance Of Ross Footpaths

Several gravel footpaths around Ross need remediation, photos have been sent to Council, and Customer Request 78015 has been raised.

Council has replied –

"Unfortunately, due to the recent weather events this has disrupted multiple works throughout the municipality. Our priority atm is for roads to be repaired, but we do acknowledge your request and will have them addressed as soon as practicable."

Attendees discussed and agreed that the path to the female factory is the most important one and should be repaired as a matter of priority.

Matter ongoing.

7 NEW BUSINESS

7.1 Round Table Discussion

Arthur Thorpe

- Notice has been received by residents that Northern Midlands Medical Service is closing Campbell Town Medical Practice on 6th January 2023, leaving the area with no Doctors. This crisis is being felt in rural areas, not only in Tasmania, but all of Australia. Campbell Town Hospital Board members David Gatenby, Poppy Lyne & Judith Gregg had a meeting with the new Specialist Care Clinic Director and are positive this may alleviate residents concerns. NMC is convening a meeting on the 14th December with relevant Federal, State and Local Government representatives regarding medical services to the hospital and locals. Some councils are currently levying ratepayers in a number of council areas to try to overcome his issue. Mayor Knowles mentioned that some areas are using nurse practitioners and call on Drs when needed. NMC Bus tour of all council areas will be conducted next year, instead of representative presentation as happened in 2022. This is to allow new councillors to become familiar with towns/villages and issues contained in each one. This will probably be held in April before the budget is set. Chair asked for members to think of projects to be included in the budget capital request list. Chair explained to Cr Archer that as Ross records its own minutes, they receive an allowance of \$2,500 p.a. for a council approved, local project. Also need to decide what project we want to consider for this year's allowance. Chair also to follow up with Works Manager about last year's project (bench seat behind Cenotaph).

Christine Robinson

- Cr Allison Andrews apologised for being unable to attend our meeting, but wanted to assure residents that she is available to all, please be in contact if she can help with any issue.

Cr Richard Archer

- Cr Archer spoke to the meeting regarding his background. A number of reasons for joining NMC, however one specific reason he came onto council was about planning issues, which can be frustrating. Councils are hamstrung in some areas in what they can do as they are bound to conform to the Planning Scheme. The State Government needs to be more appreciative of heritage and peoples wishes. His background is quite extensive in heritage and has belonged to a number of heritage committees, eg Longford, Port Arthur Authority, etc. Parramatta Female Factory Authority is looking to join heritage groups and if successful, will assume responsibility to look after all the convict heritage buildings Australia wide. A number of grants are available through this system as well. Need to look at the core of the town of Ross, instead of just one item, e.g. bridge. Cr Archer also asked the committee if it had been involved or advised of the issue with

land acquisition/subdivision behind the Police House in Ross. Committee was not advised of this issue at all.

Helen Davies

- Mentioned the David Bleakley Art Exhibition to be held at the old Ross School from the 9/12/22 – 11/12/22. This exhibition was to be included in the Ross Bicentenary, but as with a lot of things affected by COVID it was not possible.

Sally Langridge

- Chair asked Sally how the opening of Ross Pool went. Sally advised the attendance was very good; over 25 on the first day.

Herbert Johnson

- Raised the issue of the Disabled Car Parking spot near the Town Hall. Apparently wheelchair users sitting in a passenger seat, can't open left hand door. Need to look at the issue and see what could be done. Also, another Disabled Car Park is needed further down in the main shopping area. Discussion was held and a space near the old garage was felt to be a good spot.
Drainage Survey done for Ross, has this been completed? Yes, and is available to the Public on NMC's website. Chair to contact Lorraine Wyatt at NMC and request a printed copy be made available and placed in the Ross Post Office for residents without computer access to be able to view.

P Brown

- Disappointed the Committee did not take up the option of putting out the agenda to the shops for display. This was discussed at a previous meeting where Chair advised the Agenda was disseminated to the public by NMC, not the Committee. Chair has been in contact with NMC, requesting details of whether the agenda and minutes are still being forwarded to the Ross Post Office for viewing by residents, as had been done in the past. Although he has requested this information twice, he has still not received a reply.

Mr Brown also asked why the Agenda could not be done 2 weeks in advance instead of one? The MOU between committees and NMC state that Agendas are to be sent to members not less than 4 days in advance. NMC Council Meeting Papers are also prepared and sent out on this same timeline. Chair expressed the view that issuing the Agenda two weeks in advance is too early, because it meant that items that arose in the second week before the RLDC meeting could not be included in the Agenda, therefore allowing insufficient time for meeting attendees to prepare to discuss those items. Committee has requested on two separate occasions, that NMC consider placing the agenda on NMC website, then the agenda would be in the public domain for ease of viewing. However this request was refused on both occasions. Mr Brown will raise the matter of placing the Agenda on Council's website when he meets with Mayor Knowles.

8 NEXT MEETING/CLOSURE

The Chair closed the meeting at 12:15pm.

Next meeting – Tuesday 7th February 2023 commencing 11.15am in the Ross Reading Room.

**MINUTES OF THE COMMITTEE MEETING HELD AT THE EVANDALE COMMUNITY
CENTRE ON TUESDAY, 6 DECEMBER 2022, COMMENCING AT 4.00PM**

1 ATTENDANCE

John Lewis Chairman, Bruce Argent-Smith, Henrietta Houghton, Barry Lawson, Louis Sauer

In Attendance: Mary Knowles (Mayor), Janet Lambert (Deputy Mayor), Paul Terrett (Councillor)

2 APOLOGIES

Stephanie Ann Kensitt

Michael Weir

Lorraine Wyatt Executive & Communications Officer (Minute taker)

3 CONFIRMATION OF MINUTES

RECOMMENDATION

That the minutes of the ordinary meeting of the Evandale Advisory Committee held on Tuesday, 1 November 2022 be confirmed with the following amendment:

Minutes of previous meeting were seconded by Stephanie Kensitt, not Henrietta Houghton as stated in the previous minute (Henrietta Houghton was not present).

COMMITTEE DECISION

Moved Barry Lawson, seconded Bruce Argent-Smith

That the minutes of the ordinary meeting of the Evandale Advisory Committee held on Tuesday, 1 November 2022 be Confirmed, with amendment, as true and correct record of proceedings.

CARRIED

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

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

** 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 declarations were received.

5 BUSINESS ARISING FROM THE MINUTES

5.1 Time Traveller Park

There was discussion about picnic table and relocation of original bench seat in Time Traveller Park. Despite obvious objection from some members, it was explained that the group could not object to any development application but rather they could submit a personal objection at the time of the development application. In the meantime, the committee could move a motion that provided advice to Council on the matter. No motion was moved.

5.2 Information Board for the Village

Lou Sayer raised the need for an information board in the village. It was pointed out that there was already one at the Information Centre and that when the Time Traveller Park had a notice board, it was rarely used. Facebook was raised as an alternative and if a board was to be provided, it would have to be user friendly – not under lock and key. The matter could be one for a future wish list. Lou Sauer advised he would come up with a list of possible locations

6 MATTERS FOR NOTING

6.1 Meeting dates 2023

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

schedule of dates in 2023 are as follows:

- 7 February
- 7 March
- 4 April
- 2 May
- 6 June
- 4 July
- 1 August
- 5 September
- 3 October
- 7 November
- 5 December

7 MATTERS PENDING

NIL

8 COMMUNITY GROUP / SUB COMMITTEE REPORTS

8.1 Community Centre

- Things proceeding well – sales could be better
- New Perspex notice boards installed in office window

8.2 Memorial Hall

- Internal works progressing.

8.3 Evandale Garden Group

Nil reports. To be removed from regular reports.

8.4 JAG

Nil reports. To be removed from regular reports.

8.5 Neighbourhood Watch

Nil report. Stephanie Kensitt not in attendance.

8.6 History Society

Barry Lawson reported on the big project for the year, which was the installation of a replacement plaque at the gravesite of Kennedy Murray Snr and Sarah McQueen (wife of Kennedy Murray Jnr). Barry moved that reports of the History Society be no longer heard as this would free up time for more pressing Council matters. Seconded by Bruce Argent-Smith. Carried.

9 NEW BUSINESS

9.1 – Short Stay Accommodation

A concern was raised that there were too many houses moving towards short stay accommodation. Lou Sauer moved that the committee recommend that Council develop a short stay policy. Seconded by Barry Lawson. Carried.

9.2 – Vacant Houses

Across the municipality there is an issue about how long some houses remain vacant. This is also a Statewide issue. Discussion settled on recommending that Council work with State Government and other Councils to establish a policy about how long houses can remain vacant and out of the rental and purchase markets. No motion was made.

9.3 - Survey work occurring in Pioneer Park

The chairman reported that he had discussed the surveying of services (sewerage/water). This work will be essential for future master planning in the park.

9.4 - Baker Group Development at the end of Cambock Lane West

A progress report was requested on this development proposal. Mary Knowles that there was currently no activity in Council on this matter and that the developer still needed to deal with water issues.

9.5 – Traders in Purple development proposal

Mary Knowles reported that there was currently no activity in Council with this proposal.

9.6 – Gardens on public land around the village

Barry Lawson raised that the garden at the entrance to the village on Evandale Road was too sparse and that more was needed in this garden. This garden needs to be more of an “entry statement”.

The garden along the ramp at the entrance to the Memorial Hall was in poor condition and at least one of the conifers with a commemorative plaque was dead. The watering system needs to be checked and repaired and a timer was required for easy operation.

The committee concluded that the issues above should be raised as a customer request.

Lou Sauer noted that some of the hedges adjacent to the Clarendon were damaged. (These may be private hedges??) It was suggested this damage may have been caused by rowdy hotel patrons jumping on the hedges. Lou Sauer noted that the chains in the hedges in Russell Street are damaging those hedges. John Lewis pointed out that some of the hedges on public land not only contained chains but also picket fences. It was suggested that these things may then protect the hedges from vandalism. No conclusion was reached on this matter.

9.7 – Significant Tree Register

Barry Lawson advised that he had commenced work on developing a significant tree register for public lands within Evandale. While the initial emphasis was on trees with historic significance, he has plagiarised from the significant tree register of Hobart to include other reasons for significance. He also advised the committee of an idea for homeowners to provide photos, stories and data on significant trees on their land for the purposes of a book (e.g. “Significant Trees of Evandale”). Without a formal motion, the committee resolved to recommend Council develop a significant tree policy to link with the National Trust Significant Tree Register.

9.8 – RV Dump Point

Paul Terret advised that Council was working on a RV Dump Point report.

9.9 – Survey of 1929 flood level

Barry Lawson asked if the Council had access to survey equipment, and if so, could the Council survey the Australian Height Datum of the 1929 flood level marker on the corner of Leighlands Road and Evandale Road. There could very well be a gauge point on or near the bridge over the river so the distance to survey would not be significant. The 1929 flood was the largest ever recorded at Evandale and so its datum might be useful for future planning.

10 CLOSURE & NEXT MEETING

Chairperson closed meeting at 5.08pm.

The next meeting to be held at the Evandale Community Centre on Tuesday, 7 February 2023 at 4pm.

**MINUTES FOR THE LLDC MEETING HELD AT THE LONGFORD RSL MEMORIAL CLUB ON
WEDNESDAY 07 DECEMBER 2022, COMMENCING AT 5.30PM**

MINUTES

1. PRESENT

Tim Flanagan (chair), Annette Aldersea, Bronwyn Baker, Doug Bester, Simon Bower, Peter Munro, Dennis Pettyfor and Neil Tubb.

2. IN ATTENDANCE

Cr Matthew Brooks

3. APOLOGIES

Cr Dick Adams, Jo Clarke

4. WELCOME NEW MEMBER

not applicable at this meeting

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

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

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

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

6. CONFIRMATION OF MINUTES

The minutes of the meeting of the Longford Local District Committee held on November 02, 2022 to be confirmed as a true and correct record of proceedings.

Moved B Baker, seconded A Aldersea Passed

7. BUSINESS ARISING FROM THE MINUTES

7.1. Signage for Longford Roundabout (cf minutes of November 02, 2022 7.1). Nothing further

7.2. Traffic study of main street (cf minutes 7.2) further discussions on reducing speed limits in the town. Motion proposed P Munro, seconded N Tubb "We respectfully request NMC consider reducing the speed limit in Wellington Street from Sticky Beaks corner to Brickendon St to 50 km/h" Passed

NMC agreed to uphold 60 km/h

7.3. Men's Shed – Dennis Pettyfor (cf minutes 7.3)

Cr M Brooks reported NMC in negotiation to acquire another site for men's shed.

7.4. Artist recognition in Northern Midlands Community (cf minutes 7.4) nothing further, suggest delete

7.5. Pullover area on Pateena Road (cf minutes 7.5, and photos supplied by Committee members B Baker on October 17, 2022; N Tubb on October 27 & A Aldersea October 27). Peter Munro will use computer modelling to select vista positions that can be sent to NM Council at next meeting (cf email from P Munro November 05).

Photos submitted by committee members of proposed locations.
Old "Long Bridge", near transformer favoured, viewing platform suggested.

Motion "That NMC consider viewing area with platform at historic Newry corner, and that LLDC delegation meet with NMC officers on site, to discuss our proposals"

Moved N Tubb Seconded B Baker Passed

7.6 Illawarra Road Response State Growth nothing further

7.7 Wellington Street Crossing (Traffic Refuges)

B Baker provided iPhone video of supine tricycle in Marlborough St avoiding large trucks

7.8 Wellington & Marlborough Streets Intersection (Sticky Beaks) – (cf minutes 7.3) Bollards are to be put in place to protect "Sticky Beaks".

Council rejected LLDC's request to prohibit right hand turns and/or to place a stop sign at this intersection

Crs D Adams and A Andrews are proposing a motion to NMC to rescind decision to place concrete blocks at Sticky Beaks corner and replace with black bollards similar to those outside town hall and in Launceston.

Cr M Brooks tabled document sent to LLDC in May 24 2022 re planter boxes.
To say we didn't know about the concrete boxes is incorrect.

A Aldersea has spoken with Sticky Beaks business about safety issues.

Chairman T Flanagan suggested in future all development applications in Longford be listed on LLDC agenda.

Motion "In acknowledgement of the historical importance of Longford's Heritage precinct, concerns for safety, and disapproval within the community, we respectfully request that NMC remove the large concrete blocks and yellow bollards from the corner and replace with black bollards, similar to those outside the town hall."

Moved A Aldersea, seconded N Tubb Passed

7.9 Environmental & noxious weeds (cf minutes 10.4 from October 07, and 7.9 from November 02) awaiting further advice from L Wyatt of NMC.

7.10 Induction – cf email from Lorraine Wyatt dated 12.09.2022. LLDC Members encouraged to complete, despite ongoing technical difficulties.

7.11.Northern Midlands register of significant trees. (cf minutes October 07 8.1 motion proposed S Bower, seconded A Aldersea “ NMC to consider a register of significant trees in our local government zone with community support” Passed

This motion was considered by NMC who referenced a list of 110 significant trees from the National Trust’s Register, included in the Northern Midlands Local Provisions Schedule to the Tasmanian planning scheme.

The motion passed unanimously at council and recommended council officers seek quotes for identifying and recording additional significant trees for inclusion in the planning scheme. Provision is listed in 2023/2024 draft budget for council consideration.

7.12 Bendigo Bank Community Branch for Longford (A. Aldersea) cf minutes 8.2
A Aldersea spoke to Bendigo Bank officer and provided details to committee. Follow up to be provided by A Aldersea.

7.13 Planting in the garden beds of the Village Green, in particular the corner of Wellington and Archer Streets. (A. Aldersea) cf minutes 8.3; email from T Flanagan of article from Melbourne Age of December 02

Chairman T Flanagan discussed encouraging residents to work with council to improve their nature strips.

Cr M Brooks referred to past community gardens.

B Baker to speak to garden club, president Tony Burton.

8. NEW BUSINESS

8.1 Concrete blocks and yellow bollards at Wellington & Marlborough Streets Intersection (Sticky Beaks, Heritage Corner) (A. Aldersea)
Already discussed.

9. REPORTS FROM SUBCOMMITTEES

9.1 Railway Committee.

Nothing further

9.2 Longford Legends

Condolence motion re Len Langan’s death. Moved N Tubb seconded D Pettyfor Passed. N Tubb to talk to Dee Alty about commemorative event.

9.3 Longford Town Hall Arts Committee.

Nothing further

11. OTHER BUSINESS

10.1 P Munro spoke on parking in Marlborough Street, signs to be reviewed, followup next meeting P Munro.

10.2 D Pettyfor reminded members of Longford Cup on New Year's Day
Barrier Draw Dec 29 Queens Arms 2-4 pm

12. CLOSURE 6.52 pm

13. NEXT MEETING

January 4 2023 if NMC meets in January.
Otherwise February 1 2023



Meeting minutes

Committee meeting

Date:	17/1/23
Time:	1842
Place:	Cressy Pool Kiosk
Chair:	Maurita Taylor
Minute Taker:	Sarah Greig

Attendees:	Maurita Taylor, Donna Seadon, Haylee Kavanagh, Brenda Jones, Sarah Greig (minutes), Stacey Wilson, Damien Wilson, Kristyn Green, Leah Shaw
Apologies:	Anna Goss, Richard Goss

Item	Description				
1	<p>Acceptance of minutes of previous meeting</p> <p>Minutes of previous meeting read Amended committee member listing to include Haylee Kavanagh who was omitted in error from the AMG Minutes dated 13th October 2022</p> <p><i>Proposed resolution: That the minutes of the Committee meeting held on 10th November 2022 be accepted with the above changes.</i></p> <table> <tr> <td>Moved: Sarah Greig</td><td>Seconded: Maurita Taylor</td></tr> </table> <p>Decision: Passed/Not passed</p>	Moved: Sarah Greig	Seconded: Maurita Taylor		
Moved: Sarah Greig	Seconded: Maurita Taylor				
2	<p>Acceptance of new members</p> <p>New Member/s:</p> <p><i>Proposed resolution: That the new member/s listed above be accepted.</i></p> <table> <tr> <td>Moved:</td><td>Seconded:</td></tr> </table> <p>Decision: Passed/Not passed</p>	Moved:	Seconded:		
Moved:	Seconded:				
3	<p>Business Arising</p> <table> <tr> <th>Business</th><th>Status</th></tr> <tr> <td> 3.1: Lifeguard Hours and Fees; Training Awaiting advice on possible system to be installed by NMC – Leslie Hall to keep committee updated </td><td>Ongoing</td></tr> </table>	Business	Status	3.1: Lifeguard Hours and Fees; Training Awaiting advice on possible system to be installed by NMC – Leslie Hall to keep committee updated	Ongoing
Business	Status				
3.1: Lifeguard Hours and Fees; Training Awaiting advice on possible system to be installed by NMC – Leslie Hall to keep committee updated	Ongoing				

<p>Leslie was emailed regarding the previous hours allocated. She is monitoring closely and will support where she can.</p> <p>UPDATE: Emailed Leslie re additional hours – Response received, feel hours are acceptable at the current point in time.</p> <p>Further email has been received regarding us exceeding our hours for the season as at 17/1/23, Meeting has been requested via email wanting to meet Maurita with Leslie and Maree. Committee preference that any communications are via email.</p> <p>We will respond by email to this request and forward previous email regarding hours</p>	
<p>Fees from season 2020-2021</p> <p>UPDATE:</p> <p>Maree Bricknell emailed with proposal. Reply received asking if we would still contribute toward the building improvements. Agreed that we would as per previous discussions and invoice sent for \$5000.</p> <p>Fees from 2020-2021 season now finalised.</p>	<p>Completed</p> <p>Noted and Completed</p>
<p>Training to be attended by: Sarah Greig; Damien Wilson; Haylee Kavanagh</p> <p>UPDATE: Training Completed</p>	<p>Noted and Completed</p>
<p>3.2: Stage 2 Developments / Maintenance</p> <p>Shade Sails:</p> <p>Damien Wilson to follow up</p> <p>UPDATE: Completed</p> <p>New signage:</p> <p>Flag sign to say - ‘Open Solar Heated Pool’</p> <p>Maurita ordered – Delay with delivery</p> <p>Sign for disabled access hoist – ‘Certified people only to operate hoist’ – Council to investigate</p> <p>Solar Heating System:</p> <p>Email received from Council. Damien Wilson investigating</p> <p>Tassie Pools have looked but not provided feedback as yet</p> <p>Awaiting advice from Tassie Pools; Has been liaising with manager</p>	<p>Completed</p> <p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p>
<p>3.3: Open Days/Functions/Activities</p> <p>Free days at pools across municipality – Richard Goss to follow up</p> <p>Australia Day activities – Free Entry to the pool</p> <p>Barbeque Kit to be put together</p> <p>Aquafit Classes – Stacey Wilson to follow up</p> <p>Jade is interested in running these sessions; investigating options based on her lifeguard roster; looking at minimum numbers and potential for people booking for the session prior to attending.</p> <p>ACTION: Allow Jade to organise and run these herself</p>	<p>Ongoing</p> <p>Completed</p> <p>Completed</p> <p>Completed</p> <p>Noted and Completed</p>
<p>3.4: Promotional Opportunities</p>	

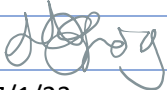
	Chili FM broadcast from pool – Donna Seadon to follow up Could be quite costly to hold this. At this stage we don't need to publicise the pool like we first thought.	Noted and Completed
	3.5 Posters developed and put around various areas. Booking form developed	Completed
	3.6 Lap swimming going well seek community grants through Rotary Longford. To investigate other community grants	Ongoing

5	Treasurer's report	
	Current bank balance - \$26000 as at December 2022; \$31574.99 as at 17/1/23 Incoming accounts: Hunters - \$264.00; \$35.20 – Previously Paid Invoices raised: Invoices raised – 22001 CDHS; 22002 PHS; 22003 CDHS; 22004 PHS; 22005 BPS; 22006 DECYP SWSP; 23001Tri Club	
	<i>Proposed resolution: That the treasurer's report be accepted, and outstanding bills paid</i>	
	Moved: Stacey Wilson	Seconded: Maurita Taylor
	Decision: Passed /Not passed	

6	General business	
	New Business:	Actions:
	<ol style="list-style-type: none"> 1. Question re step at the front of the kiosk for small children 2. Comment regarding Shade around seats along road wall 3. Request for: Hooks down the fence to hang towels; Hooks down alley way for creep bag; another 2 bags for creepy; a new lawnmower - Leah suggested going to DMC and looking for one with a Honda motor; Hose reel – 30m (which Damien will mount onto filter room) and Travelling Irrigator; hook for staff entry door to kiosk; No entry signs 4. Query can we pay or provide something to the younger youth who come and help in the kiosk 5. Mark Shelton office: Shade over play equipment; Shade over fence seating; 	<p>Damien to look at</p> <p>Noted</p> <p>To purchase items listed Moved: Sarah Greig Seconded: Damien Wilson</p> <p>To keep discussing</p>

	6. Car in playground repair 7. Move sign for bikes from Disabled area (old bike area) to new bike are 8. For private bookings outside of opening hours we will charge \$40 per hour if under 25 swimmers, 25-50 \$80 per hour; 50-75 \$120; For private bookings inside of opening hours we will charge for children attending; onlookers free if under 25 people	
	Upcoming events: 27/1/23: 11-1 – Name: Carol Grunwald - Sarah Lifeguard 29/1/23: 4/2/23: 11am – Name: Courtney Guard – Sarah Lifeguard 19/2/23: 1pm – Name: Jess Guard – no additional guards needed	

7	Next meeting	
	Time:	7.00pm
	Date:	TBA
	Place:	Cressy Pool Kiosk

8	Meeting close 20:16	
	Minute taker:	Sarah Greig
	Signed:	
	Date:	17/1/23

AGENDA

PERTH LOCAL DISTRICT COMMITTEE

NOTICE IS HEREBY GIVEN OF THE COMMITTEE MEETING TO BE HELD ON TUESDAY, 6TH OF DECEMBER AT 5.30PM

1 ATTENDANCE

Russell MacKenzie, Jo Saunderson, Tony Purse, Don Smith, Jon Targett

In Attendance:

Apologies: **Michelle Elgersma, Sam Beattie, Councillor Janet Lambert**

Guests: Mayor Mary Knowles, Paul Terrett

2 ACKNOWLEDGEMENT OF COUNTRY

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

Russell conducted the Acknowledgement to Country

3 PROCEDURAL

3.1 Confirmation of Minutes

Recommendation

That the minutes of the meeting of the Perth Local District Committee held on Tuesday 4 October 2022 be confirmed as a true and correct record of proceedings. :

Moved: Tony Purse

Seconded: Don Smith

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

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

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

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

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

Noted that

- Mr Tony Purse is consulting and/or has an involvement in the following projects currently being undertaken by Council:
 - Perth Community Centre Master Plan

- Perth Recreation Ground Master Plan
- South Esk River Parkland Proposal, including owner/developer of adjacent property
- Perth Streetscape Improvements (passed at the July 2022 meeting of the NMC)

4 BUSINESS ARISING FROM THE PLDC MINUTES

4.1 Shade at Playgrounds

Request an update on this prior to our Feb 7th Meeting

MOTION:

For an update on provision of shade in the Seccombe St Playground.

Thank you for the provision of “Children” signs in at Seccombe St Playground.

The committee asks for a re-consideration of the decision not to place “Children” signs on the Little Mulgrave St side of the TrainPark Playground. This side of the playground is not fenced and with the completion of the 15 units at the end of the road traffic unfamiliar with local surroundings ie; visitors, will increase.

MOVED: Jon Targett

SECONDED: Tony Purse

MINUTE NO. 22/339

DECISION

Cr Polley/Cr Goninon

That Council receive a report on the audit of playgrounds currently being undertaken, together with a draft Playground Policy document for discussion prior to consideration of the 2023/2024 municipal budget.

Voting for the Motion:

Mayor Knowles, Deputy Mayor Goss, Cr Brooks, Cr Calvert, Cr Goninon, Cr Lambert and Cr Polley

Voting Against the Motion: Cr Davis

NOTE: Council meeting minutes of 24 October 2022 not yet available at time of preparation of the PLDC Agenda, minutes are uploaded to Council’s website as soon as possible after the Council meeting, and should be available to download prior to the PLDC meeting.

4.2 Train Park Sculptures

MOTION: Request an update on the installation of the wooden sculpture at the Train Park.

MOVED: Russell MacKenzie

SECONDED: Jo Saunderson

Request an update on this prior to our Feb 7th Meeting

The following motion was submitted to Council for consideration:

Could the PLDC be informed of the reason there was no community consultation as to whether these sculptures should be replaced, other types of art work installed or the budgeted money be used for other facilities in the park i.e. inclusive play equipment or shade sails. Are the new sculptures going to cost the same as the budgeted repair cost of \$8,000. When will the sculptures be finished and installed as the concrete pads and temporary fencing has been in place for some months.

The recommendation was listed for consideration in the 24 October 2022 Council meeting agenda, together with the following background:

Officer Comment:

At the 1 December 2020 PLDC Meeting the following motion was submitted for Council consideration:

(i) request Council to consider urgent maintenance to the timber sculptures; play equipment and facilities as part of the 'Special COVID-19 Funding' to ensue appropriate and safe condition for the 2021 sesquicentenary of trains. The motion was tabled at the 15 February 2021 Council meeting, with consideration to be given to the project to be included for consideration in Council's budget process.

The following update was provided to the 2 March 2021 PLDC meeting: Difficulty in contracting Eddie Freeman to conduct repairs/maintenance, he has been requested and will progress when his time allows.

In April 2021 a plan of action was tabled at the PLDC meeting, which included the following notation: Urgent repairs need to be made to the tree carvings, as they are badly deteriorating from age and the weather.

With regard to the PLDC's 2021/2022 Budget request, on 6 July 2021 the PLDC were advised: Train Park: maintenance for play equipment to ensure appropriate and safe conditions; maintenance to timber sculptures – funding included in the budget

On 1 March 2022 the information was provided in the Agenda for the PLDC meeting in regard to the refurbishment works to be undertaken.

Work on the sculptures is being progressed, but has been hampered by unsuitable weather conditions and COVID related matters.

Officer Recommendation:

That Council note the information and the advice be provided to the Committee.

NOTE: Council meeting minutes of 24 October 2022 not yet available at time of preparation of the PLDC Agenda, minutes are uploaded to Council's website as soon as possible after the Council meeting, and should be available to download prior to the PLDC meeting.

4.3 Service Station cnr Drummond & Main Streets

Request an update on this prior to our Feb 7th Meeting – Compliance date is in December, no sign of action yet.

4.4 Budget Matters

Discussion at September 2022 meeting about how the budget information was provided from Council. It was unclear on some items as to what had been spent and what money had been carried forward.

Perth Capital Works			Project Cost \$	C/fwd Funds \$	Status Oct 2022
Roads	Urban Street Design	Main Street - Streetscape Improvements	1,141,000	641,000	Design stage

Roads	Recreation Ground	Carpark	167,100	150,000	Lights being place, Nov start
Roads	Perth Bypass	North & South Perth	300,000	300,000	On hold
Roads	Drummond Street	Kerb & Gutter, seal, verge – Drummond St/ Crescent	75,000	75,000	Substantially completed
		Roads Total	1,683,100	1,166,000	
Footpaths	Edward Street	Napoleon to Cromwell St – north side concrete	62,000		Not yet scheduled
Footpaths	Frederick Street	Scone to Clarence – north side concrete	46,000		Not yet scheduled
Footpaths	Little Mulgrave Street	Main St to Unit development – western side concrete	40,000		Not yet scheduled
Footpaths	William Street Reserve	From/to footbridge	40,000	40,000	Not yet scheduled
		Footpaths Total	188,000	40,000	
Land&Blds	Childcare Centre		3,770,064	3,770,064	In progress
Land&Blds	William Street	BBQ Shelter	55,000	55,000	BBQ purchased, shelter in design
Land&Blds	Train Park	BBQ Shelter & Toilet Upgrade	85,000	85,000	In progress
		Land & Buildings Total	3,910,064	3,910,064	
Recreation	Train Park	Play equipment	100,000	100,000	On order
Recreation	Recreation Ground	Amenities improvements	30,000		Deferred
Recreation	Recreation Ground	Scorers Box	20,000		Design stage
Recreation	Bicentennial Dog Park	Separation fence	7,550		Not yet scheduled
Recreation	Bicentennial Dog Park	Culvert	15,000		Not yet scheduled
Recreation	Mural Project		5,500		
		Recreation Total	178,050	100,000	
Sp. Projects	Recreation Ground	Rec. Ground Cttee contribution towards scoreboard	5,000		Design stage
		Special Projects Total	5,000	-	
		TOTAL CAPITAL WORKS	5,964,214	5,216,064	

Perth LDC Budget Requests		Response	Status
Shade in Local Parks	Tree Planting program & shelters (as above)		
Shade Sails in Seccombe Street	No specific allocation to Seccombe St		Investigation stage
Perth Entrance Signage wording	Investigation in Progress		Investigation stage

Perth Pump Track	Further investigation required for future decision	
Park Signage	Budget allocation available if required	
History Interpretation Panels – investigation & Installation	Further liaison with committee required	
Continued development of West Perth	Ongoing	Ongoing

4.5 William Street Reserve

I believe action has been taken on this and that we requested information about the seat and were going to consult on wording of a plaque.

MINUTE NO. 22/341

DECISION

Cr Davis/Cr Lambert That Council:

- 1) agree to the proposal to install a bench seat and plaque in honour of John Stagg near the William Street Reserve footbridge;
- 2) agree to the secretarial assistance allocation of the PLDC being contributed toward the installation of the memorial seat; and
- 3) on completion of the William Street Reserve bridge, invite the PLDC and the Perth community to make submissions for the naming of the bridge, prior to a report to Council.

Carried Unanimously Mayor Knowles, Deputy Mayor Goss, Cr Brooks, Cr Calvert, Cr Davis, Cr Goninon, Cr Lambert and Cr Polley

Voting Against the Motion: Nil

Wording for seat Plaque has been given to the family for consideration. Russell to liase with works manager regarding provision of park bench.

5 NEW BUSINESS

5.1 Any items we would like council to follow up on:

These items to be kept as priority for consideration and budget.

* First stage of streetscape upgrade

* Bike pump track

* Update on entrance signs change of information

*

6 NEXT MEETING/CLOSURE

The meeting closed at 6.05....pm.

Next scheduled meeting to be held at 5.30pm on Tuesday, 7 February 2023.

MINUTES OF THE MEETING OF THE LLDC HELD AT THE LONGFORD RSL MEMORIAL CLUB ON WEDNESDAY 04 JANUARY 2023. COMMENCED AT 5.30PM

MINUTES

1. **PRESENT** -Tim Flanagan (chair), Annette Aldersea, Bronwyn Baker, Doug Bester, Dennis Pettyfor and Neil Tubb.
2. **IN ATTENDANCE** – Dick Adams and Matthew Brooks
3. **APOLOGIES** – Simon Bower, Peter Munro
4. **WELCOME NEW MEMBER**- not applicable at this meeting

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

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- 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.

6 CONFIRMATION OF MINUTES

The minutes of the meeting of the Longford Local District Committee held on December 07, 2022 to be confirmed as a true and correct record of proceedings.

Moved - Bronwyn Baker and seconded Doug Bester

Please note that these minutes were not seen by councilors prior to the NMC's December meeting

7. BUSINESS ARISING FROM THE MINUTES

7.1. Signage for Longford Roundabout (cf minutes of November 02 and December 07, 2022 7.1).

Cr M Brooks said this issue is to go to NMC meeting Jan 29, 2023

7.2. Traffic study of main street (cf minutes 7.2) further discussions on reducing speed limits in the town.

04.1.2023- Nothing new

7.3. Men's Shed – Dennis Pettyfor (cf minutes 7.3 of November 02, and December 07 2022 when Cr M Brooks reported NMC in negotiation to acquire another site for men's shed

04.1.2023: Removed from LDCC agenda at suggestion of B Baker

7.4. Pullover area on Pateena Road (cf minutes 7.5 from November 02 & 7.5 from December 07 ,

Motion "That NMC consider viewing area with platform at historic Newry corner, and that LLDC delegation meet with NMC officers on site, to discuss our proposals"

To go to NMC meeting to be held on January 30, 2022

7.5 Illawarra Road Response State Growth nothing further

04.01.2023: Cr D Adams will ask NMC to ask State Growth what is happening with a bike track between the Roundabout and Bishopsbourne Road turnoff.

Chair T Flanagan pointed out that without one it becomes very popular to ride a bike along that section of road, which completes a bike riding loop popular with many local people and others.

7.6 Wellington & Marlborough Streets Intersection (Sticky Beaks) – (cf minutes 7.8 Motion 'In acknowledgement of the historical importance of Longford's Heritage precinct, concerns for safety, and disapproval within the community, we respectfully request that NMC remove the large concrete blocks and yellow bollards from the corner and replace with black bollards, similar to those outside town hall.' Carried at our last meeting, however this motion has yet to be presented to the NMC meeting.

The issue was though discussed at NMC's December 12, 2022 meeting as seen in this extract from the BNMC minutes of that meeting:

5.3.1 Sticky Beaks Cafe: Crash Protection Barriers

Responsible Officer: Des Jennings, General Manager

DECISION

Cr Adams/Cr Andrews

That Council remove the concrete blocks around Sticky Beaks corner and replace them with black bollards similar to the ones already existing outside the town hall or similar to the many around Launceston undertaking similar building protection.

Lost

Voting for the Motion:

Cr Adams, Cr Andrews and Cr Terrett

Voting Against the Motion:

Mayor Knowles, Deputy Mayor Lambert, Cr Archer, Cr Brooks and Cr Goss

MINUTE NO. 22/406

FORESHADOWED MOTION

Deputy Mayor Lambert/Cr Brooks

1. That Council Officer's prepare a report regarding the works at Sticky Beak's Corner (cnr Wellington and Marlborough Streets) to be presented to a future Council Meeting.

2. That the Officers report specifies: works that have been wholly or substantially carried out; other opportunities to improve the safety of the area; and insurance status.

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

OFFICER'S RECOMMENDATION

That Council Officer's prepare a report on the notice of motion to be presented to a future Council Meeting.

That the Officers report specifies: actions specified in the resolution; whether actions have been wholly or substantially carried out.

s D Adams and M Brooks spoke re this agenda item.

A Aldersea spoke re the Burra Charter a copy of which she will circulate to LLDC members, and alternative bollards.

Neil Tubb spoke re bollards that may be appropriate to the horse trough.

7.7 Environmental & noxious weeds (cf minutes 10.4 from October 07, and 7.9 from November 02, 7.9 from December 07)

Awaiting further advice from L Wyatt of NMC.

04.1.2023; A Aldersea will email Lorraine Wyatt re this

7.8 Induction – cf email from Lorraine Wyatt dated 12.09.2022. LLDC

Members again encouraged to complete, despite ongoing technical difficulties.

7.9 Bendigo Bank Community Branch for Longford (A. Aldersea) cf minutes 7.12

04.1.2023- A Aldersea says she has collated a lot of information.

AGREED: A Aldersea, Jo Clarke and Neil Tubb to organise a meeting with John & Mitch Talbot

7.10 Planting in the garden beds of the Village Green, in particular the corner of Wellington and Archer Streets. (A. Aldersea) cf minutes 7.13)

B Baker spoke Tony Burton Longford Garden Club president & Cathie Green Longford Garden Club secretary who informed her there is no water access at that corner, concerned who will maintain it; however there is an unused pot at Cressy Hall and she has emailed Leigh McCullough asking if that could be relocated to that area.

7.11 Parking in Marlborough Street (cf minutes 10.4, P Munro spoke at December meeting, and to signs to be reviewed, follow-up at January meeting).

Tim F to ask James Wilcox from the Rotary Opportunity and Community Shop if there is still a problem

8. NEW BUSINESS

8.1 Access to levee banks (T. Flanagan) – Initially High Street to Malcombe Street.

Cr D Adams will ask NMC to put it on the council bus tour

T Flanagan suggested LLDC members not familiar with this go and look and walk along it.

It was also suggested look at levee bank between Union and Latour Street that is a walking and riding track, and levee banks behind the Silos Hotel in Invermay in Launceston.

8.2 Structure written agendas to reflect our areas of interest, e.g. safety, aesthetic including heritage, recreational, planning (not though as a committee we can comment on any such issues) (T Flanagan)

The meeting agreed to trial this

9. REPORTS FROM SUBCOMMITTEES

9.1 Railway Committee- DA says still awaiting on.

9.2 Longford Legends

Cr M Brooks has been appointed NMC's representative on this subcommittee.

TF to liaise with M Brooks

9.3 Longford Town Hall Arts Committee.

Art Group & Cultural Group – not an LLDC subcommittee, but does link in with things such as the Town Hall Arts subcommittee

11. OTHER BUSINESS

11.1 Homeless people- raised by A Aldersea. Community pantry, Helping Hand, Rotary Shop. M Brooks say NMC is sending Cr Janet Lambert to speak to LCC re how they tackle the problem

11.2 Evening meals (or lack there-of) for tourists - raised by A Aldersea

11.3 Cr Mathew Brooks congratulated on his fine work on Boxing Day when Longford had no reticulated water.

12. CLOSURE-- 6.54 pm

32. NEXT MEETING – February 01, 2023

Department of Premier and Cabinet

Executive Building 15 Murray Street HOBART TAS 7000 Australia
GPO Box 123 HOBART TAS 7001 Australia
Ph: 1300 135 513 Fax: (03) 6233 5685
Web: www.dpac.tas.gov.au



Councillor Mary Knowles
Mayor
Northern Midlands Council
PO Box 156
LONGFORD TAS 7301
Email: council@northernmidlands.tas.gov.au

Dear Mayor

Happy New Year. I trust that 2023 will be a productive and rewarding year for yourself, your fellow councillors/aldermen and for your Council.

As Director of Local Government, I have a statutory responsibility to promote good governance in local government. A key priority for the Office of Local Government in 2023 is to continue to support a positive culture across the sector. This includes striking an appropriate balance between supporting councillors and aldermen to perform their duties well and responding to concerns about behaviour that is impacting negatively on the sector.

Councillors are leaders in their local communities. The Model Code of Conduct adopted by all Councils provides that a councillor must treat all people fairly, must not cause any reasonable person offence or embarrassment, and must not bully or harass any person. A councillor must also listen to, and respect, the views of other councillors in Council and committee meetings and any other proceedings of the Council, and endeavour to ensure that issues, not personalities, are the focus of debate.

Meeting the standard of behaviour prescribed in the Code is not optional. Section 28U of the *Local Government Act 1993* (the Act) provides that, in performing the functions and exercising the powers of his or her office with a council, a councillor is to comply with the provisions of the council's code of conduct.

A significant majority of councillors work within the boundaries of the Code of Conduct and act in the best interests of the council and the community. Unfortunately, however, there have been several examples since the 2022 Local Government elections of behaviour that falls short of the standards set in the Code of Conduct and is impacting negatively on the operation of Councils. This has included:

I. Outbursts of aggression

Councillors must not use anger or aggression when seeking to make or respond to an issue in debate (during or outside of Council meetings). This includes raising their voice aggressively or throwing or dropping meeting papers or other items in an aggressive manner.

Behaviour can be considered aggressive even when not specifically directed towards an individual. Aggressive behaviour can also include, for example, capitalisation of text in emails and online posts.

23/286327

2. Acts of intimidation

Councillors must not threaten others with adverse action when debating matters within or outside of Council meetings. Councillors should never use fear of reprisal as a tool to persuade others towards a particular position or view.

3. Bullying and harassment

Councillors must not engage repeatedly and forcefully with others in a way that could be considered bullying and harassment, either verbally, in emails or online. This includes frequent exchanges that involve low levels of aggression or intimidation.

4. Accusations of impropriety

Councillors must not accuse others of impropriety without pursuing their claims through appropriate formal channels.

Councillors must also avoid unreasonably inferring or attaching intent or meaning to the actions of others for the purposes of damaging their reputation or lessening the value of their contribution to a discussion or debate.

5. Disruptive behaviour

Councillors must allow others to speak freely and succinctly without interjection or interruption.

Acting respectfully does not mean always agreeing with others. Indeed, robust debate and inquiry is in the interest of democracy and the communities we serve. I encourage all councillors to hold both fellow councillors and the general manager to account for performing their functions well but reinforce that this must be done constructively and respectfully.

Page 36 of the Good Governance Guide for Local Government outlines the importance of building effective relationships. It encourages all councillors to treat others with respect, to clearly understand their role and the role of others and to follow communication protocols. A copy of the Guide is available on the Department of Premier and Cabinet's website and can be accessed here: [Good Governance Guide- 4-August-2022](#). A new online module focussed on building respectful relationships is also being developed as part of the new Learning and Development Framework and will be available in February 2023.

Consistent with the recently agreed reforms to the Code of Conduct Framework for Local Government, it is expected that issues associated with behaviour are addressed locally wherever possible. This may include using local dispute resolution processes or, for example, using meeting procedures to address disruptive or unruly behaviour. Regulation 40 of the *Local Government (Meeting Procedures) Regulations 2015* authorises the chairperson to suspend a councillor for all or part of a meeting if a councillor:

- (a) makes a personal reflection about another councillor or an employee of the council and refuses to apologise; or
- (b) interjects repeatedly; or
- (c) disrupts the meeting and disobeys a call to order by the chairperson.

The Code of Conduct process is available to address concerns about negative behaviour that cannot be resolved locally. Any person, elected or otherwise, can lodge a Code of Conduct complaint. A Bill is currently before Parliament to make agreed changes to the code of conduct process to ensure that it can effectively respond to concerns as they arise.

As Director of Local Government, I have a statutory responsibility to use the tools available in the Act to support the efficient and effective operation of local government. I am committed to using these tools to address any ongoing behaviour that cannot be managed through local action. This may include lodging Code of Conduct complaints against offending councillors or alderman. It may also involve recommending to the Minister that a Performance Improvement Direction is issued under Part 12B of the Act. I do not expect to use these tools frequently but will intervene where I consider that negative behaviour is seriously undermining the ability of the Council to function effectively.

It would be greatly appreciated if you could circulate this letter to all councillors/aldermen in your Council for their information and consideration and table a copy of the letter at your next Council meeting.

Kind regards

A handwritten signature in black ink, appearing to read 'Mathew Healey', with a stylized flourish at the end.

Mathew Healey

Director

19 January 2023

CC: Mr Des Jennings, General Manager

PLANNING APPLICATION

Proposal

Description of proposal: Proposed village for over 55s
consisting of 8 units on church grounds
with existing church + hall.

(attach additional sheets if necessary)

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

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

Site address: Holy Trinity Anglican Church 110 Main Street
Cressy

CT no: 249681 / 2

Estimated cost of project \$ 1 100 000
 (include cost of landscaping, car parks etc for commercial/industrial uses)

Are there any existing buildings on this property? Yes / No
 If yes – main building is used as Church + Hall (neighbouring title, same property address)

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

(attach additional sheets if necessary)

Is any signage required? no
 (if yes, provide details)

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

R.T. 312

ANNEXURE TO CERTIFICATE OF TITLE VOL. 3369 FOL. 52
REGISTERED NUMBER

249681

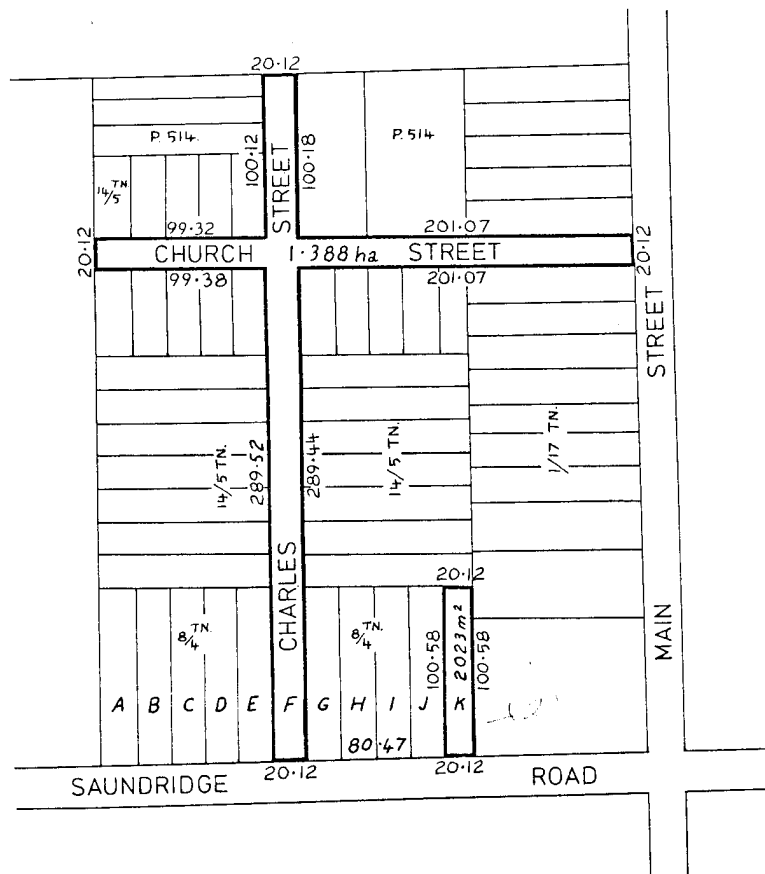
Recorder of Titles



Lot 1^a2 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.

MEAS. IN METRES.

1/7 WEST.



Our ref: PLN-22-0211



21 September 2022

Bianca Pople
Prime Design
By email: info@primedesigntas.com.au

Dear Bianca

**Additional Information Required for Planning Application PLN-22-0211
Proposed Village for Over 55s at 110 Main Street (CT249681-2), Cressy**

Thank you for your application. The following additional information is required.


- A Statement of Archeological Potential, as the property is listed in the Northern Midlands Interim Planning Scheme 2013 at Table E13.3: Archeologically Significant Sites. The statement must be prepared by a suitably qualified person and include:
 - (a) a written and illustrated site history;
 - (b) plans depicting the main historical phases of site development and land use;
 - (c) a disturbance history; and
 - (d) a written statement of archaeological significance and potential, including an archeological sensitivity plan depicting the likely surviving extent of important archaeological evidence taking into consideration key phases of site development and land use and the impact of disturbance.
- Plans detailing trees to be removed.
- Plans detailing the dimensions of car parking spaces
- A Traffic Impact Assessment.

This information is required under section 54 of the *Land Use Planning and Approvals Act* 1993. In accordance with section 54 (2) of the Act, the statutory period for deciding on the application will not recommence until the requested information has been satisfactorily supplied.

I would like to make you aware that I have sought legal advice as to whether the proposal is for a retirement village. The scheme defines retirement village as use of land to provide permanent accommodation for retired people or the aged and includes communal recreational or medical facilities for residents of the village. If it is not a retirement village, the application must be refused. The reason for this is that the land is zoned Community Purpose where a retirement village is Discretionary. If the proposal is not a retirement village, it is for multiple dwellings which are prohibited.

Please send any emails to planning@nmc.tas.gov.au including the reference **PLN-22-0211**.

Yours sincerely



Paul Godier
Senior Planner

Copy: The Trustees of the Property of the Church of England in Tasmania by email: sarah.henley@AOHTAS.com.au

PROPOSED OVER 55'S VILLAGE 'HOLY TRINITY ANGLICAN CHURCH' 110 MAIN STREET, CRESSY

CENTACARE EVOLVE HOUSING PD21258

BUILDING DRAWINGS

No	DRAWING
01	SITE PLAN
02	SITE DRAINAGE PLAN
03	LANDSCAPING PLAN
04	TURNING CIRCLES
05	SHADOW DIAGRAMS
06	LOCALITY PLAN

UNIT 1

No	DRAWING
01-01	FLOOR PLAN
01-02	DOOR AND WINDOW SCHEDULES
01-03	ELEVATIONS
01-04	ELEVATIONS
01-05	ROOF PLAN

UNITS 2, 3 & 4

No	DRAWING
02-01	FLOOR PLAN
02-02	DOOR AND WINDOW SCHEDULES
02-03	ELEVATIONS
02-04	ELEVATIONS
02-05	ROOF PLAN

UNITS 5 & 6

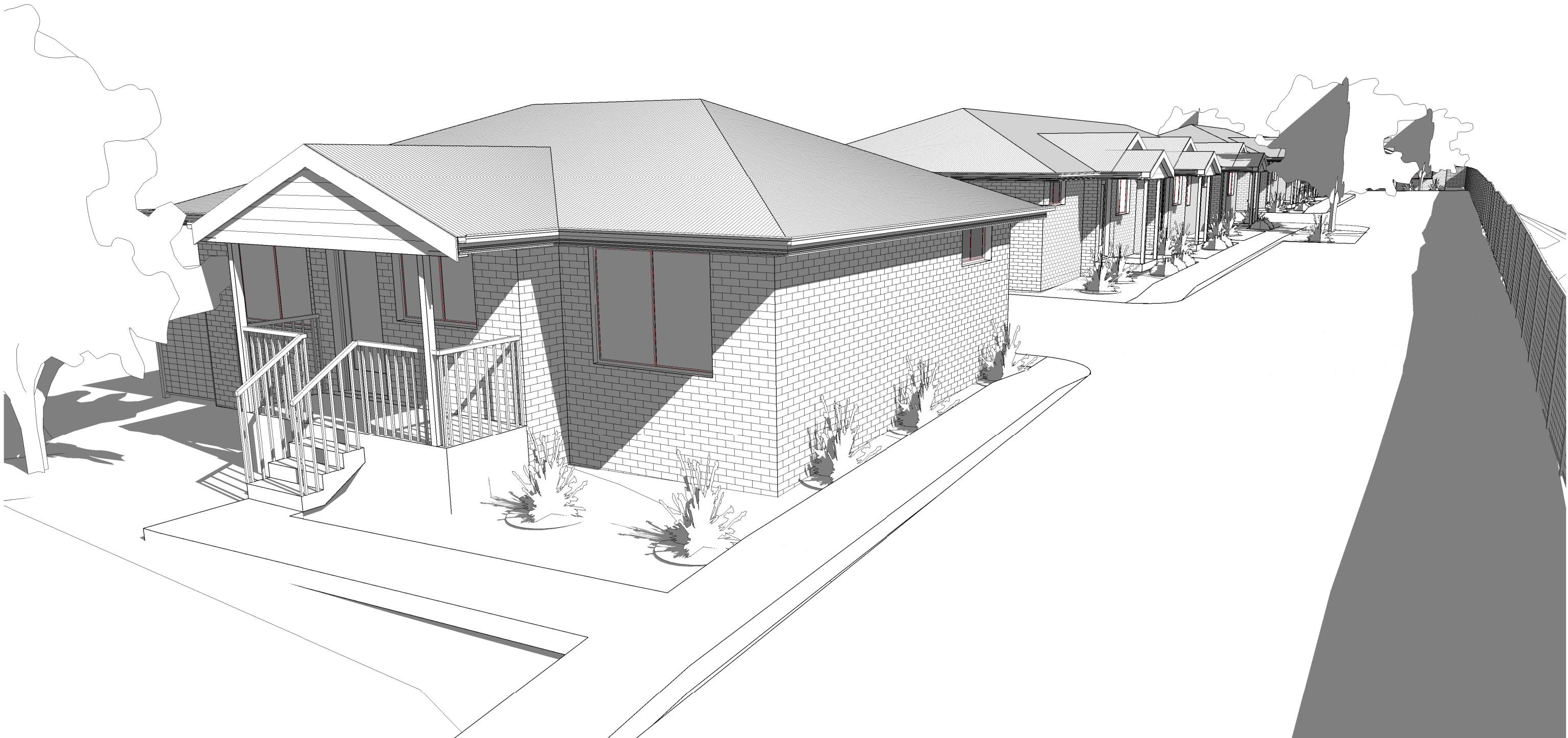
No	DRAWING
05-01	FLOOR PLAN
05-02	DOOR AND WINDOW SCHEDULES
05-03	ELEVATIONS
05-04	ELEVATIONS
05-05	ROOF PLAN

UNIT 7

No	DRAWING
07-01	FLOOR PLAN
07-02	DOOR AND WINDOW SCHEDULES
07-03	ELEVATIONS
07-04	ELEVATIONS
07-05	ROOF PLAN

UNIT 8

No	DRAWING
08-01	FLOOR PLAN
08-02	DOOR AND WINDOW SCHEDULES
08-03	ELEVATIONS
08-04	ELEVATIONS
08-05	ROOF PLAN



PLANNING



Received
19.12.2022

10 Goodman Court, Invermay Launceston 7248
p01 +03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p01 +03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au
Accredited Building Practitioner: Frank Geskus -No CC246A

SEPTEMBER 2022

LEGEND

- 450X 450 SURFACE DRAINAGE PIT
WET AREAS
SEWER LINE
STORMWATER LINE

PLUMBING NOTES:
ALL DRAINAGE WORK SHOWN IS PROVISIONAL
ONLY AND IS SUBJECT TO AMENDMENT TO
COMPLY WITH THE REQUIREMENTS OF THE LOCAL
AUTHORITIES.
ALL WORK IS TO COMPLY WITH THE REQUIREMENTS
OF AS 3500.2018 & THE TASMANIAN PLUMBING CODE.
AND MUST BE CARRIED OUT BY A LICENCED
TRADESMAN ONLY.

- PITS: ALL GRATED PITS SIZED AND INSTALLED PER
AS/NZS 3500.2018 PART 3
OVERFLOW RELIEF GULLYS TO BE BRANCHED
SEPERATE AND NOT PASS THROUGH. REFER
AS/NZS 3500.2018 PART 2
S/W: STORMWATER PIPES TO BE SIZED PER AS/NZS
3500.2018 PART 3
VENTS: DRAINAGE VENTS TO BE LOCATED BEFORE
LAST FITTING AT THE END OF THE LINE PER
AS/NZS 3500.2018 PART 2

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



10 Goodman Court, Invermay Tasmania 7248,
p(h)+ 03 6332 3700
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4375
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED OVER 55'S VILLAGE
'HOLY TRINITY ANGLICAN CHURCH'
110 MAIN STREET, CRESSY

Client name:
CENTACARE EVOLVE HOUSING
Drawing:
SITE DRAINAGE PLAN

Drafted by:
Author
Date:
21-11-2022
Scale:
As indicated@A1

Project/Drawing no:
PD21258 -02
Revision:
07



Accredited building practitioner: Frank Gaskus-No CC246A

Received
19.12.2022

SITE DRAINAGE PLAN

1 : 200

SAUNDRIDGE ROAD



GENERAL INFORMATION
NORTH: TRUE NORTH
DAY LIGHT SAVING: OFF
DATE: JUNE 21st

PLANNING
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19.12.2022



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p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED OVER 55'S VILLAGE
'HOLY TRINITY ANGLICAN CHURCH'
110 MAIN STREET, CRESSY

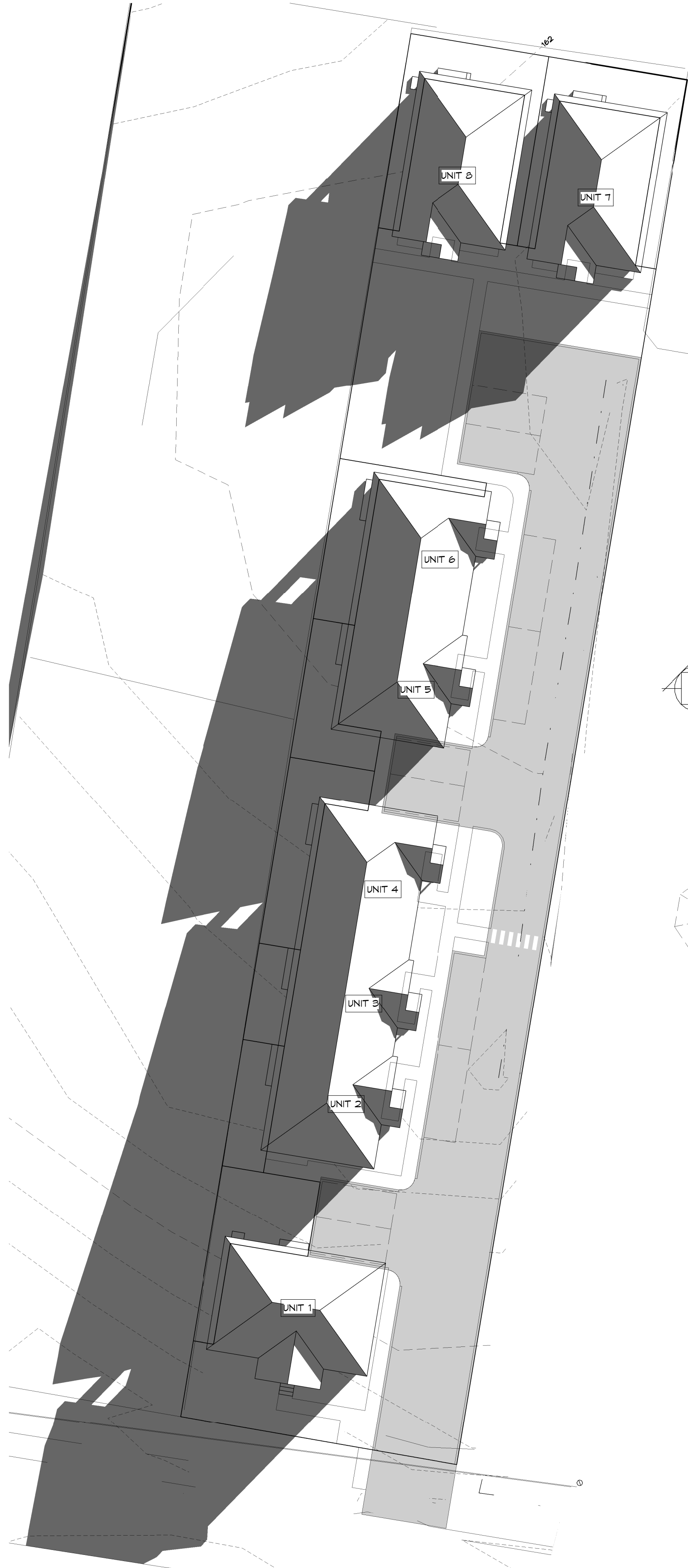
Client name:
CENTACARE EVOLVE HOUSING

Drawing:
SHADOW DIAGRAMS

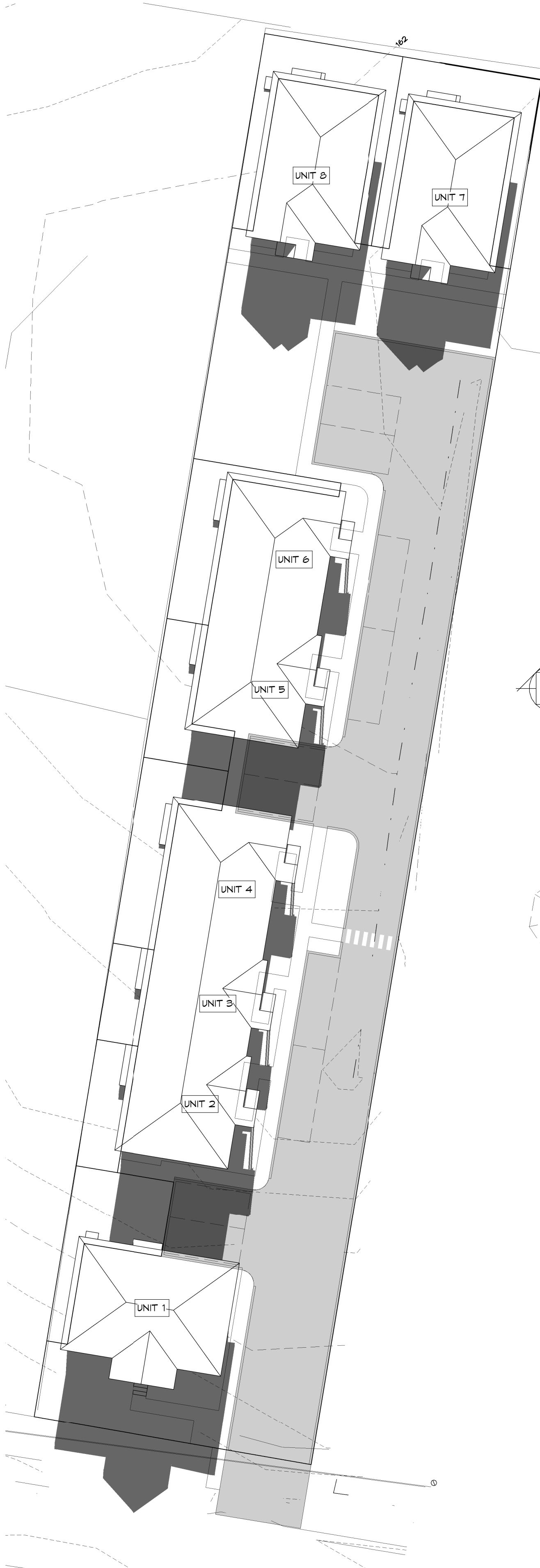
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Project/Drawing no: PD21258 -05	Revision: 07
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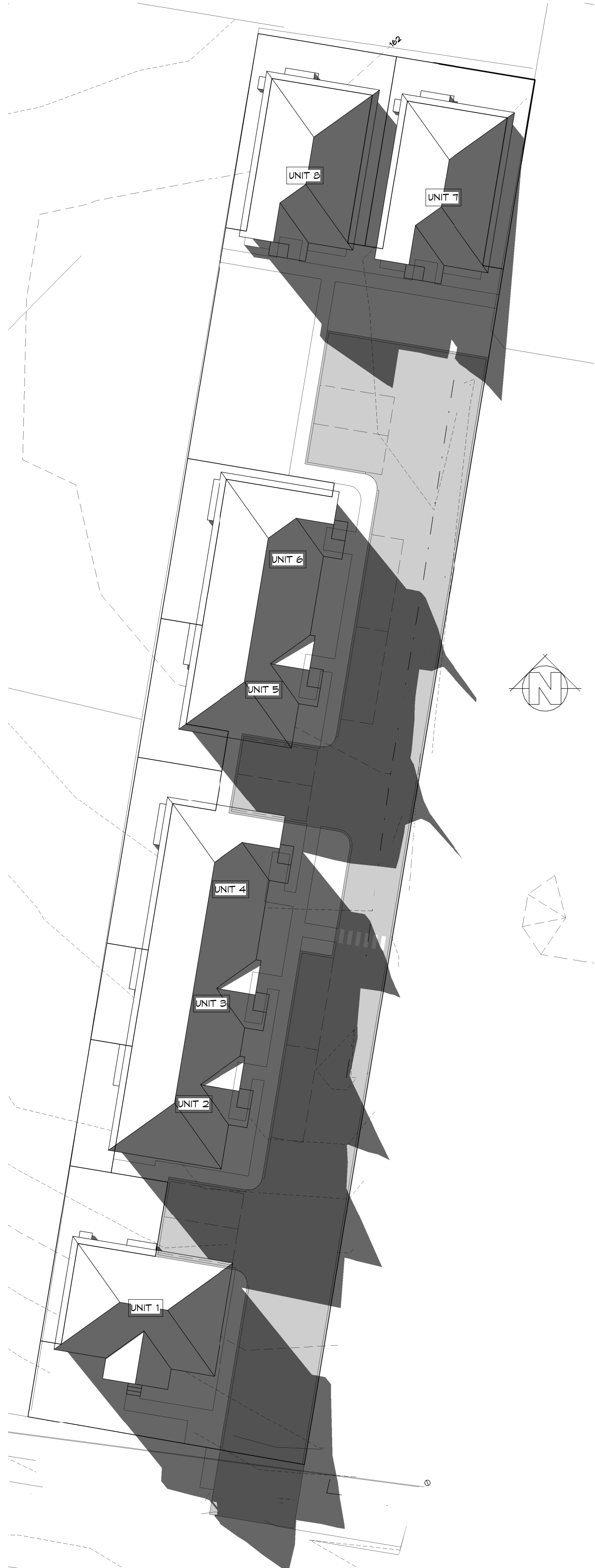
Accredited building practitioner: Frank Gaskus-No CC246A



SHADOW DIAGRAM 9AM
1 : 200



SHADOW DIAGRAM 12PM
1 : 200



SHADOW DIAGRAM 3PM
1 : 200



LOCALITY PLAN
1 : 1000

PLANNING

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p(h)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4375
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED OVER 55'S VILLAGE
'HOLY TRINITY ANGLICAN CHURCH'
110 MAIN STREET, CRESSY

Client name:
CENTACARE EVOLVE HOUSING
Drawing:
LOCALITY PLAN

Drafted by: Author	Approved by: Approver
Date: 21-11-2022	Scale: 1 : 1000@A1

Project/Drawing no: PD21258 -06	Revision: 07
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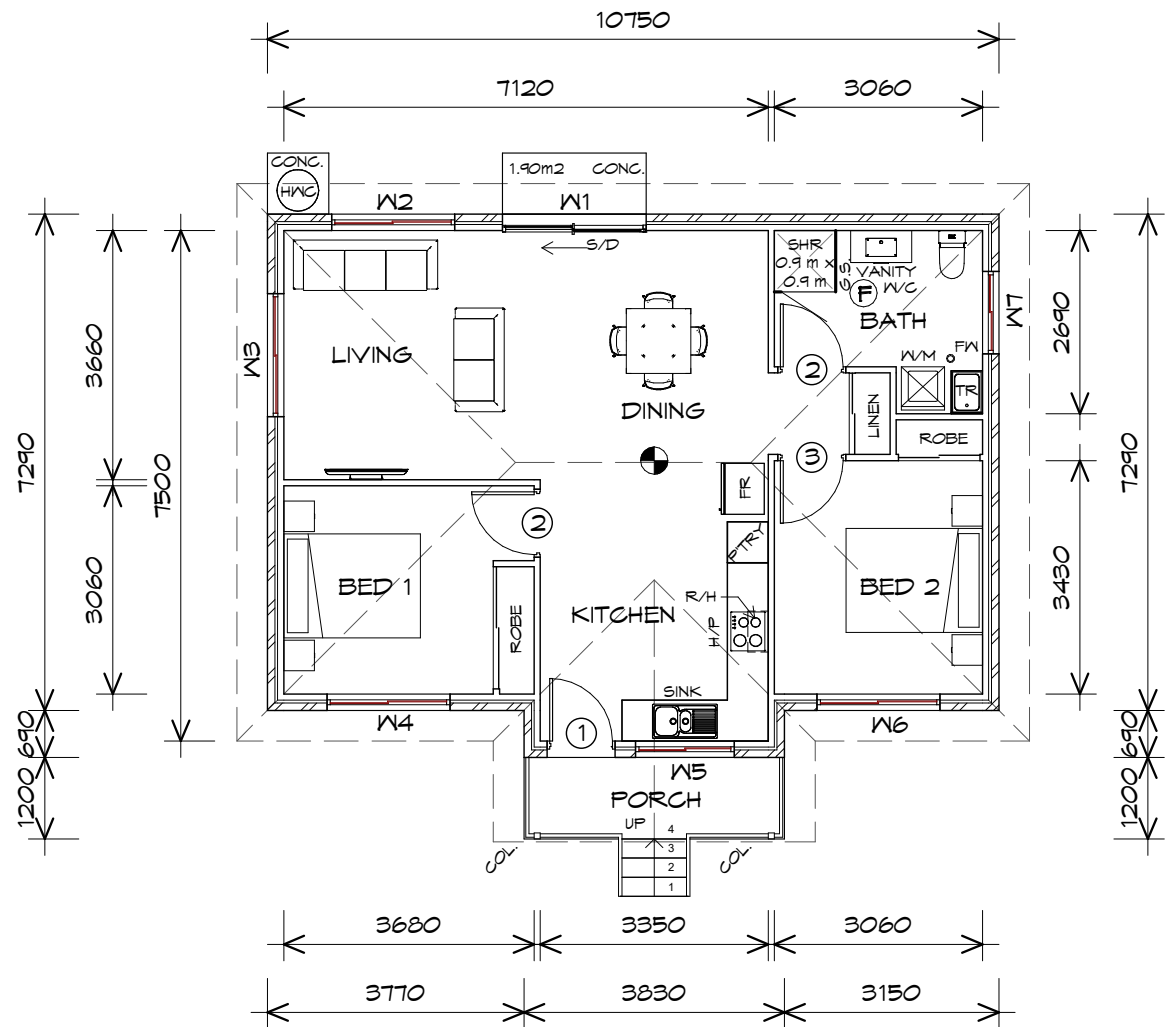
Accredited building practitioner: Frank Gaskus-No CC246A

LEGEND

- Ⓢ EXHAUST FAN-VENT TO OUTSIDE AIR.
- ⊙ 240V SMOKE ALARM
- HWC HOT WATER CYLINDER
- S/D SLIDING DOOR
- ⦿ FW FLOOR WASTE
- COL COLUMN
- G.S. GLASS SCREEN
- R/H RANGE HOOD

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



FLOOR PLAN

1 : 100

UNIT 1 FLOOR AREA	80.55	m2	(8.66	SQUARES)
UNIT 1 PORCH AREA	5.06	m2	(0.54	SQUARES)
TOTAL AREA	85.61		9.20	

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

UNIT 1



10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED OVER 55'S VILLAGE
'HOLY TRINITY ANGLICAN CHURCH'
110 MAIN STREET, CRESSY

Client name:
CENTACARE EVOLVE HOUSING

Drawing:
FLOOR PLAN

Received
19.12.2022

Drafted by: Author
Approved by: Approver
Date: 22-11-2022
Scale: 1 : 100



Project/Drawing no: PD21258 -01-01
Revision: 07
Accredited building practitioner: Frank Geskus -No CC246A



DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
1	920	GLAZED EXTERNAL DOOR	
2	920	INTERNAL TIMBER DOOR	
2	920	INTERNAL TIMBER DOOR	
3	920	INTERNAL TIMBER DOOR	

WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	2100	2110	SLIDING DOOR	
W2	1200	1810	SLIDING WINDOW	
W3	1200	1810	SLIDING WINDOW	
W4	1460	1810	SLIDING WINDOW	
W5	1030	1450	SLIDING WINDOW	
W6	1460	1810	SLIDING WINDOW	
W7	600	1210	SLIDING WINDOW	OPAQUE

ALUMINIUM WINDOWS **DOUBLE GLAZING** COMPLETE
WITH FLY SCREENS TO SUIT.
ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE
PRIOR TO ORDERING

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Received
19.12.2022

UNIT 1



10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED OVER 55'S VILLAGE
'HOLY TRINITY ANGLICAN
CHURCH'
110 MAIN STREET, CRESSY

Client name:
CENTACARE EVOLVE HOUSING

Drafted by:
Author

Approved by:
Approver



Drawing:
DOOR AND WINDOW
SCHEDULES

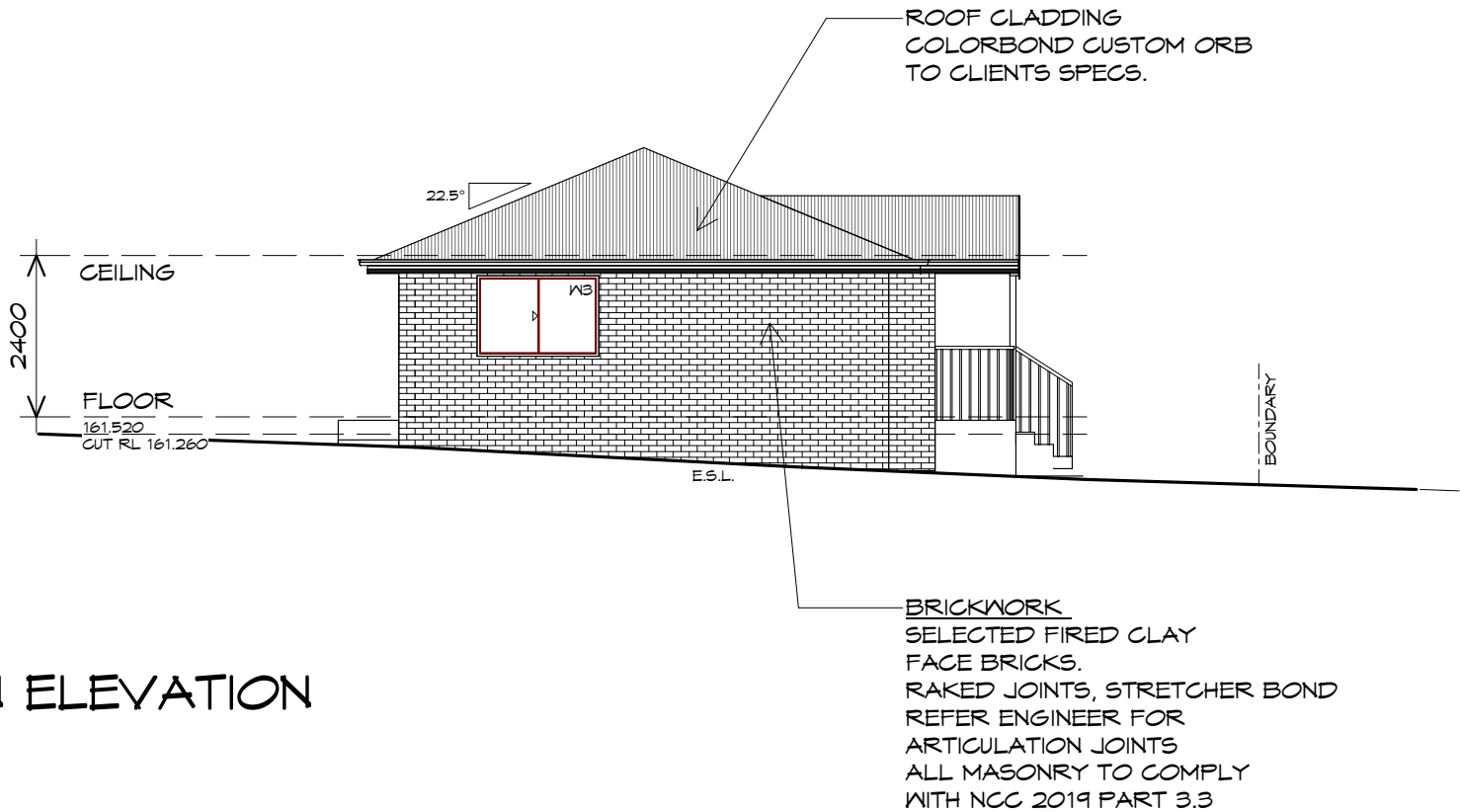
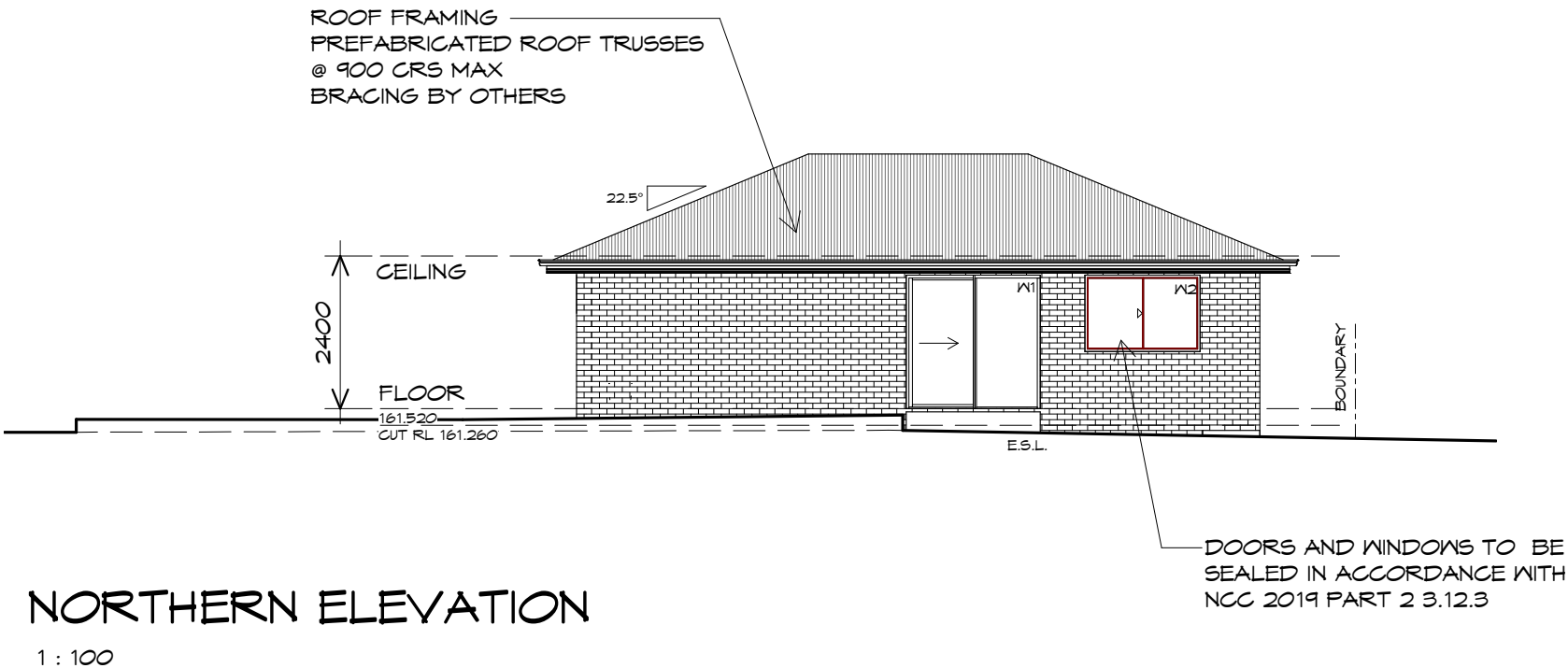
Date:
22-11-2022

Project/Drawing no:
PD21258 -01-02

Accredited building practitioner: Frank Geskus -No CC246A

Revision:
07





PLANNING

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10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
**PROPOSED OVER 55'S VILLAGE
'HOLY TRINITY ANGLICAN CHURCH'
110 MAIN STREET, CRESSY**

Client name:
CENTACARE EVOLVE HOUSING

Drawing:
ELEVATIONS

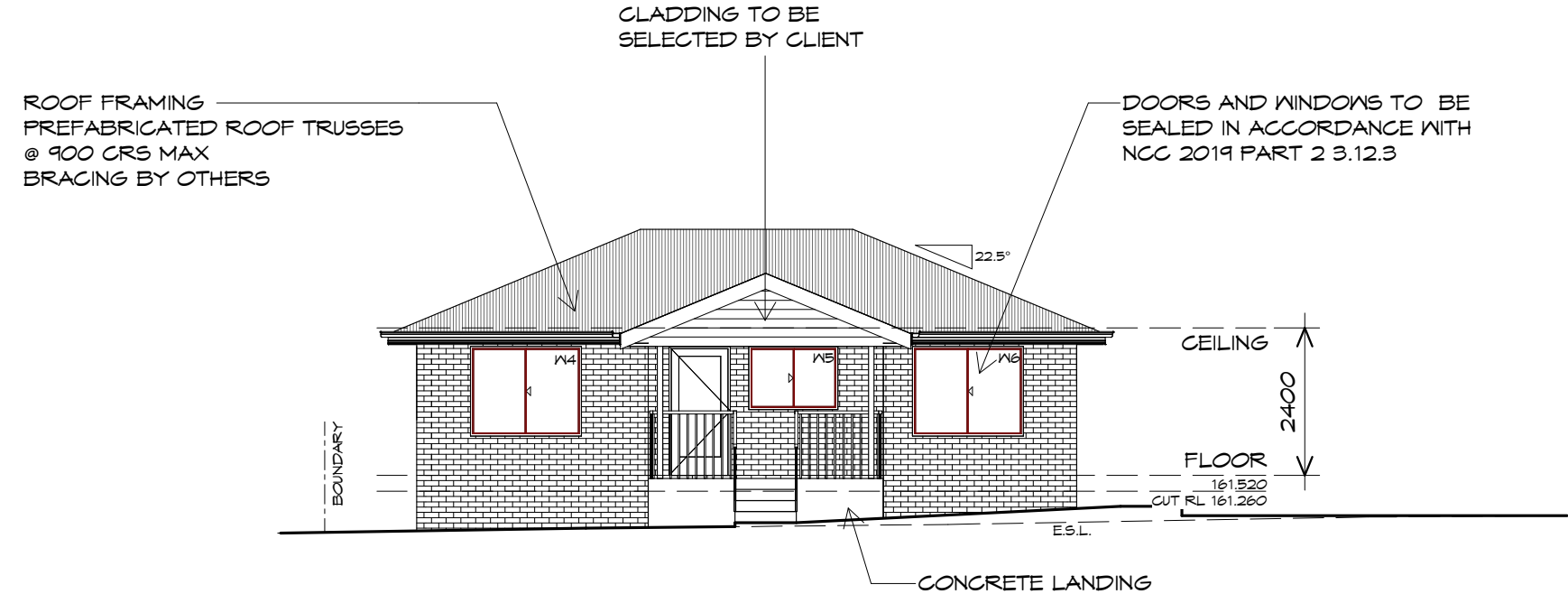
Drafted by:	Approved by:
Author	Approver
Date:	Scale:
22-11-2022	1 : 100

Project/Drawing no:	Revision:
PD21258 -01-03	07
Accredited building practitioner: Frank Geskus -No CC246A	



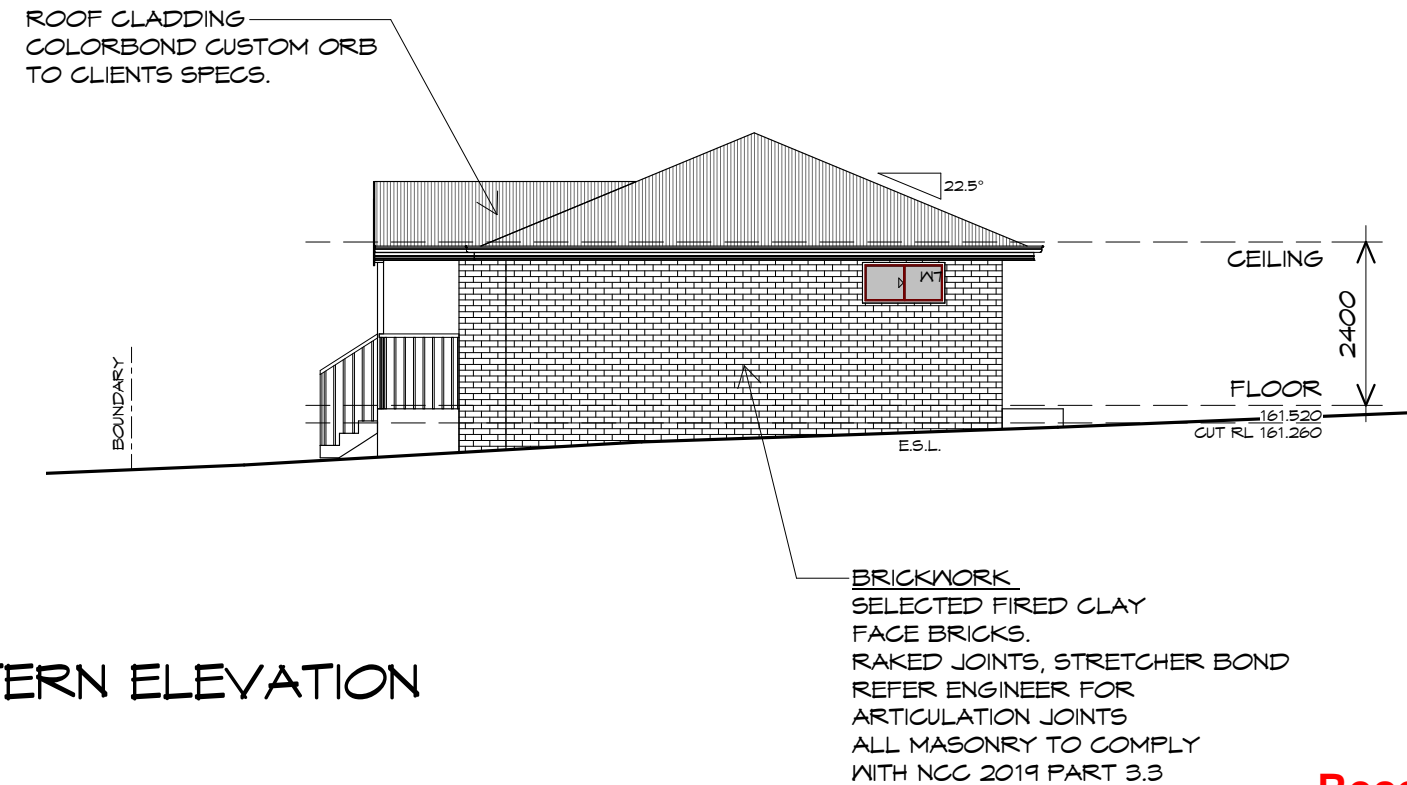
**Received
19.12.2022**

UNIT 1



SOUTHERN ELEVATION

1 : 100



EASTERN ELEVATION

1 : 100

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
**PROPOSED OVER 55'S VILLAGE
'HOLY TRINITY ANGLICAN CHURCH'
110 MAIN STREET, CRESSY**

Client name:
CENTACARE EVOLVE HOUSING

Drawing:
ELEVATIONS

Drafted by: Author
Approved by: Approver

Date: 22-11-2022
Scale: 1 : 100

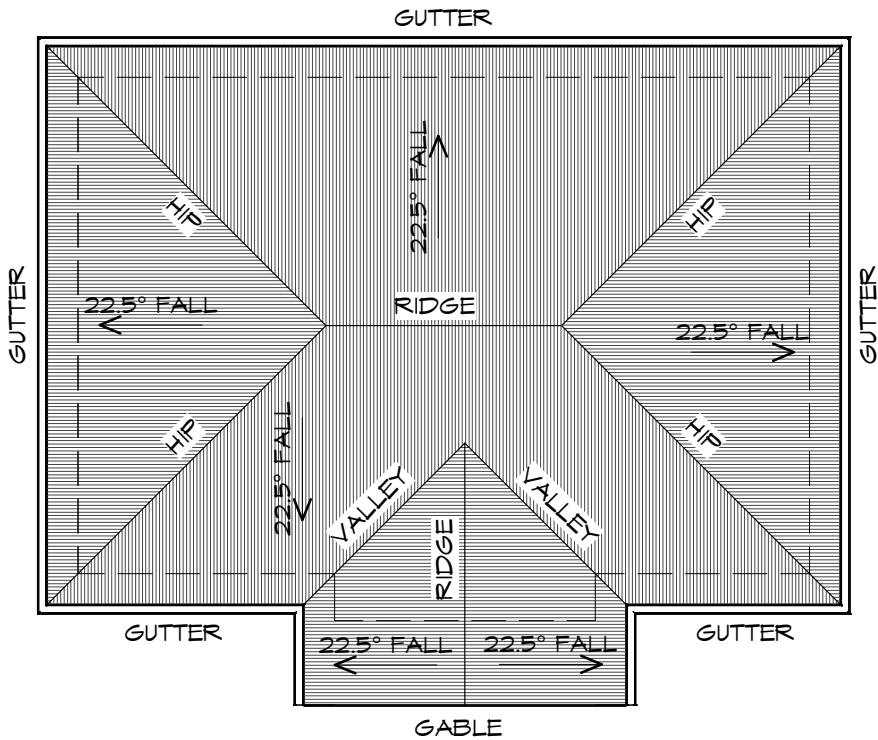
Project/Drawing no: PD21258 -01-04
Revision: 07

Accredited building practitioner: Frank Geskus -No CC246A



**Received
19.12.2022**

UNIT 1



ROOF PLAN
1 : 100

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS



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p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED OVER 55'S VILLAGE
'HOLY TRINITY ANGLICAN CHURCH'
110 MAIN STREET, CRESSY

Client name:
CENTACARE EVOLVE HOUSING

Drawing:
ROOF PLAN

Drafted by:
Author

Approved by:
Approver

Date:
22-11-2022

Scale:
1 : 100

Project/Drawing no:
PD21258 -01-05

Revision:
07

Accredited building practitioner: Frank Geskus -No CC246A

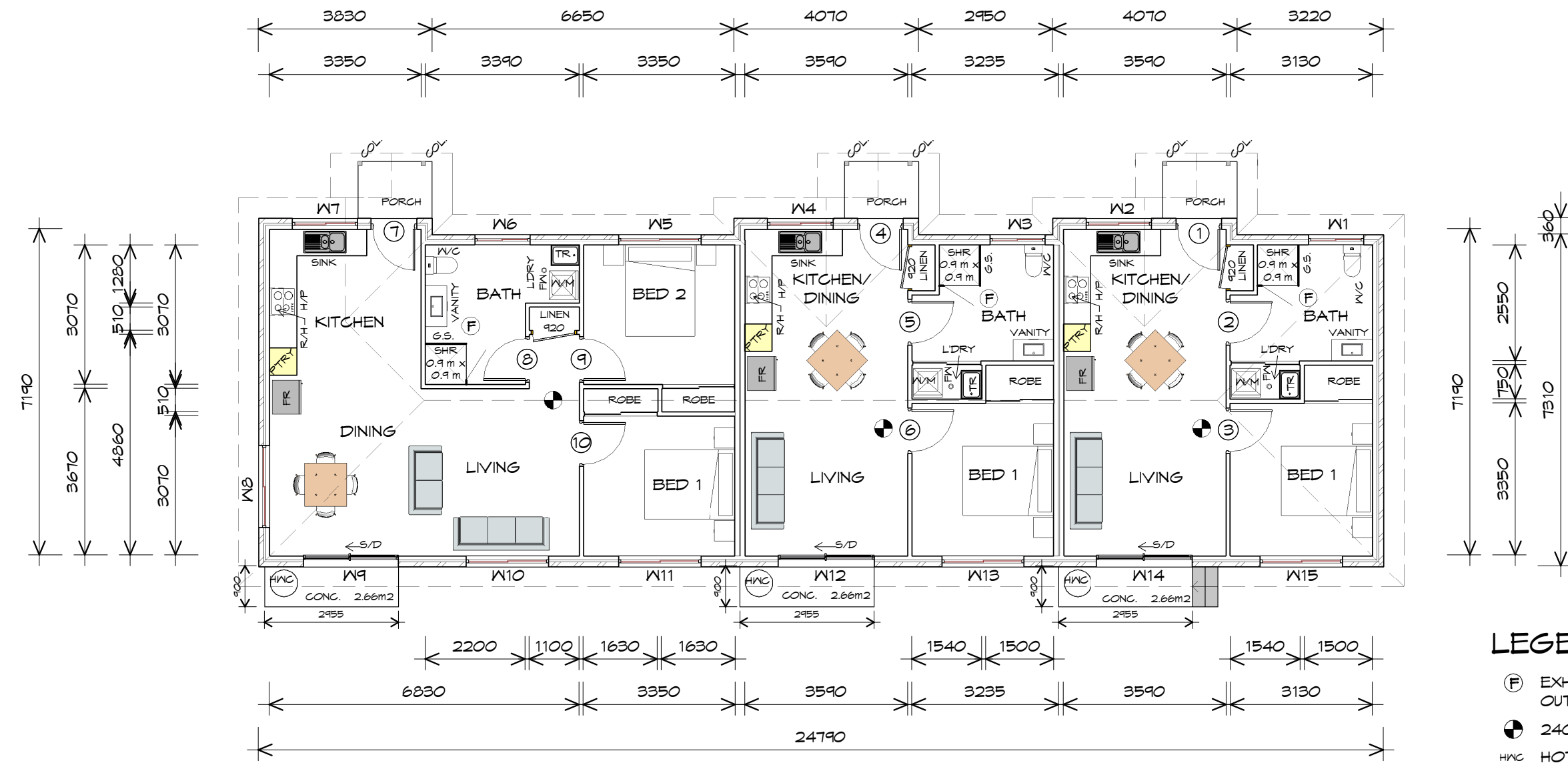


Received
19.12.2022

UNIT 1

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



FLOOR PLAN

1 : 100

UNIT 2 FLOOR AREA	53.59	m ²	(5.76	SQUARES)
UNIT 2 PORCH AREA	2.23	m ²	(0.24	SQUARES)
UNIT 3 FLOOR AREA	52.60	m ²	(5.66	SQUARES)
UNIT 3 PORCH AREA	2.23	m ²	(0.24	SQUARES)
UNIT 4 FLOOR AREA	78.78	m ²	(8.47	SQUARES)
UNIT 4 PORCH AREA	2.23	m ²	(0.24	SQUARES)
TOTAL AREA	191.67		20.61	

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF
BUILDING AND GARAGE, UNLESS OTHERWISE STATED.
DECKS AND OUTDOOR AREAS ARE CALCULATED
SEPARATELY.

UNITS 2, 3 & 4

Received
19.12.2022



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p(l) + 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h) + 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED OVER 55'S VILLAGE
'HOLY TRINITY ANGLICAN
CHURCH'
110 MAIN STREET, CRESSY

Client name:
CENTACARE EVOLVE HOUSING

Drafted by:
Author

Approved by:
Approver



Drawing:
FLOOR PLAN

Date:
22-11-2022

Scale:
1 : 100

Project/Drawing no:
PD21258 -02-01

Revision:
07

Accredited building practitioner: Frank Geskus -No CC246A

DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
1	920	GLAZED EXTERNAL DOOR	
2	920	INTERNAL TIMBER DOOR	
3	920	INTERNAL TIMBER DOOR	
4	920	GLAZED EXTERNAL DOOR	
5	920	INTERNAL TIMBER DOOR	
6	920	INTERNAL TIMBER DOOR	
7	920	GLAZED EXTERNAL DOOR	
8	920	INTERNAL TIMBER DOOR	
9	920	INTERNAL TIMBER DOOR	
10	920	INTERNAL TIMBER DOOR	

WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	600	1210	SLIDING WINDOW	OPAQUE
W2	1030	1450	SLIDING WINDOW	
W3	600	1210	SLIDING WINDOW	OPAQUE
W4	1030	1450	SLIDING WINDOW	
W5	1200	1810	SLIDING WINDOW	
W6	600	1210	SLIDING WINDOW	OPAQUE
W7	1030	1450	SLIDING WINDOW	
W8	600	1810	SLIDING WINDOW	
W9	2100	2110	SLIDING DOOR	
W10	1800	1810	SLIDING WINDOW	
W11	1800	1810	SLIDING WINDOW	
W12	2100	2110	SLIDING DOOR	
W13	1800	1810	SLIDING WINDOW	
W14	2100	2110	SLIDING DOOR	
W15	1800	1810	SLIDING WINDOW	

ALUMINIUM WINDOWS **DOUBLE GLAZING** COMPLETE
WITH FLY SCREENS TO SUIT.
ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE
PRIOR TO ORDERING

UNITS 2, 3 & 4



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p(l)+ 03 6332 3790
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p(h)+ 03 6228 4575
info@primedesign.com.au primedesign.com.au

Project:
PROPOSED OVER 55'S VILLAGE
'HOLY TRINITY ANGLICAN
CHURCH'
110 MAIN STREET, CRESSY

Client name:
CENTACARE EVOLVE HOUSING

Drafted by:
Author

Approved by:
Approver



Drawing:
DOOR AND WINDOW
SCHEDULES

Date:
22-11-2022

Project/Drawing no:
PD21258 -02-02

Revision:
07

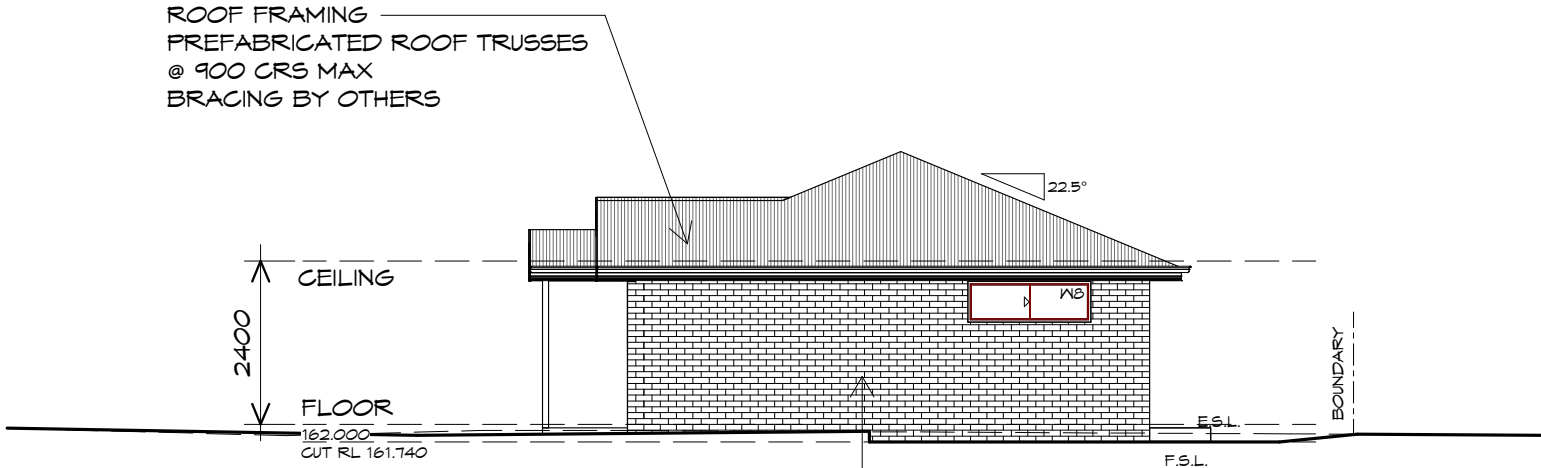
Accredited building practitioner: Frank Geskus -No CC246A

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

PLANNING

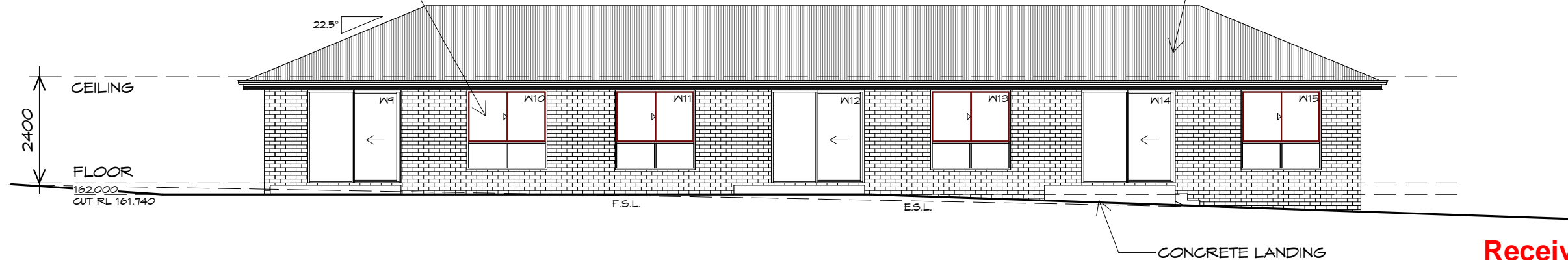
NOTE: DO NOT SCALE OFF DRAWINGS

NORTHERN ELEVATION
1 : 100



BRICKWORK
SELECTED FIRED CLAY
FACE BRICKS.
RAKED JOINTS, STRETCHER BOND
REFER ENGINEER FOR
ARTICULATION JOINTS
ALL MASONRY TO COMPLY
WITH NCC 2019 PART 3.3

DOORS AND WINDOWS TO BE
SEALED IN ACCORDANCE WITH
NCC 2019 PART 2 3.12.3



WESTERN ELEVATION
1 : 100

Received
19.12.2022



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Project:
PROPOSED OVER 55'S VILLAGE
'HOLY TRINITY ANGLICAN
CHURCH'
110 MAIN STREET, CRESSY

Client name:
CENTACARE EVOLVE HOUSING

Drafted by:
Author

Approved by:
Approver



Drawing:
ELEVATIONS

Date: 22-11-2022
Scale: 1 : 100

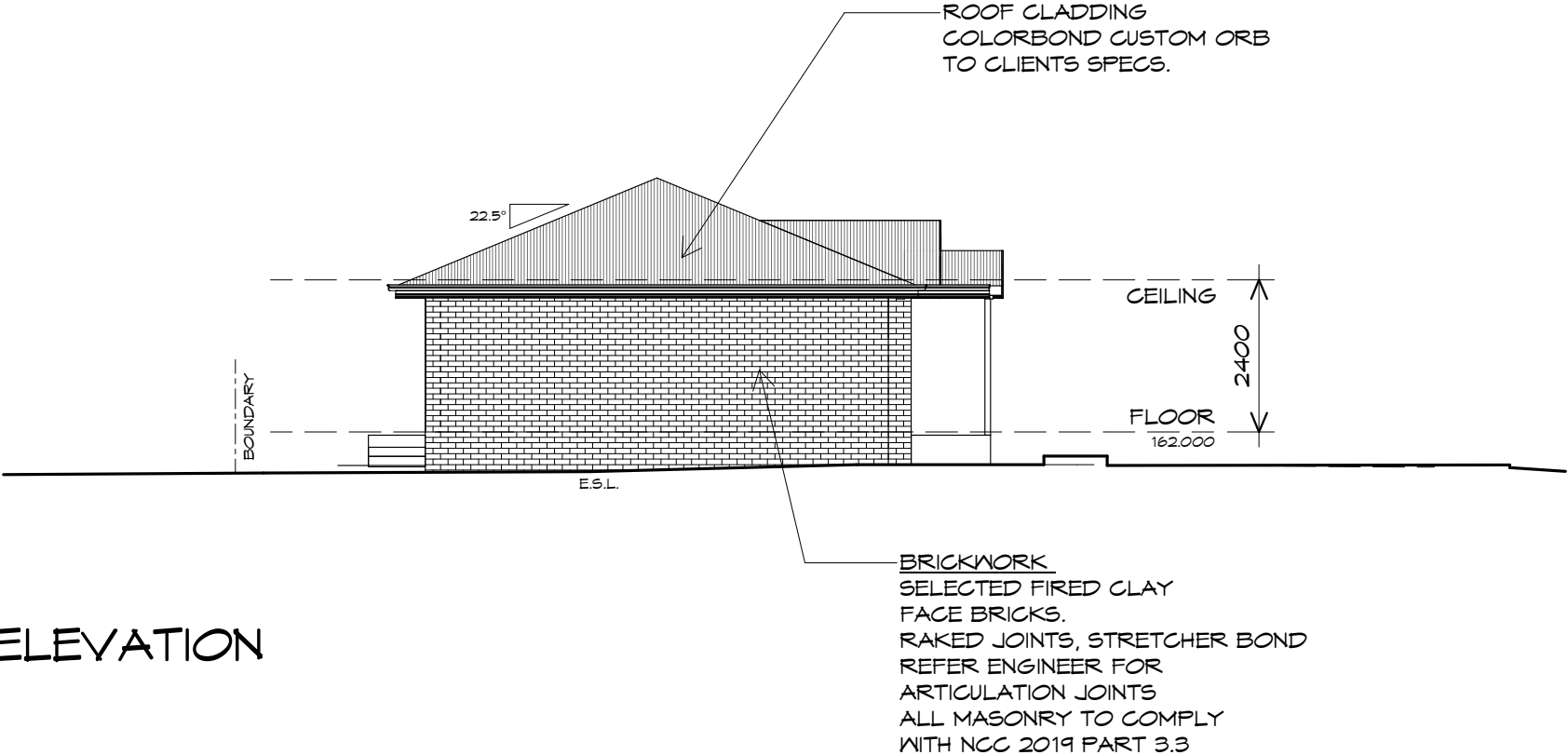
Project/Drawing no: PD21258 -02-03
Revision: 07
Accredited building practitioner: Frank Geskus -No CC246A

UNITS 2, 3 & 4

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

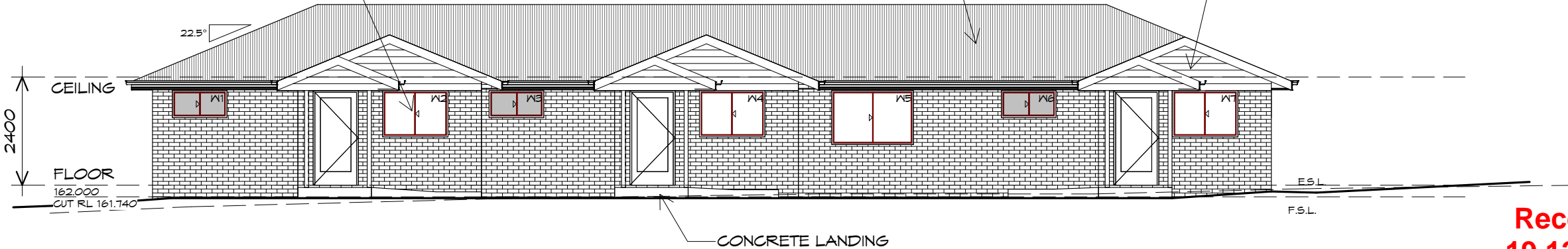
SOUTHERN ELEVATION
1 : 100



DOORS AND WINDOWS TO BE
SEALED IN ACCORDANCE WITH
NCC 2019 PART 2 3.12.3

ROOF FRAMING
PREFABRICATED ROOF TRUSSES
@ 900 CRS MAX
BRACING BY OTHERS

CLADDING TO BE
SELECTED BY CLIENT



EASTERN ELEVATION
1 : 100

Received
19.12.2022



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Project:
PROPOSED OVER 55'S VILLAGE
'HOLY TRINITY ANGLICAN
CHURCH'
110 MAIN STREET, CRESSY

Client name:
CENTACARE EVOLVE HOUSING

Drafted by:
Author

Approved by:
Approver



Drawing:
ELEVATIONS

Date:
22-11-2022

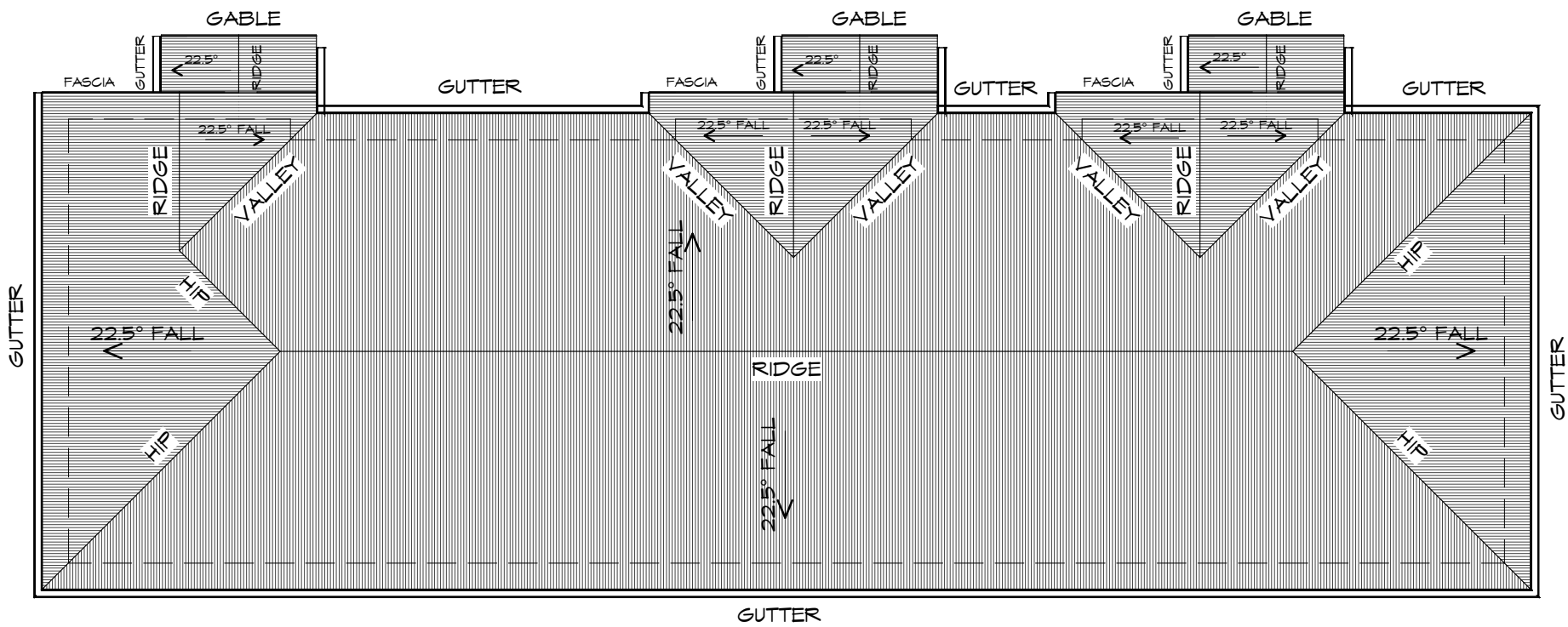
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1 : 100

Project/Drawing no:
PD21258 -02-04

Revision:
07

Accredited building practitioner: Frank Geskus -No CC246A

UNITS 2, 3 & 4



PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

ROOF PLAN
1 : 100

Received
19.12.2022



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info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED OVER 55'S VILLAGE
'HOLY TRINITY ANGLICAN
CHURCH'
110 MAIN STREET, CRESSY

Client name:
CENTACARE EVOLVE HOUSING

Drafted by:
Author

Approved by:
Approver



Drawing:
ROOF PLAN

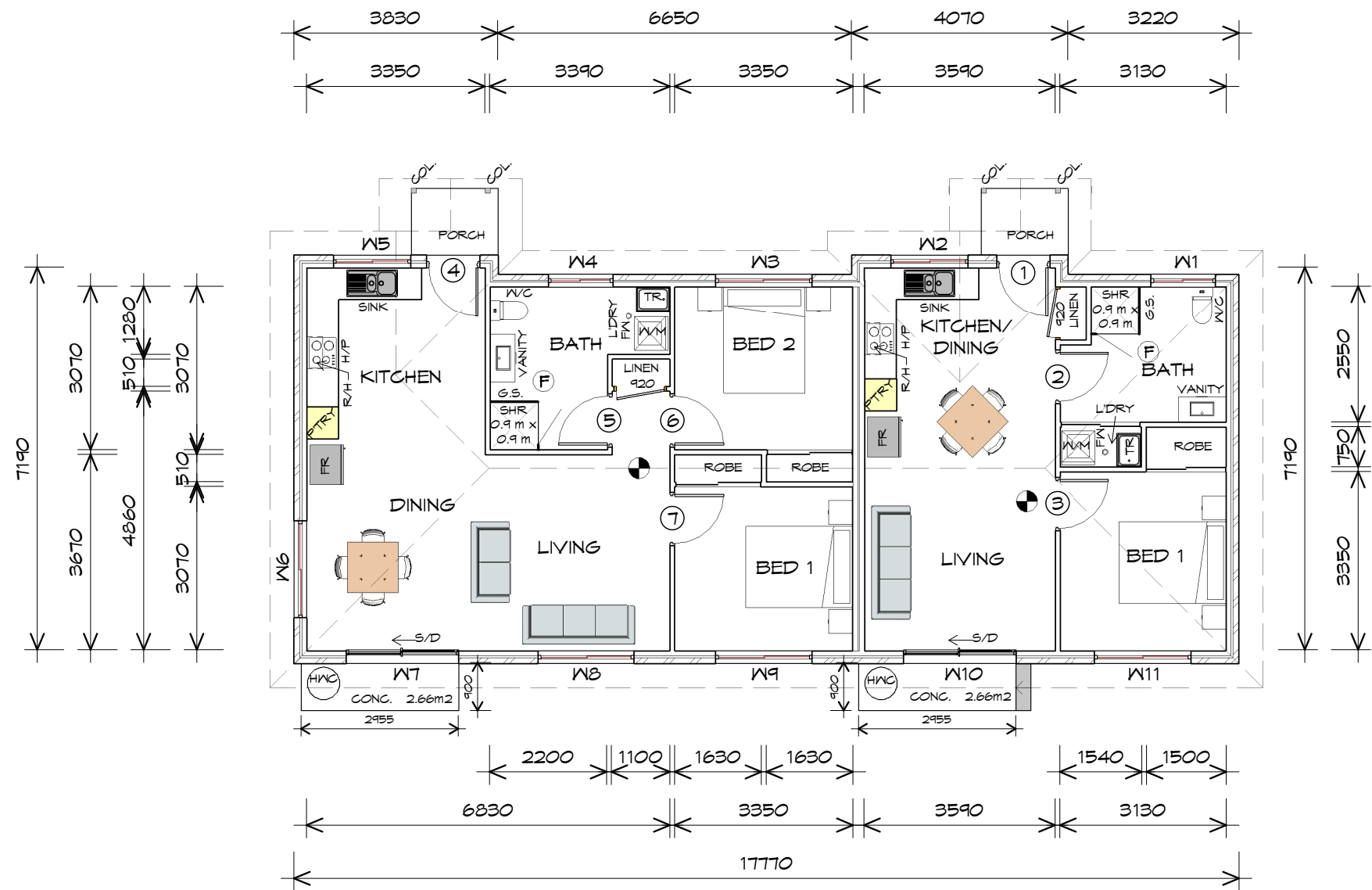
Date: 22-11-2022
Scale: 1 : 100

Project/Drawing no:
PD21258 -02-05

Revision:
07

Accredited building practitioner: Frank Geskus -No CC246A

UNITS 2, 3 & 4



LEGEND

- Ⓢ EXHAUST FAN-VENT TO OUTSIDE AIR.
- Ⓢ 240V SMOKE ALARM
- HWC HOT WATER CYLINDER
- S/D SLIDING DOOR
- Ⓢ FLOOR WASTE
- COL COLUMN
- G.S. GLASS SCREEN
- R/H RANGE HOOD

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

FLOOR PLAN

1 : 100

UNIT 5 FLOOR AREA	53.59	m ²	(5.76	SQUARES)
UNIT 5 PORCH AREA	2.23	m ²	(0.24	SQUARES)
UNIT 6 FLOOR AREA	78.78	m ²	(8.47	SQUARES)
UNIT 6 PORCH AREA	2.23	m ²	(0.24	SQUARES)
TOTAL AREA	136.83		14.71	

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF
BUILDING AND GARAGE, UNLESS OTHERWISE STATED.
DECKS AND OUTDOOR AREAS ARE CALCULATED
SEPARATELY.

UNITS 5 & 6



10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED OVER 55'S VILLAGE
'HOLY TRINITY ANGLICAN
CHURCH'
110 MAIN STREET, CRESSY

Client name:
CENTACARE EVOLVE HOUSING

Drafted by:
Author

Approved by:
Approver



Drawing:
FLOOR PLAN

Date:
22-11-2022

Scale:
1 : 100

Project/Drawing no:
PD21258 -05-01

Revision:
07

Accredited building practitioner: Frank Geskus -No CC246A



DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
1	920	GLAZED EXTERNAL DOOR	
2	920	INTERNAL TIMBER DOOR	
3	920	INTERNAL TIMBER DOOR	
4	920	GLAZED EXTERNAL DOOR	
5	920	INTERNAL TIMBER DOOR	
6	920	INTERNAL TIMBER DOOR	
7	920	INTERNAL TIMBER DOOR	

WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	600	1210	SLIDING WINDOW	OPAQUE
W2	1030	1450	SLIDING WINDOW	
W3	1200	1810	SLIDING WINDOW	
W4	600	1210	SLIDING WINDOW	OPAQUE
W5	1030	1450	SLIDING WINDOW	
W6	600	1810	SLIDING WINDOW	
W7	2100	2110	SLIDING DOOR	
W8	1800	1810	SLIDING WINDOW	
W9	1800	1810	SLIDING WINDOW	
W10	2100	2110	SLIDING DOOR	
W11	1800	1810	SLIDING WINDOW	

ALUMINIUM WINDOWS **DOUBLE GLAZING** COMPLETE
WITH FLY SCREENS TO SUIT.
ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE
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UNITS 5 & 6



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Project:
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'HOLY TRINITY ANGLICAN
CHURCH'
110 MAIN STREET, CRESSY

Client name:
CENTACARE EVOLVE HOUSING

Drafted by:
Author

Approved by:
Approver



Drawing:
DOOR AND WINDOW
SCHEDULES

Date:
22-11-2022

Project/Drawing no:
PD21258 -05-02

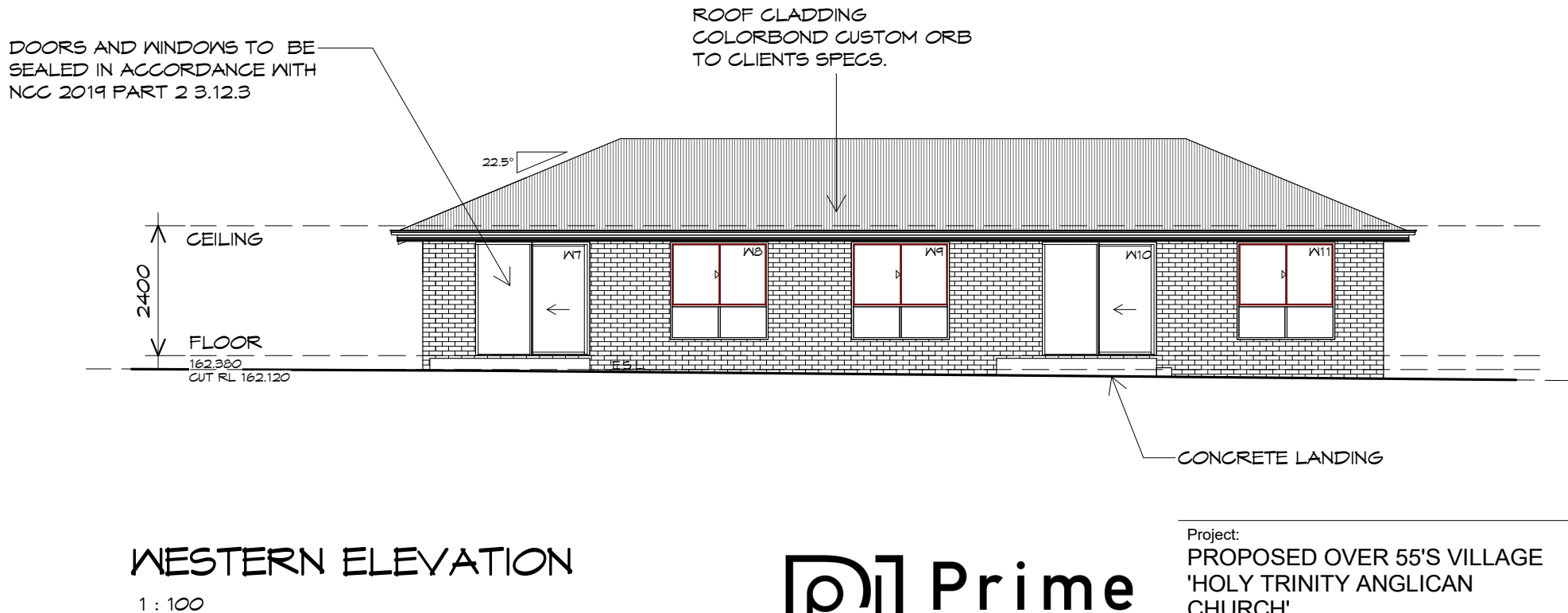
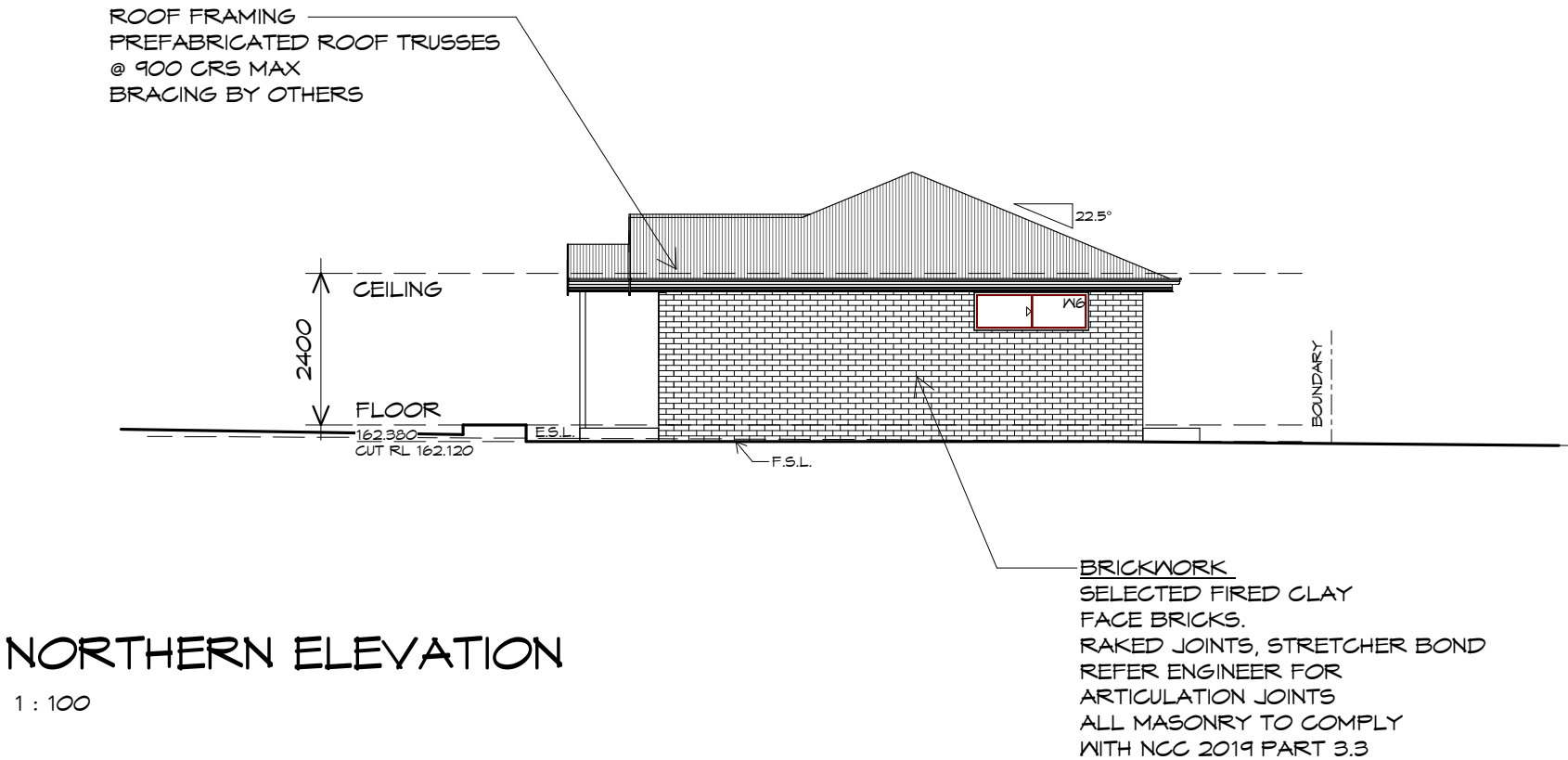
Revision:
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PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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Project:
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CHURCH'
110 MAIN STREET, CRESSY

Client name:
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Drafted by:
Author

Approved by:
Approver



Drawing:
ELEVATIONS

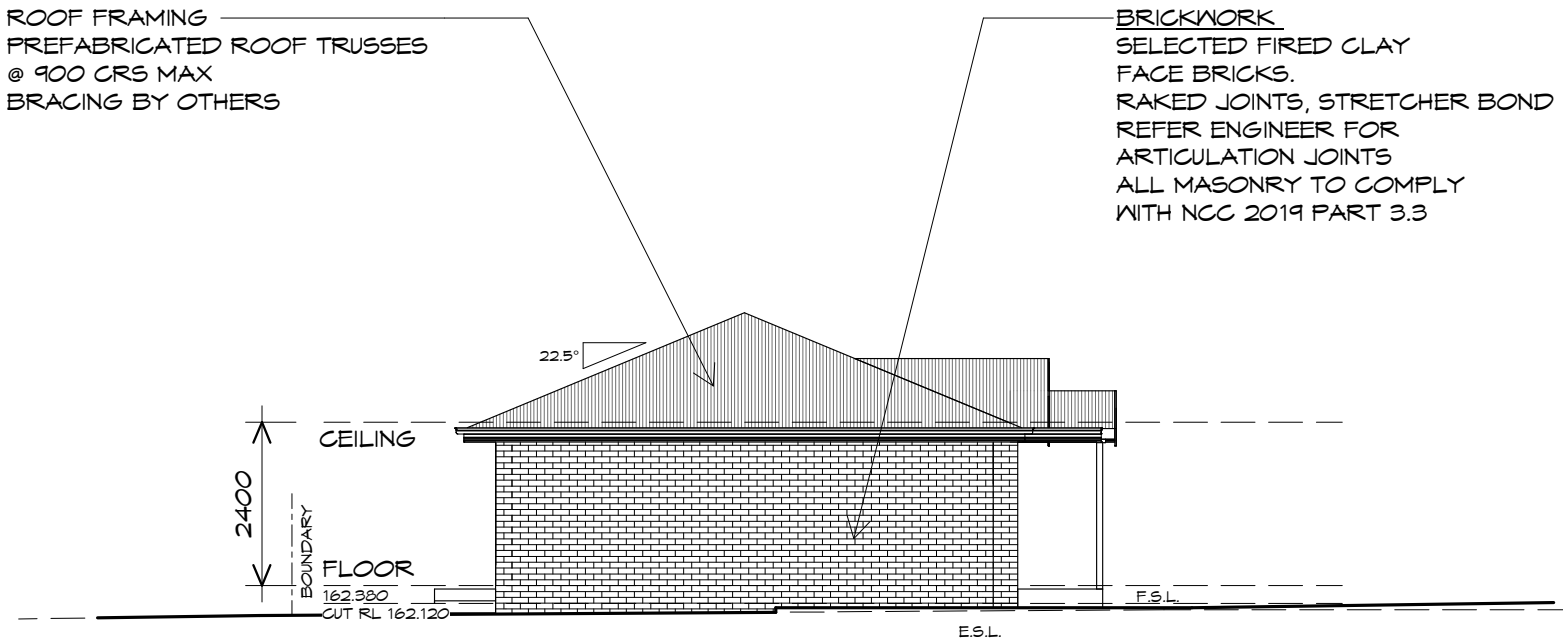
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Project/Drawing no: PD21258 -05-03
Revision: 07
Accredited building practitioner: Frank Geskus -No CC246A

UNITS 5 & 6

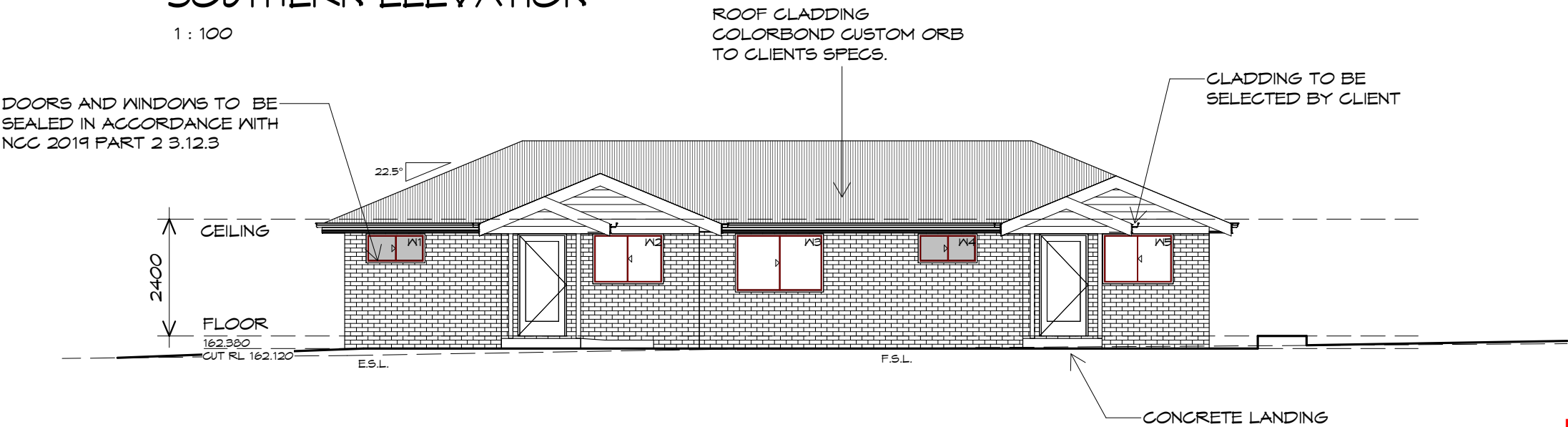
PLANNING

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SOUTHERN ELEVATION

1 : 100



EASTERN ELEVATION

1 : 100

Received
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p(h)+ 03 6228 4575
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Project:
PROPOSED OVER 55'S VILLAGE
'HOLY TRINITY ANGLICAN
CHURCH'
110 MAIN STREET, CRESSY

Client name:
CENTACARE EVOLVE HOUSING

Drafted by:
Author

Approved by:
Approver



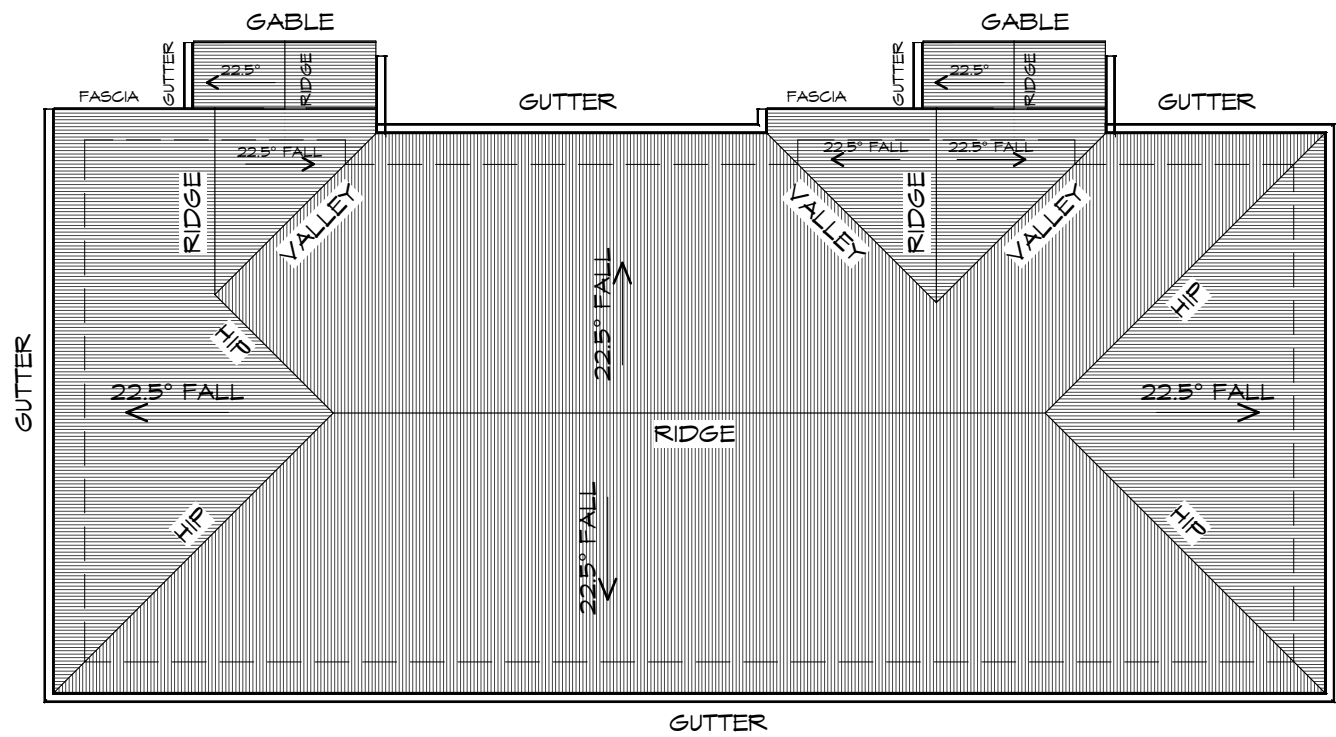
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Date: 22-11-2022
Scale: 1 : 100

Project/Drawing no: PD21258 -05-04
Revision: 07

Accredited building practitioner: Frank Geskus -No CC246A

UNITS 5 & 6



ROOF PLAN
1 : 100

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

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Project:
PROPOSED OVER 55'S VILLAGE
'HOLY TRINITY ANGLICAN
CHURCH'
110 MAIN STREET, CRESSY

Client name:
CENTACARE EVOLVE HOUSING

Drafted by:
Author

Approved by:
Approver



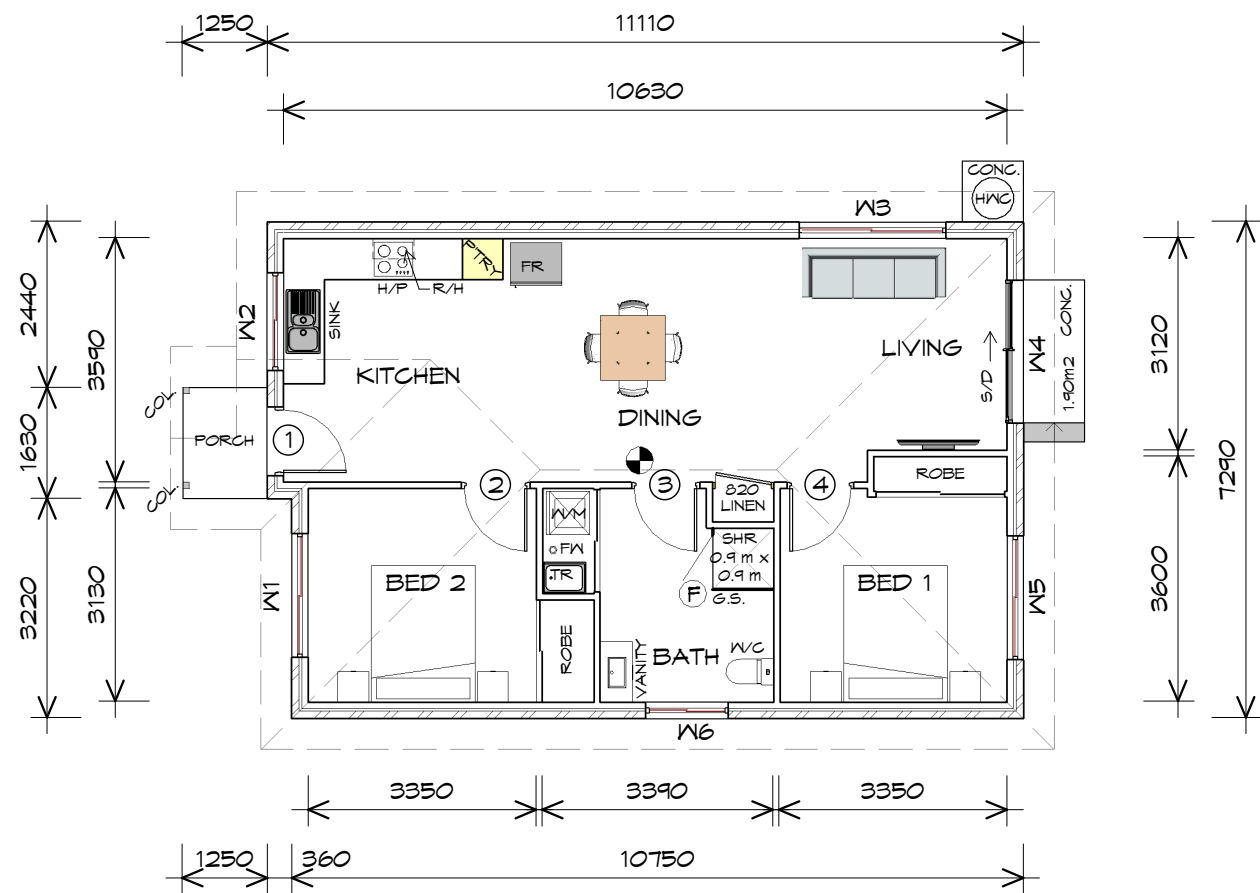
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ROOF PLAN

Date: 22-11-2022
Scale: 1 : 100

Project/Drawing no: PD21258 -05-05
Revision: 07

Accredited building practitioner: Frank Geskus -No CC246A

UNITS 5 & 6



LEGEND

- Ⓢ EXHAUST FAN-VENT TO OUTSIDE AIR.
- Ⓢ 240V SMOKE ALARM
- HWC HOT WATER CYLINDER
- S/D SLIDING DOOR
- Ⓢ F.W. FLOOR WASTE
- COL COLUMN
- G.S. GLASS SCREEN
- R/H RANGE HOOD

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

FLOOR PLAN

1 : 100

UNIT 7 FLOOR AREA	79.64	m2	(8.56	SQUARES)
UNIT 7 PORCH AREA	2.23	m2	(0.24	SQUARES)
TOTAL AREA	81.87		8.80	

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.



10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
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p(h)+ 03 6228 4575
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Project:
PROPOSED OVER 55'S VILLAGE
'HOLY TRINITY ANGLICAN CHURCH'
110 MAIN STREET, CRESSY

Client name:
CENTACARE EVOLVE HOUSING

Drawing:
FLOOR PLAN

Drafted by: Author
Approved by: Approver

Date: 22-11-2022
Scale: 1 : 100

Project/Drawing no: PD21258 -07-01
Revision: 07

Accredited building practitioner: Frank Geskus -No CC246A



Received
19.12.2022



UNIT 7

DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
1	920	GLAZED EXTERNAL DOOR	
2	920	INTERNAL TIMBER DOOR	
3	920	INTERNAL TIMBER DOOR	
4	920	INTERNAL TIMBER DOOR	

WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1460	1810	SLIDING WINDOW	
W2	1030	1450	SLIDING WINDOW	
W3	600	2170	SLIDING WINDOW	
W4	2100	2110	SLIDING DOOR	
W5	1460	1810	SLIDING WINDOW	
W6	600	1210	SLIDING WINDOW	OPAQUE

ALUMINIUM WINDOWS **DOUBLE GLAZING** COMPLETE
WITH FLY SCREENS TO SUIT.
ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE
PRIOR TO ORDERING

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Received
19.12.2022

Project:
PROPOSED OVER 55'S VILLAGE
'HOLY TRINITY ANGLICAN
CHURCH'
110 MAIN STREET, CRESSY

Client name:
CENTACARE EVOLVE HOUSING

Drafted by:
Author

Approved by:
Approver



Drawing:
DOOR AND WINDOW
SCHEDULES

Date:
22-11-2022

Project/Drawing no:
PD21258 -07-02

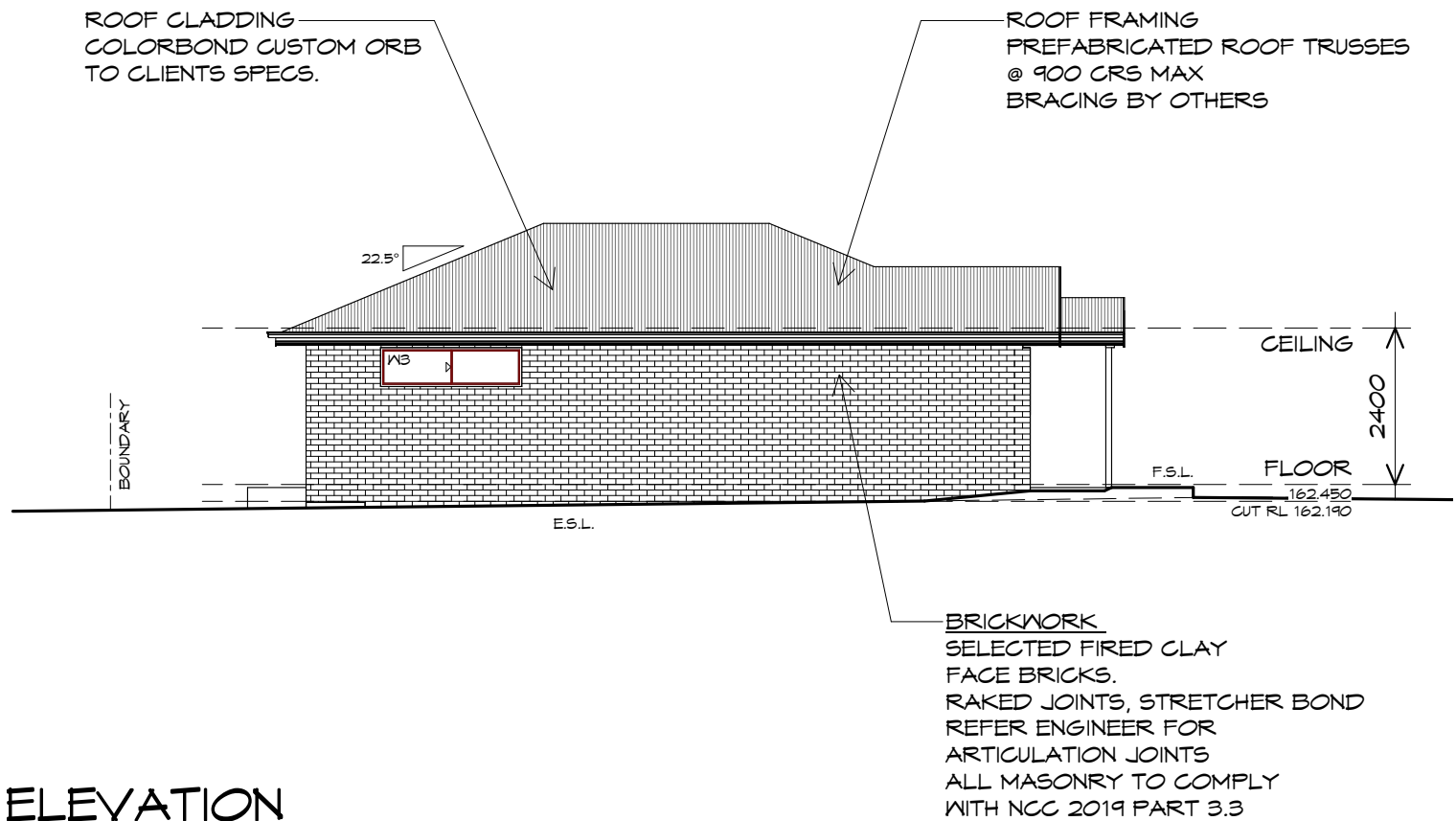
Accredited building practitioner: Frank Geskus -No CC246A

Revision:
07



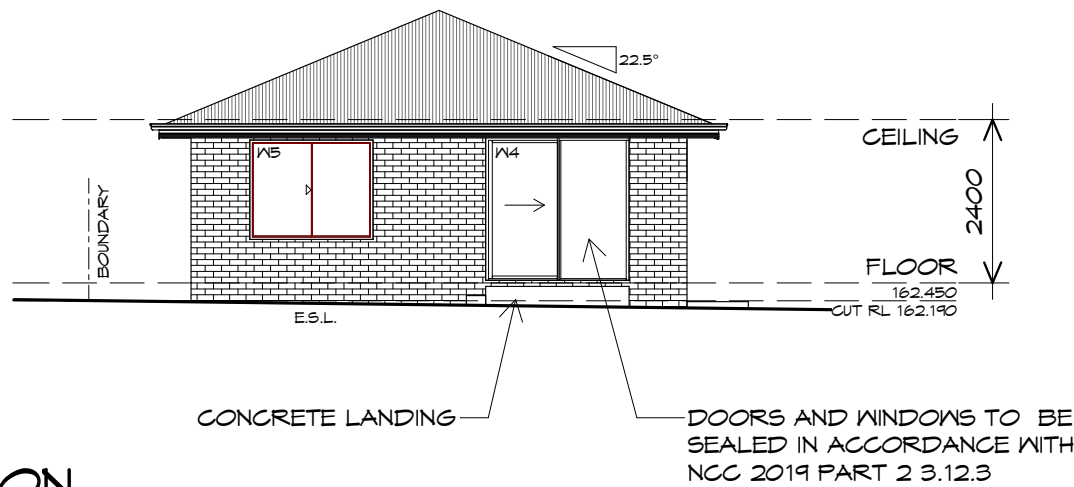
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UNIT 7



WESTERN ELEVATION

1 : 100



NORTHERN ELEVATION

1 : 100

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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Project:
**PROPOSED OVER 55'S VILLAGE
'HOLY TRINITY ANGLICAN CHURCH'
110 MAIN STREET, CRESSY**

Client name:
CENTACARE EVOLVE HOUSING

Drawing:
ELEVATIONS

Drafted by: Author
Approved by: Approver

Date: 22-11-2022
Scale: 1 : 100

Project/Drawing no: PD21258 -07-03
Revision: 07

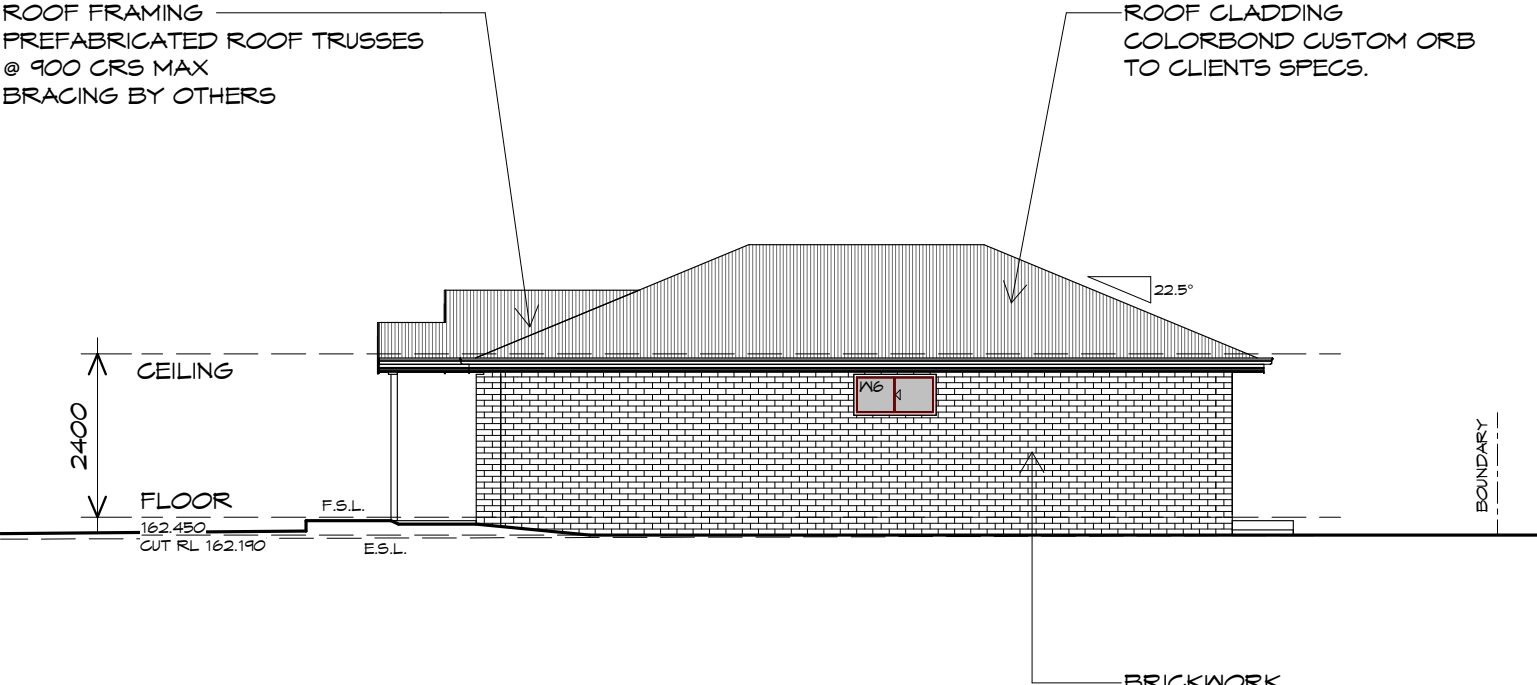
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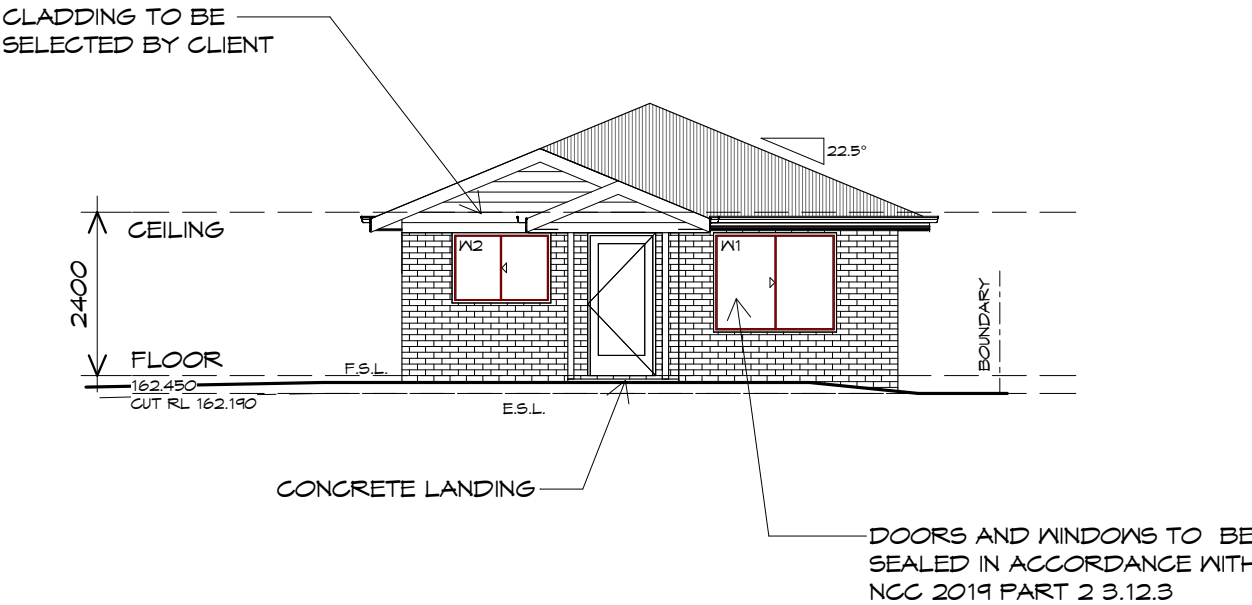
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

**Received
19.12.2022**

UNIT 7



EASTERN ELEVATION
1 : 100



SOUTHERN ELEVATION
1 : 100

PLANNING
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Project:
PROPOSED OVER 55'S VILLAGE
'HOLY TRINITY ANGLICAN CHURCH'
110 MAIN STREET, CRESSY

Client name:
CENTACARE EVOLVE HOUSING

Drawing:
ELEVATIONS

Drafted by: Author
Approved by: Approver

Date: 22-11-2022
Scale: 1 : 100

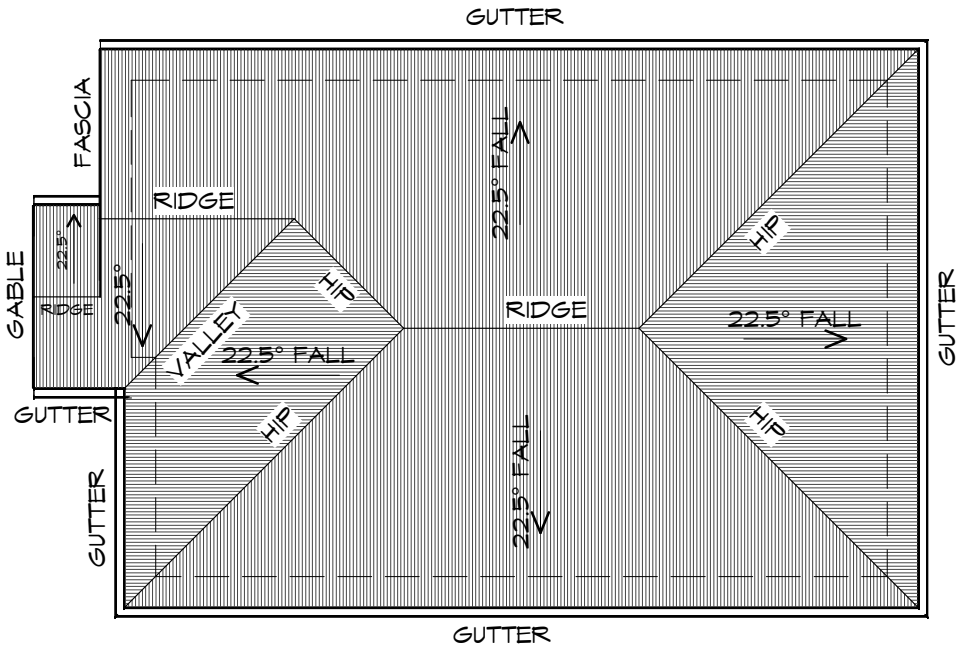
Project/Drawing no: PD21258 -07-04
Revision: 07

Accredited building practitioner: Frank Geskus -No CC246A



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UNIT 7



ROOF PLAN
1 : 100

Received
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UNIT 7

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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110 MAIN STREET, CRESSY

Client name:
CENTACARE EVOLVE HOUSING

Drawing:
ROOF PLAN

Drafted by:
Author

Approved by:
Approver



Date:
22-11-2022

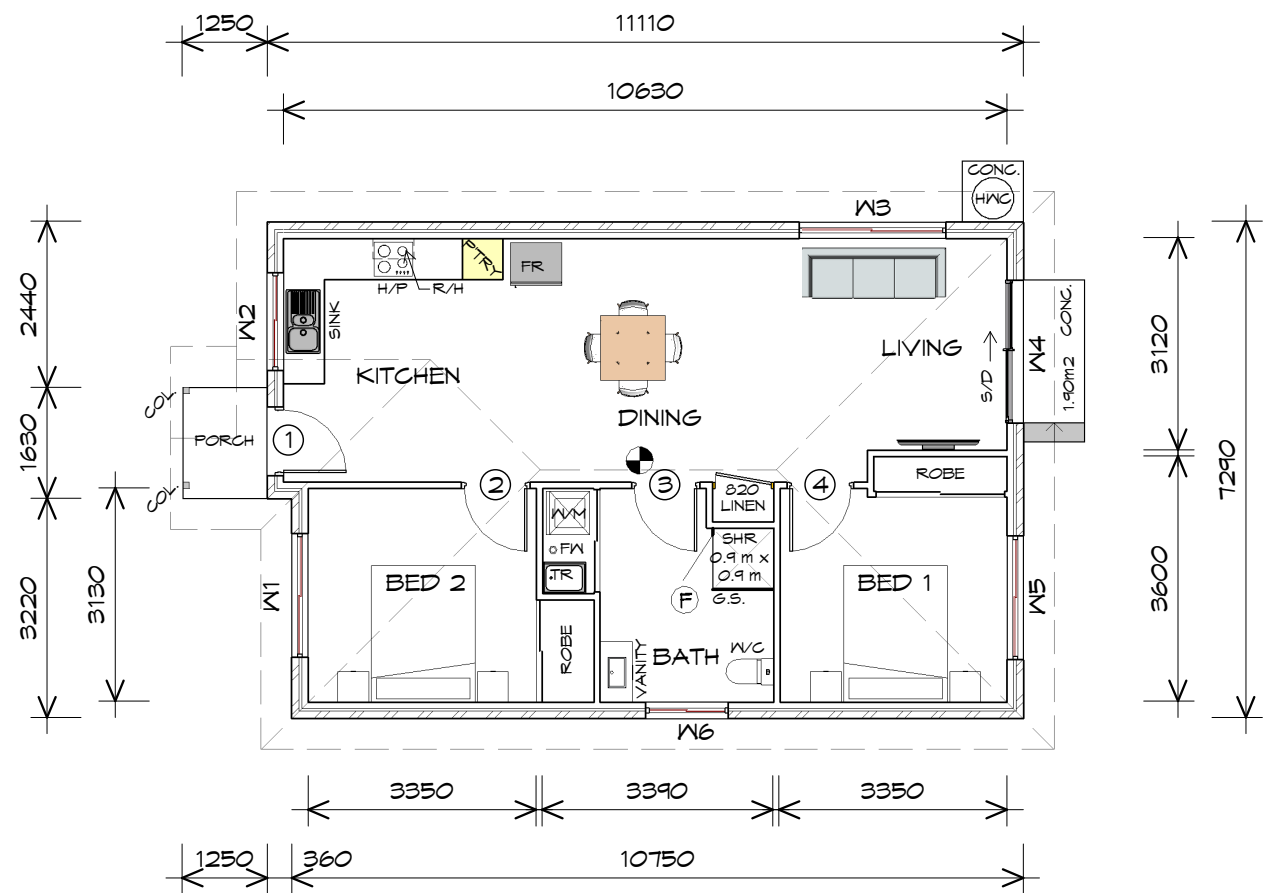
Scale:
1 : 100

Project/Drawing no:
PD21258 -07-05

Revision:
07

Accredited building practitioner: Frank Geskus -No CC246A





LEGEND

- Ⓢ EXHAUST FAN-VENT TO OUTSIDE AIR.
- Ⓢ 240V SMOKE ALARM
- HWC HOT WATER CYLINDER
- S/D SLIDING DOOR
- Ⓢ F/W FLOOR WASTE
- COL COLUMN
- G.S. GLASS SCREEN
- R/H RANGE HOOD

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

FLOOR PLAN

1 : 100

UNIT 8 FLOOR AREA	79.64	m2	(8.56	SQUARES)
UNIT 8 PORCH AREA	2.23	m2	(0.24	SQUARES)
TOTAL AREA	81.87		8.80	

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF
BUILDING AND GARAGE, UNLESS OTHERWISE STATED.
DECKS AND OUTDOOR AREAS ARE CALCULATED
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Project:
PROPOSED OVER 55'S VILLAGE
'HOLY TRINITY ANGLICAN CHURCH'
110 MAIN STREET, CRESSY

Client name:
CENTACARE EVOLVE HOUSING

Drawing:
FLOOR PLAN

Drafted by: Author
Approved by: Approver
Date: 22-11-2022
Scale: 1 : 100

Project/Drawing no: PD21258 -08-01
Revision: 07
Accredited building practitioner: Frank Geskus -No CC246A



UNIT 8

Received
19.12.2022

DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
1	920	GLAZED EXTERNAL DOOR	
2	920	INTERNAL TIMBER DOOR	
3	920	INTERNAL TIMBER DOOR	
4	920	INTERNAL TIMBER DOOR	

WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1460	1810	SLIDING WINDOW	
W2	1030	1450	SLIDING WINDOW	
W3	600	2170	SLIDING WINDOW	
W4	2100	2110	SLIDING DOOR	
W5	1460	1810	SLIDING WINDOW	
W6	600	1210	SLIDING WINDOW	OPAQUE

ALUMINIUM WINDOWS **DOUBLE GLAZING** COMPLETE
WITH FLY SCREENS TO SUIT.
ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE
PRIOR TO ORDERING

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

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19.12.2022

UNIT 8



10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED OVER 55'S VILLAGE
'HOLY TRINITY ANGLICAN
CHURCH'
110 MAIN STREET, CRESSY

Client name:
CENTACARE EVOLVE HOUSING

Drafted by:
Author

Approved by:
Approver



Drawing:
DOOR AND WINDOW
SCHEDULES

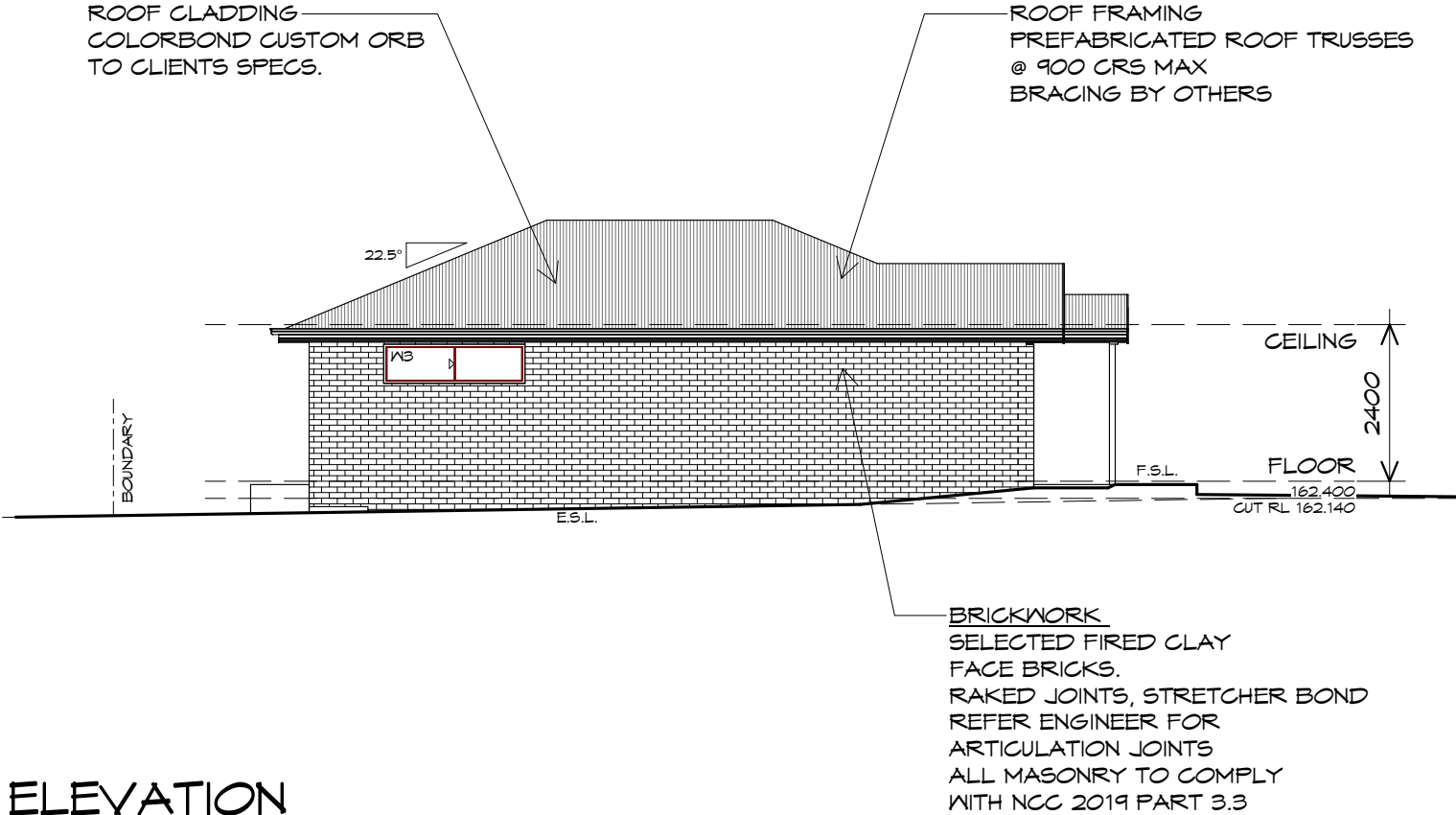
Date:
22-11-2022

Project/Drawing no:
PD21258 -08-02

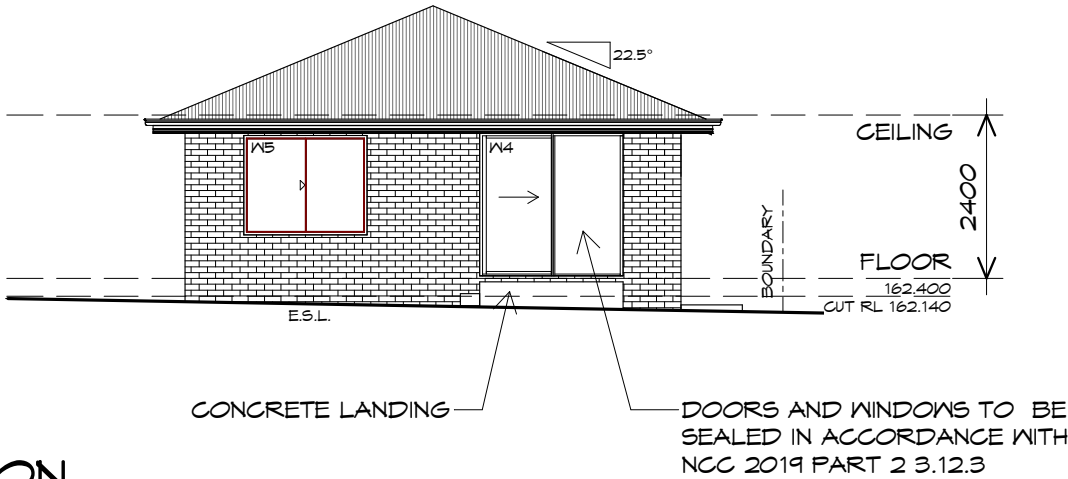
Accredited building practitioner: Frank Geskus -No CC246A

Revision:
07





WESTERN ELEVATION
1 : 100



NORTHERN ELEVATION
1 : 100

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p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED OVER 55'S VILLAGE
'HOLY TRINITY ANGLICAN CHURCH'
110 MAIN STREET, CRESSY

Client name:
CENTACARE EVOLVE HOUSING

Drawing:
ELEVATIONS

Drafted by: Author
Approved by: Approver

Date: 22-11-2022
Scale: 1 : 100

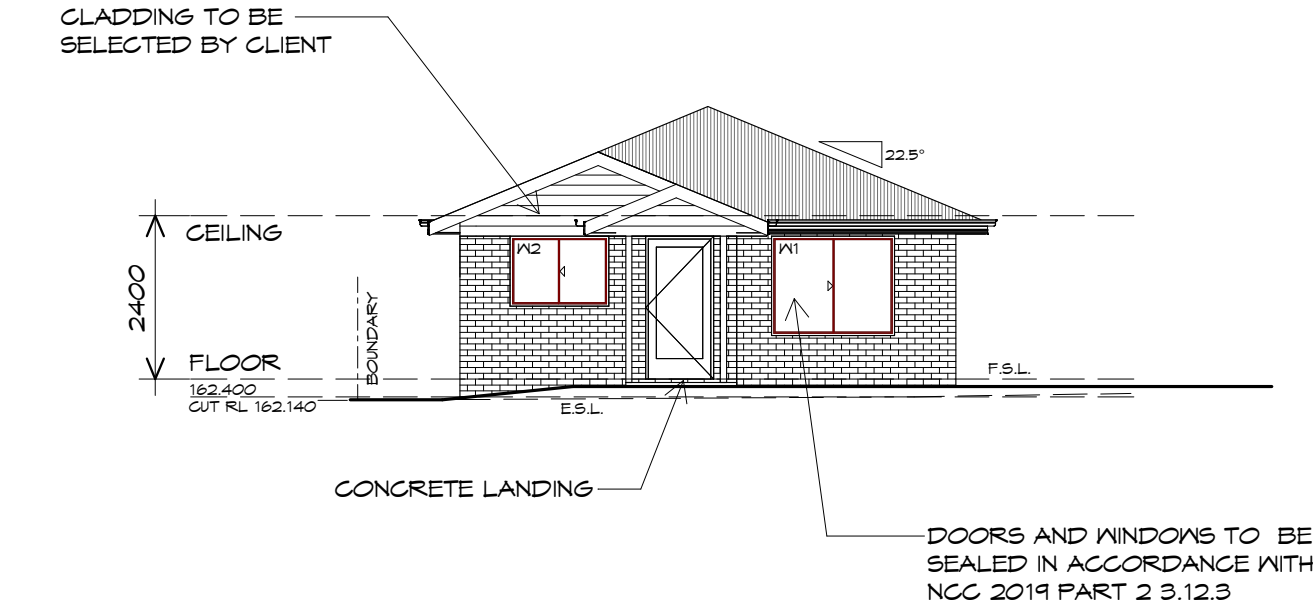
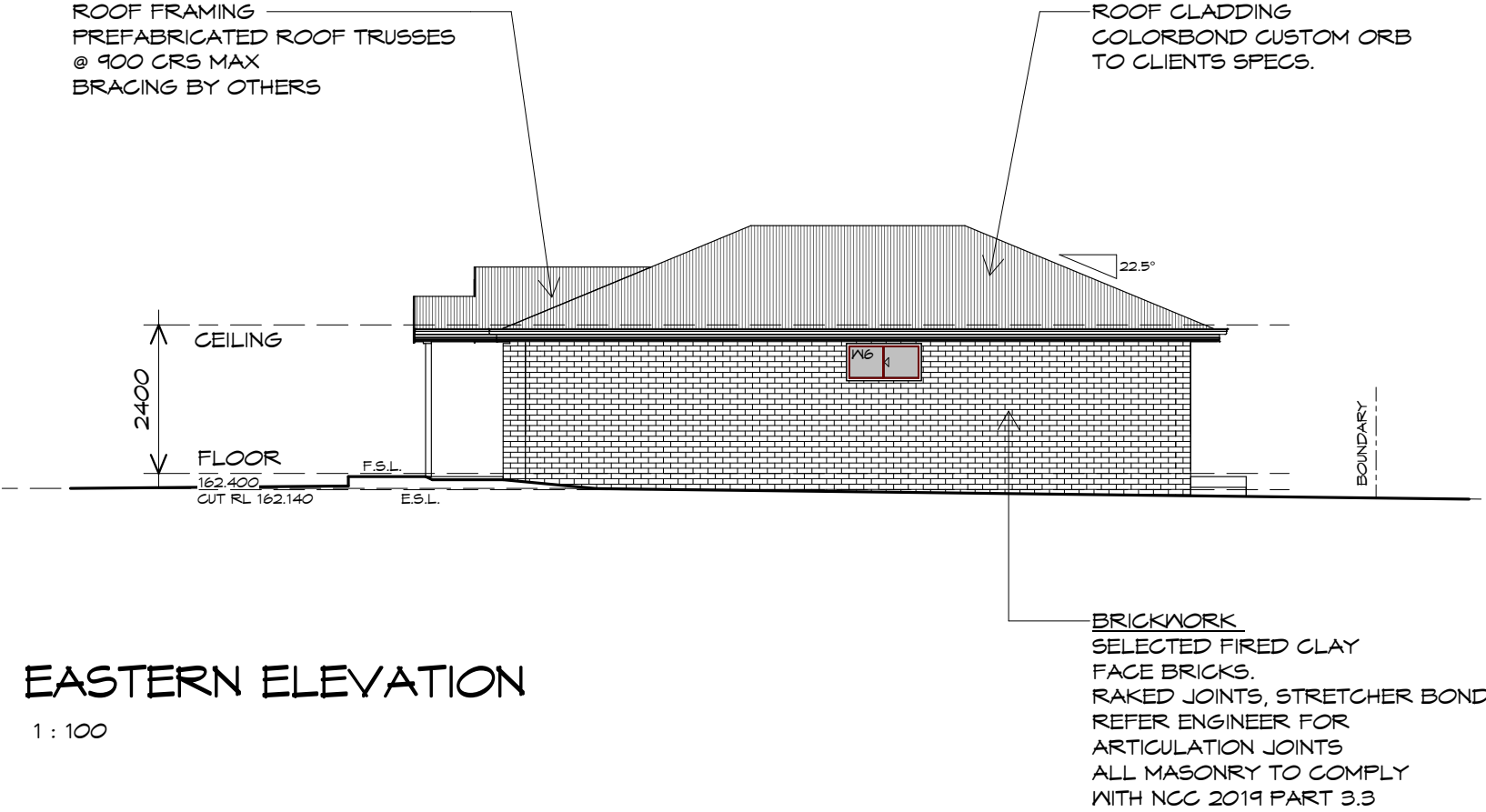
Project/Drawing no: PD21258 -08-03
Revision: 07

Accredited building practitioner: Frank Geskus -No CC246A

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10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
**PROPOSED OVER 55'S VILLAGE
'HOLY TRINITY ANGLICAN CHURCH'
110 MAIN STREET, CRESSY**

Client name:
CENTACARE EVOLVE HOUSING

Drawing:
ELEVATIONS

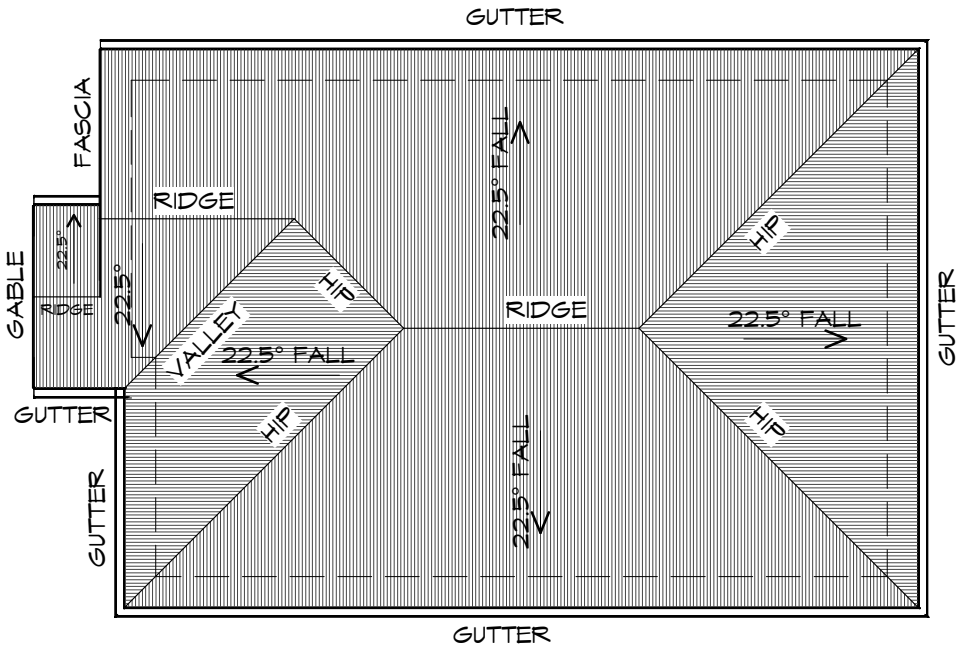
Drafted by: Author	Approved by: Approver
Date: 22-11-2022	Scale: 1 : 100

Project/Drawing no: PD21258 -08-04	Revision: 07
Accredited building practitioner: Frank Geskus -No CC246A	



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UNIT 8



ROOF PLAN
1 : 100

PLANNING

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Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED OVER 55'S VILLAGE
'HOLY TRINITY ANGLICAN CHURCH'
110 MAIN STREET, CRESSY

Client name:
CENTACARE EVOLVE HOUSING

Drawing:
ROOF PLAN

Drafted by:
Author

Approved by:
Approver



Date:
22-11-2022

Scale:
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Project/Drawing no:
PD21258 -08-05

Revision:
07

Accredited building practitioner: Frank Geskus -No CC246A



UNIT 8

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JMG Ref: 220962PL

21 November 2022

Sarah Henley
Centacare Evolve Housing
Via Email: sarah.henley@aohtas

117 Harrington Street
Hobart 7000
Phone (03) 6231 2555
Fax (03) 6231 1535
infohbt@jmg.net.au

49-51 Elizabeth Street
Launceston 7250
Phone (03) 6334 5548
Fax (03) 6331 2954
infohbt@jmg.net.au

Johnstone McGee &
Gandy Pty Ltd
ABN 76 473 834 852
ACN 009 547 139
as trustee for Johnstone
McGee & Gandy
Unit Trust

www.jmg.net.au

Dear Sarah,

PLANNING APPLICATION - PLN-22-0211 - PROPOSED VILLAGE FOR OVER 55S AT 110 MAIN STREET (CT249681-2), CRESSY

Northern Midlands requested further information concerning the proposed Use of Residential (Retirement Village) in its letter regarding the above application dated 30 September 2022.

Council's advice is that they have determined that the Use described in the development application is for multiple dwellings and not Residential (Retirement Village) which is a prohibited use in the Community Purpose zone at 110 Main Street (CT 249681/2), Cressy.

Retirement Village is defined in the Tasmanian Planning Scheme - Northern Midlands as:

means use of land to provide permanent accommodation for retired people or the aged and includes communal recreational or medical facilities for residents of the village

JMG are of the opinion that the amendments made to the original proposal allow for the proposed Use to meet the definition of a retirement village namely:

- The proposed units will be managed by Centacare Evolve Housing - Tasmanian Community Housing Provider - managing over 1500 social and affordable housing properties.
- The occupants are subject to an age restriction of over 55 (pension/retirees) and the intent is for the residents to live comfortably in their own homes and also be able to enjoy the benefit of community living whilst not being encumbered with dwelling maintenance or ownership.
- The proposal includes a communal recreation facility in the form of a communal garden.

An assessment of the provisions of the Community Purpose Zone is provided below.

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Amendments have been made to the design to better reflect the proposed use of Residential (Retirement Village). These amendments are listed below and shown on Landscaping Plan PD21258-03 (Rev 06) dated 06-09-2022:

- A new communal garden area with raised garden beds and a pergola
- 10 parking spaces (4 being parallel)
- A reduced setback of units 2, 3, 4, 5 & 6 to 3m from the western boundary
- A reduced setback of units 7 & 8 to 3m from the northern boundary
- Smaller yard storage sheds
- Unit 2 & 3 bin storage is screened & lockable

Zone 27.0 Community Purpose

27.1 Zone Purpose

The purpose of the Community Purpose Zone is:

27.1.1 To provide for key community facilities and services including health, educational, government, cultural and social facilities.

27.1.2 To encourage multi-purpose, flexible and adaptable social infrastructure.

The proposed use is considered consistent with the zone purpose as it provides community facilities in the form of age-appropriate facilities which contribute to the longer independence of aging residents and therefore delay the move into aged care facilities.

27.2 Use Table

The proposed use 'Retirement Village' falls within the Residential use class. Residential uses are permitted within the zone if for a residential care facility, respite centre, retirement village or assisted housing.

27.3 Use Standards

Clause 27.3.1 Non-residential use

The use is Residential therefore this clause is not considered applicable.

Clause 27.4 Development Standards for Buildings and Works

Clause 27.4.1 Building Height	
<p><i>Objective: That building height:</i></p> <p><i>(a) is compatible with the streetscape; and</i></p> <p><i>(b) does not cause an unreasonable loss of amenity to adjoining residential properties</i></p>	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p><i>Building height must be not more than 10m.</i></p>	<p>P1</p> <p><i>Building height must be compatible with the streetscape and character of development existing on established properties in the area, having regard to:</i></p> <p><i>(a) the topography of the site;</i></p>

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	<ul style="list-style-type: none"> (b) the height, bulk and form of existing buildings on the site and adjacent properties; (c) the bulk and form of proposed buildings; (d) the apparent height when viewed from the road and public places; (e) any overshadowing of adjoining properties or public places; and (f) the need to locate the building on the site.
--	---

The building height is less than 10m.

The proposal is therefore deemed to comply with the Acceptable Solution (A1).

Clause 27.4.2 Setback	
<p>Objective: That building height:</p> <ul style="list-style-type: none"> (a) is compatible with the streetscape; and (b) does not cause an unreasonable loss of amenity to adjoining residential zones 	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Buildings must have a setback from a frontage of:</p> <ul style="list-style-type: none"> (a) not less than 5m; or (b) not more or less than the maximum and minimum setbacks of the buildings on adjoining properties, <p>whichever is the lesser.</p>	<p>P1</p> <p>Buildings must have a setback from a frontage that is compatible with the streetscape, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the setbacks of buildings on adjacent properties; (c) the height, bulk and form of existing and proposed buildings; and (d) the safety of road users.

Unit 1 is setback 3.6m from the frontage to Saundridge Road and 4.8m to the wall as such a performance-based assessment is required.

100 Main Street, Cressy (the Site) is a flat site (a).

Within 200m of the site, there are seven dwellings with setbacks within 3m of the Saundridge Road frontage (b).

The proposed height is consistent with existing buildings and the location will not impact the safety of road users as such the proposal is considered compatible with the existing streetscape (c)(d).

The proposal is therefore able to meet the Performance Criteria (P1).

<p>A2</p> <p>Buildings must have a setback from side and rear boundaries adjoining a General Residential Zone, Inner Residential Zone or Low Density Residential Zone not less than:</p> <ul style="list-style-type: none"> (a) 3m; or (b) half the wall height of the building, <p>whichever is the greater.</p>	<p>P2</p> <p>Buildings must be sited to not cause an unreasonable loss of amenity to adjoining properties within a General Residential Zone, Inner Residential Zone or Low Density Residential Zone, having regard to:</p> <ul style="list-style-type: none"> (a) overshadowing and reduction in sunlight to habitable rooms and private open space of dwellings; (b) overlooking and reduction of privacy to adjoining properties; or (c) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from the adjoining property.
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The northern boundary of the site adjoins a General Residential Zone as such an assessment is required.

Applicable units 7 and 8 are set back 3m from the boundary with the General Residential Zone (a).

The proposal is therefore deemed to comply with the Acceptable Solution (A2).

<p>A3</p> <p><i>Air extraction, pumping, refrigeration systems, compressors or generators must be separated a distance of not less than 10m from a General Residential Zone, Inner Residential Zone, or Low Density Residential Zone.</i></p>	<p>P3</p> <p><i>Air conditioning, air extraction, pumping, heating or refrigeration systems, compressors or generators within 10m of a General Residential Zone, Inner Residential Zone, or Low Density Residential Zone, must be designed, located, baffled or insulated to not cause an unreasonable loss of amenity to sensitive uses, having regard to:</i></p> <ul style="list-style-type: none"> <i>(a) the characteristics and frequency of emissions generated;</i> <i>(b) the nature of the proposed use;</i> <i>(c) the topography of the site and location of adjoining sensitive uses; and</i> <i>(d) any proposed mitigation measures.</i>
--	--

The proposed use is Residential in nature and does not involve air extraction, pumping, refrigeration systems, compressors or generators.

Heat pumps and air-conditioners are exempt if attached to the side or rear of a building as is proposed for this development unless the Local Historic Heritage Code applies and requires a permit for the use or development.

The proposal is therefore deemed to comply with the Acceptable Solution (A3).

Clause 27.4.3 Fencing	
<p>Objective: <i>That building height:</i></p> <ul style="list-style-type: none"> <i>(a) is compatible with the streetscape; and</i> <i>(b) provides for passive surveillance</i> 	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p><i>No acceptable solution.</i></p>	<p>P1</p> <p><i>A fence (including a free-standing wall) within 4.5m of a frontage must:</i></p> <ul style="list-style-type: none"> <i>(a) provide for security and privacy while allowing for passive surveillance of the road; and</i> <i>(b) be compatible with the streetscape, having regard to:</i> <ul style="list-style-type: none"> <i>i. its height, design, location and extent;</i> <i>ii. the topography of the site; and</i> <i>iii. traffic volumes on the adjoining road.</i>

As the proposal does not include fencing within 4.5m of the frontage this clause is not considered applicable.

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Clause 27.4.4 Outdoor storage areas	
<i>Objective: That outdoor storage areas for do not detract from the appearance of the site or surrounding area.</i>	
Acceptable Solutions	Performance Criteria
A1 <i>Outdoor storage areas, excluding for the display of goods for sale, must not be visible from any road or public open space adjoining the site.</i>	P1 <i>Outdoor storage areas, excluding for the display of goods for sale, must be located, treated or screened to not cause an unreasonable loss of visual amenity.</i>

As demonstrated in the drawing set none of the outdoor storage areas are visible from the road or public space adjoining the site.

The proposal is therefore deemed to comply with the Acceptable Solution (A1).

27.5 Development Standards for Subdivision

The proposal does not involve subdivision therefore Clause 27.5 is not applicable.

We trust that the advice contained in this letter supports the application for Retirement Village, however, if further information or clarification is required, please contact me on 62 312 555 or via khill@jmg.net.au.

Yours faithfully,

JOHNSTONE MCGEE & GANDY PTY LTD

Katrina Hill
Town Planning



9 September 2022

Northern Midlands Council
13 Smith Street,
Longford
TAS 7301

Dear Planner,

Re: Proposed Over 55's Village at Holy Trinity Anglican Church, 110 Main Street, Cressy

The proposed development at Holy Trinity Anglican Church, 110 Main Street, Cressy is for a 8 Unit Over 55's Village. The Units would be managed by Centacare Evolve Housing and the occupants subject to an age restriction of over 55 retirees. The intent is for the residents to live comfortably in their own home and also be able to enjoy the benefit of community living. The Units are each designed to LHA silver in order to provide age appropriate facilities which contributes to longer independence and delay the move into an aged care facility.

There are a number design elements which are relevant for facilities for over 55s which vary to other buildings and built environments. These are important as with an aging population Australia must consider the needs of the aging and develop high quality facilities which facilitate the maintenance of routines and lifestyles alike to that of the general community. Previously published reports and guidelines by others detail the requirements of aged care facilities which have been developed through extensive research. The design features identified include:

- Elements of the existing streetscape been referenced to allow for the facility to fit in with the surrounding neighbourhood
- Decorative elements introduced which engender a residential scale and character
- Roof forms of a residential style and arranged into clusters more likely to create a sense of residential community
- Elements of typical residential design and construction been incorporated into the architecture to create an identity and feeling of a 'home-like' living environment for residents
- Residential scale been created by the breaking up of the building mass
- External expression of function been expressed with some variety of dimensions, geometry, proportions, roof forms, opening sizes, rhythms and pattern
- Entry porches and covered outdoor areas provided to create transitional spaces between indoor and outdoor areas
- Scale should be portrayed in the architecture to engender a sense of 'home'
- Appropriate image within the local community to encourage community acceptance and harmony
- Outdoor spaces for community activities been provided to encourage community visitation and involvement.
- Low maintenance materials been used to keep maintenance costs to a minimum and to maintain a good quality appearance for long periods of time

Page 1 of 2

ABN 63 111 803 948 10 Goodman Court Shop 9, 105-111 Main Road p+(l) 03 6332 3790 info@primedesigntas.com.au
Invermay, Launceston Moonah, TAS p+(l) 03 6228 4575 primedesigntas.com.au



- Materials of residential character used and materials used in institutional buildings avoided
- Images of comfort, security, privacy, interaction, enjoyment and freedom of light and airy domestic character emphasised
- Private, secure, landscaped garden with wandering paths, reminiscence 'shed'
- Trees provided for shading where practical;
- Balance of private and semi-public planted and grassed areas been provided;
- Landscape design incorporate a balance of sun penetration, shading, and wind screening;
- Pleasant and serene domestic garden settings provided to reinforce and compliment the imagery of the building;

The development has been intentionally designed to a residential scale and character to appropriately integrate with the surrounding area and ease the transition of occupants from their family homes.

The occupants will enjoy the availability the outdoor recreational space and character of the church grounds and recreational use of the church hall with of the following services at the Church and Church Hall:

- Regular Church Services
- The availability of the hall for resident and community activities

Variation to Planning Scheme

17.4.1 Building Design and Siting

A2 Does not Comply

P2 Unit 1 is setback from the frontage 3.6m measured to the porch and 4.8m to the wall. Within 200m of the site there are 7 dwellings with setbacks within 3m of the Saundridge Road frontage. As the proposed development is residential in nature and scale it is in keeping with the streetscape and is unobtrusive or dominating.

A3 Does not Comply

P2 The minimum side setbacks of the development are 1.5m (Units 1, 7 & 8). The development itself is of a sensitive use and has setbacks of a residential nature and therefore will not detrimentally affect the neighbouring residential properties.

Kind regards,

Bianca Pople

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praxisenvironment

heritage

planning

archaeology

po box 338
north hobart
tasmania 7002

0418 303 184
info@prax.com.au

Statement of Historical Archaeological Potential

110 Main Street
CRESSY TASMANIA

Brad Williams
Historical Archaeologist
December 2022

Received
19.12.2022

Contents:

1. INTRODUCTION	1
2. ARCHAEOLOGICAL METHODOLOGY	4
3. HISTORICAL BACKGROUND OF THE SUBJECT SITE	6
4. SITE OBSERVATIONS AND CONSIDERATION OF PRIOR DISTURBANCE	15
5. CONCLUSION AND ARCHAEOLOGICAL MITIGATION STRATEGY	16

This document was written by Brad Williams (BA.Hons Archaeology, G.Dip Maritime Archaeology, MA Cultural Heritage Management, G.Dip Environmental Planning) Historical Archaeologist, Heritage Consultant and Director of Praxis Environment. Praxis Environment is a division of Praxis Synergy Pty. Ltd.

Unless otherwise stated, the north point (or approximate) of maps and plans is to the top of the page.

Cadastral information depicted in this document must not be relied upon without verification by a Surveyor.

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1. Introduction

This report has been commissioned by Prime Design Tasmania in order to investigate the possibility of archaeological potential, namely the possibility of human burials, on the site known as 110 Main Street, Cressy. This 2023m² site has no marked graves, nor any on-site indication of burials, it is part of the adjacent Anglican Church landholding (albeit a separate title) and is also adjacent to the Cressy Uniting cemetery.



Figure 1.1 – The location of the subject site (outlined red). www.thelist.tas.gov.au

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Figure 1.2 – Detail of a recent aerial image of the subject site –outlined in red. www.thelist.tas.gov.au

If archaeological potential is predicted, then this is to inform the design of the proposed development, and if archaeological impact considered possible, then an **archaeological impact assessment** is to be undertaken and if such impact is deemed unavoidable, then an **archaeological method statement** is to be formulated to industry standard.

The archaeological approach in this document has been developed with regard to the Tasmanian Heritage Council's Practice Note 2 – *Managing Historical Archaeological Significance in the Works Application Process*¹, and the Tasmanian Heritage Council's *Guidelines for Historical Archaeological Research on Registered Places*².

¹ <http://www.heritage.tas.gov.au/media/pdf/2%20Practice%20note%20-%20Archaeology.pdf>

² <http://www.heritage.tas.gov.au/media/pdf/Archae%20ResGlines%20%20FINAL%20-%20June%202009.pdf>

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Although the place is not subject to the Historic Cultural Heritage Act, this methodology is used as a means of demonstrating a sound and best-practice approach.

This document has the following stated limitations:

- This document is largely a predictive analysis (i.e. non-invasive) of the possible archaeological resource and might be subject to further on ground testing to verify findings if deemed necessary by any stakeholder.
- All depictions of the location of site features are approximate. A surveyor should be engaged if any party requires exact confirmation of locations.
- The depiction of expected archaeological features in this report largely relies on the accuracy of historical surveys and data – no guarantee of the accuracy of this historical data is given.
- The scope of this project only included historic heritage values. Consideration of Aboriginal heritage values was outside the scope.
- Any implications of the location of underground services may only be approximate. Confirmation where necessary must be sought from professional underground asset locators.

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2. Archaeological Methodology

This statement of archaeological potential is derived from a process which identifies the potential of the site to yield archaeological remains, the significance of any remains, and their potential to yield meaningful information about the site, and which might contribute to relevant key archaeological and historical themes.

The following briefly outlines the methodology followed:

Determining general archaeological potential: Through a desktop analysis of historical data and secondary sources, as well as non-invasive site observations, an understanding of the evolution of the site has been gained which has allowed an assessment of the archaeological potential (however significant) of any part of the site - resulting in substantiated predictions of the likelihood of finding *something* upon any particular part of the site.

This has been done by analysing primary source material, summarizing the developmental history of the site and developing a chronological narrative detailing an overview of the history of all known features to have ever existed on the site. Where possible, developmental overlays have been developed from historic maps, plans, photographs and other visual documentation. This overlay has been supported by other observations providing supplementary information, and also includes processes such as demolition and disturbance which may have removed or destroyed potential remains – and may have diminished the archaeological potential.

Assessing the significance and potential of any likely archaeological resources to yield meaningful information: Upon understanding the archaeological potential through desktop and site analysis, the next step was to understand its relationship to any aspect of the identified significance of the place – e.g. do the remains have the potential to demonstrate an aspect of the significance of the site or related key historic theme? The potential for any of the archaeological remains to demonstrate important aspects of the history of the site, whether in a state, regional or thematic context, is to be considered.

Understanding possible impact of development and formulation of management strategies: Based on any identified archaeological potential and significance of the site, consideration will be given as to whether the proposed development will impact upon any likely archaeological remains and if necessary broad management strategies will be proposed to manage any impact.

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Table 1 (below) demonstrates the steps of this assessment:

Methodology for formulation of the statement of archaeological potential		
	If 'no'	If 'yes'
1. Archaeological potential. Are you likely to find something if you dig here? (i.e. a <u>Statement of Archaeological Potential</u>).	Further action may not be required, although a contingency plan may be required for unexpected finds.	The significance of the archaeological potential should be investigated.
2. Significance. Could anything you find here greatly contribute to our understanding of the site or related significant theme?	Further action may not be required.	The likely integrity of the archaeological remains should be investigated.
3. Integrity. Are any archaeological remains likely to be intact?	Further action may not be required, although a contingency plan is required for unexpected integrity.	The likelihood of significant archaeological remains is confirmed.
4. Impact Will proposed works impact upon the significant archaeological remains? i.e. an <u>Archaeological Impact Assessment</u> .	Further action may not be required, although a contingency plan may be required for unexpected impacts.	An <u>Archaeological Method Statement</u> will be required to detail how impact will be managed/mitigated.

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3. Historical background of the subject site

The following overview of the known physical development history of the site aims to aid in the prediction of any likely archaeological remains. This does not represent a comprehensive site history and has been limited to a history of the physical development of the site as relevant to the archaeological resource.

Broadly, the primary sources consulted in the development of the statement of archaeological potential include:

- Historic maps, photographs (NS and PH series) - Tasmanian Archive and Heritage Office. None of these were of use in defining any actual burials in the vicinity.
- Lands Tasmania aerial photo collection.
- DPIPWE – Land Tasmania, historic map collection. None of these were of use in defining any actual burials in the vicinity.
- DPIPWE – Land Tasmania, titles. None of these were of use in defining any actual burials in the vicinity.

In order to gain an overview of what once existed on the site, as the basis for predicting archaeological remains, the following is a brief overview of the historical development of the site based on primary source documents (the subject site depicted in red) as well as overviews drawn from the secondary sources as detailed above. Note that this is a brief historical overview, concentrating solely on physical development, sufficient only for basic archaeological planning.

Overview of site development

- The first Anglican Church at Cressy was constructed around 1839 – the location of that original church was not found in the current research.
- The original church owned land comprised of 229 acres, with a major subdivision occurring in 1885 which created much of the current cadastral configuration of the southern portion of Cressy – reducing the church land to around 205 acres.³ At this time, the current cadastral form of the subject site was established.
- That first church was replaced by one built in 1858.

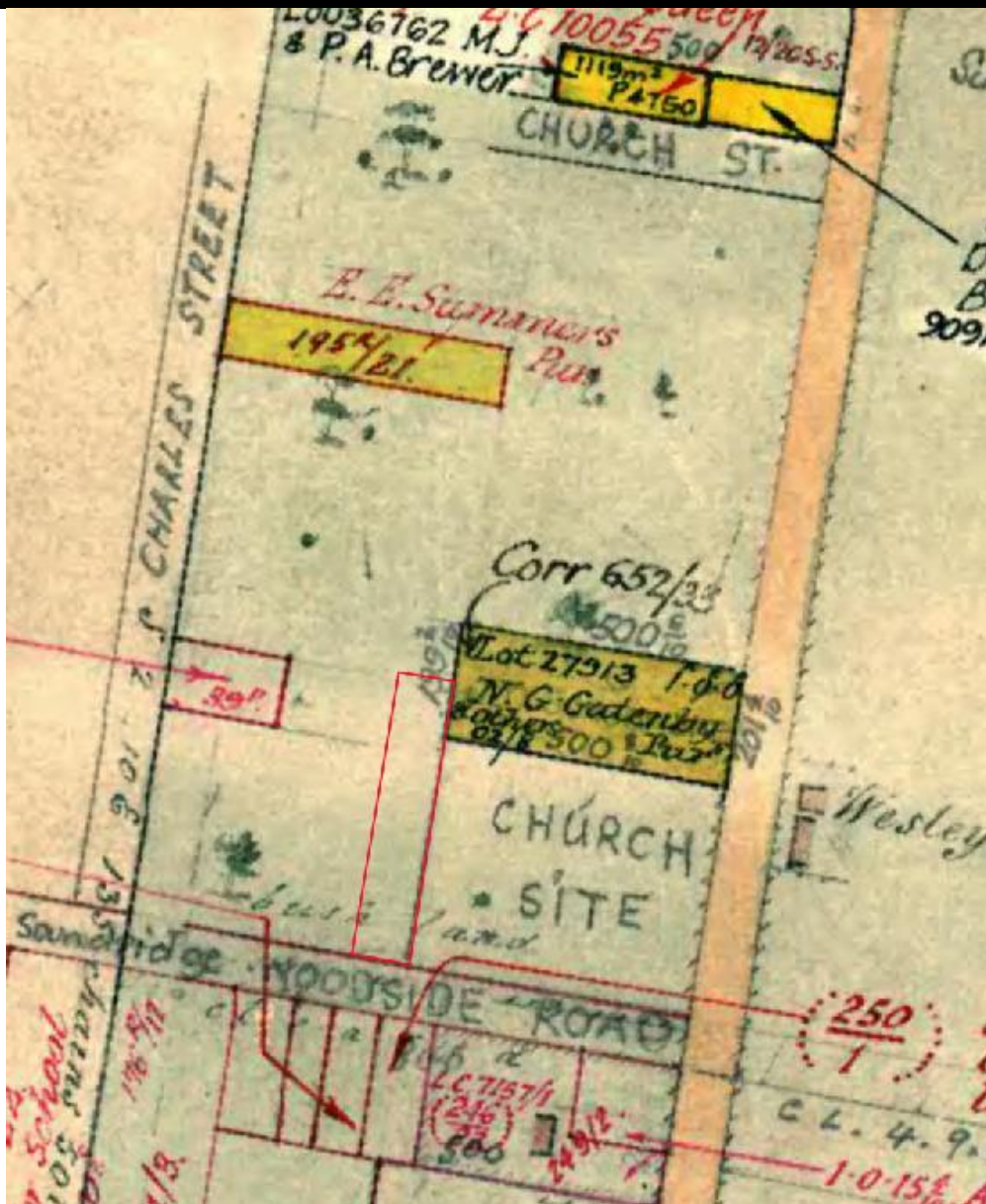
³ Lands Tasmania historic folio 49-173.

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- The current Holy Trinity Anglican Church was opened in 1894 which incorporates part of the 1858 building with extensions by Launceston architects Corrie and North.
- Until 1951, the Anglican Church still retained the ~205 acres in Cressy, comprising the church and churchyard itself, the subject site, and 204a-2r-35 ^{1/10}p in a large allotment to the west, which was subdivided in that year into two large rural allotments and sold.

Pictorial overview of site development

The following images provide a pictorial overview of the evolution of the site and board evolution of the building as each may have relevance to understanding the possible archaeological potential of the site.

Received
19.12.2022Figure 3.1 - Grants Map – www.thelist.tas.gov.au

The Cressy town grant chart is unusual as it does not show later grants that form the basis of the current cadastral pattern of the township. It does however show major items of interest, for example the church site – showing the subject site outside that original church grant.

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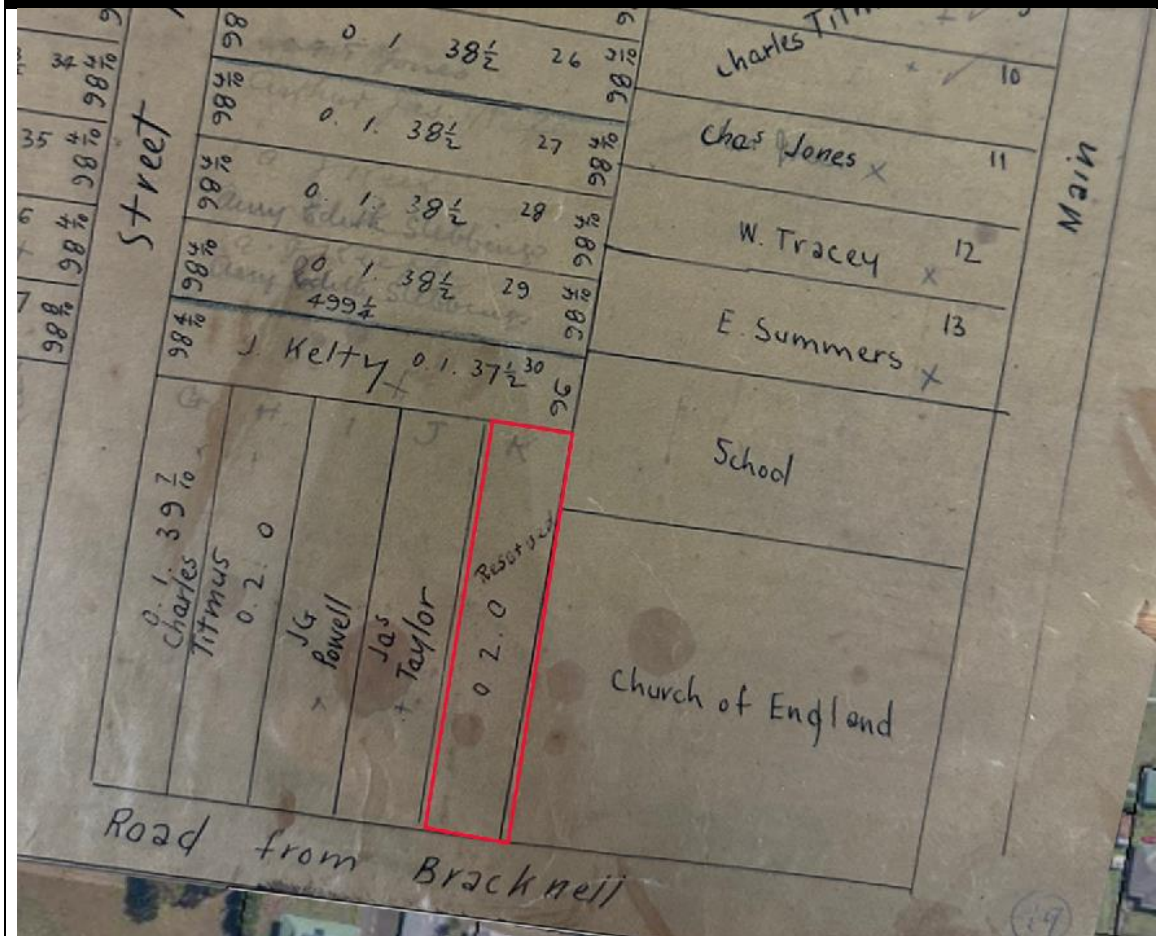
Figure 3.2 - Trinity Church, Cressy c1859. Attributed to Emily Bowring. Libraries Tasmania SD_ILS:74108



This image, although undated, is thought to be c1859, which would be the second church on the site – which does bear similarity to the central section of the current building. Based on the hills behind the orientation suggests the same building. Note the large area in front probably corresponding with the lawned areas remaining in front of the building. No indication of monuments is seen in this image.

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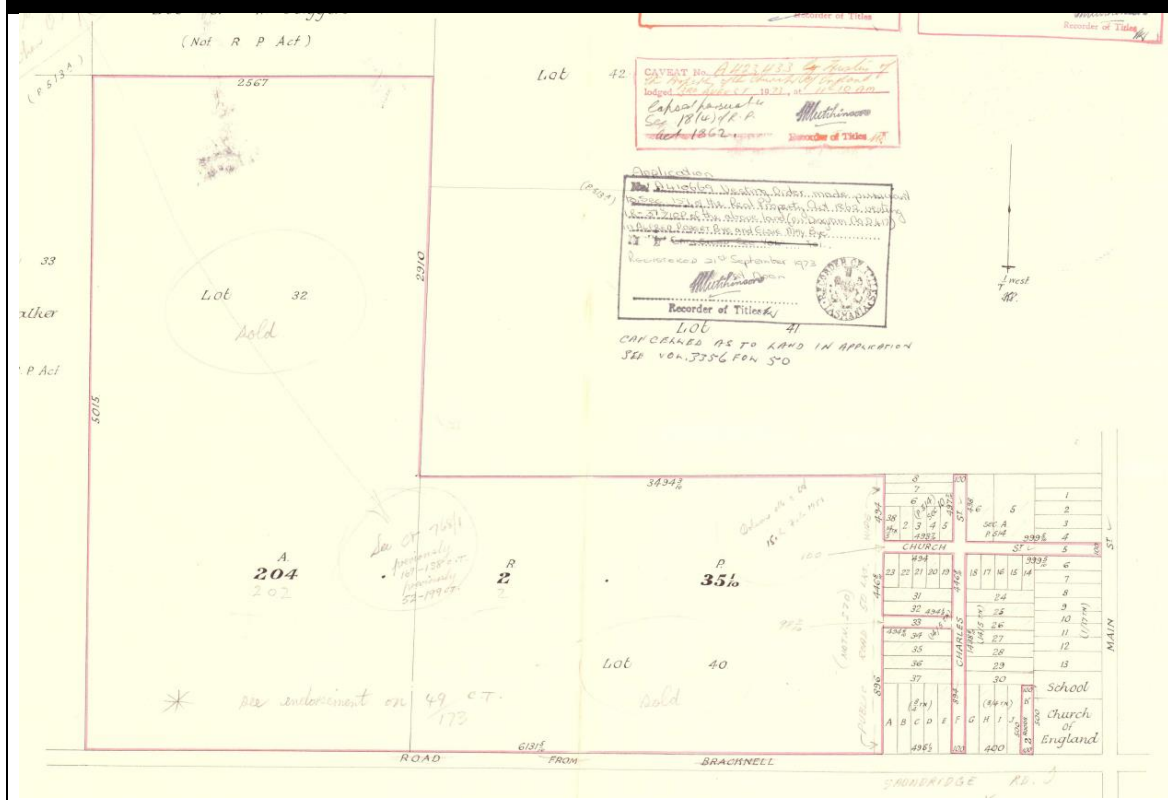
Figure 3.4 - Undated map of Cressy allotments (likely late 1880s). Tasmanian Archive and Heritage Office NS373/1/550.



This map, although undated, is likely to represent a late c19th subdivision of the Church Glebe, collectively described in Lands Tasmania Historic Folio 634-69. This shows the subject site as 'reserved' – noting that it remains under the ownership of the church, it is likely that this was reserved for possible future cemetery expansion.

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Figure 3.5 1951 subdivision of church land to the west. Lands Tasmania Historic Folio 634-69.



This folio shows the two large lots to the west of the township, owned by the church and subdivided in 1951. The pink outline depicts church-owned land (in addition to the church itself). The smaller allotments in the bottom-right corner (southeast) are those (and possibly other) portions of land sold post-1885-subdivision (see above). Notably, the subject site remained as an isolated small block (bottom right outlined in pink). This suggests the intent in 1951 that the not be allocated for 'liturgical purposes' (as it is outlined pink whereas the church is now) – but retention of ownership *may* have been for possible future cemetery use.

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Figure 3.6 - 1946 aerial photograph. Lands Tasmania 01101-504.



The 1946 aerial shows the subject site as undeveloped and largely empty. Something is shown on the western edge in close proximity to the monuments on the adjacent Methodist cemetery. It is not known what this is, however is not necessarily interpreted as a monument (it could possibly be a vehicle?).

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Figure 3.7 - 1971 Aerial Photograph. Lands Tasmania 0563-038.



The 1971 aerial clearly depicts the monuments in the surrounding area, with no indication of any monuments or other anomalies suggesting burials on the subject site.

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Figure 3.8 - 1981 Aerial Photograph. Lands Tasmania 0868-197



The 1981 aerial clearly depicts the monuments in the surrounding area, with no indication of any monuments or other anomalies suggesting burials on the subject site.

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4. Site observations and consideration of prior disturbance

Current site observations provide no suggestion nor evidence of burials, nor any other development, on the site. The land is generally flat with a gentle rise in the central portion. There is one advanced exotic tree on the eastern boundary, one other removed with a stump remaining, and two smaller exotic trees of an advanced age on the front boundary. The eastern and front boundaries have a hawthorn hedge.

A search of underground asset registers indicate no service lines within the site that may have caused any disturbance (noting that there may be private service lines within the site which do not show on such searches).

Overall, it is concluded that the site appears not to have been subject to any major disturbance.

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5. Conclusion and archaeological mitigation strategy.

It is concluded that there is a very low likelihood, if any, of burials on the subject site. Whilst the land has been owned by the Anglican Church since the mid-c19th, it appears never to have been part of the 'churchyard proper' and was probably retained for possible future cemetery expansion that does not appear to have occurred.

It is likely merely circumstantial that the subject site is between two known cemeteries – noting that these are not related, one being Anglican, the other being Uniting (former Methodist) and associated with the historic Wesleyan Chapel that was located on what is now 105-107 Main Street Cressy.

No historical depictions of burials on the subject site was found. It is known that in 1951 the church intentionally retained ownership of the site, and the 1946 aerial photograph, and other photographs from later decades give no definitive evidence of monuments/burials on the site. It defies logic that early burials would be made on the subject site, and then it be allocated as a separate lot in the 1885 subdivision of church land. Whilst there is a gap in documentation between 1885 and the 1946 aerial, there are a large number of marked graves in the churchyard proper from that period – it would again defy logic for any burials on the subject site during that period.

Noting the high unlikelihood of burials, as a precaution, the following mitigation strategies are proposed to be implemented in any major excavations on the subject site:

If any archaeological remains are on site, these would comprise of:

- Human remains
- Funerary goods (e.g. coffins)
- Monument fragments (including headstones, footstones and surrounds)
- It is considered almost impossible that there would be any major underground funerary structures on the subject site (e.g. vaults) as the rate of survival of these are much higher given the status of persons that these were associated with.