DEVONPORT CITY COUNCIL
ABN: 47 611 446 016
PO Box 604 Devonport TAS 7310 – 137 Rooke Street, Devonport
Telephone 03 6424 0511
Email council@devonport.tas.gov.au Web www.devonport.tas.gov.au

4 November 2022

Mr Robert Vellacott
11 Cocker Place
DEVONPORT TAS 7310

Dear Mr Vellacott,

Response To Questions Without Notice – 24 October 2022 Council Meeting

I write in response to your questions without notice, taken on notice at the Council Meeting on Monday, 24 October 2022, as outlined below.

Q1 My question is in relation to the condition of the property on the corner of Best and Rooke Street, commonly known as Day's Building. It appears we could have another old maternity hospital within our city, that is the condition is pretty poor not in keeping with the rest of the properties around.

Last time I had a look at it there were broken windows, there were pigeons flying in and out, and of course with the recent weather coming that way, it would not take much to imagine plenty of moisture and what have you inside. I have been told that there has been liquid coming down on the interior of the building.

Now my question is, does it comply with health and building regulations? The other thing is, am I correct in saying now that Council has the authority to do something about it if the present owner doesn't?

Also, who is the present owners, does Council know and have you taken any action so far in having that building brought to a reasonable and acceptable standard to comply, and I emphasise to comply, particularly with the health regulations?

Response

The *Building Act 2016* (the *Act*) regulates requirements for property owners to maintain their properties. Council as the Permit Authority can initiate compliance action under the Act if the premise is considered unfit for use or occupancy or is considered a danger to the public. Council does have the authority under the *Act* to perform any required works if the property owner fails to do so and in certain circumstances.

…/2



Recently there have been some incidents on site and Council have been in contact with the property manager to discuss maintaining the property. Those discussions are ongoing.

Yours sincerely

Matthew Atkins
GENERAL MANAGER

From: Phil Murray <pmurray@internode.on.net>
Sent: Sunday, 13 November 2022 5:09 PM
To: Devonport City Council
Subject: Questions on notice to Mayor and Councillors for the November 28 meeting.

Dear Mayor and Councillors,

Please answer the questions on notice included below, Question 1.

The mass plantings between the new hotel and the railway line has a real problem.
Weed control before planting was sub standard and now we have weeds that were just covered with mulch beginning to dominate the planting.

I have been told that the Parks and Reserves Workers will be maintaining the new planting. It will be virtually impossible to remove or spray those weeds from a dense planting. Will Council be ensuring the landscaping contractor deals with the weed problem before handing maintenance over to Council ?

Question 2.

I understand Council is in the process of planning for a new stadium to replace the existing one situated at Forbes Street. Would you please inform me where the new stadium will be situated, or which sites are being considered.

Sincerely

Phil Murray
127 Best Street
Devonport Tas 7310
M 0429 037 621
pmurray@internode.on.net

Qs and Responses Days Building Pigeons RBV Oct Nov 2022 to send

From – ROBERT B VELLACOTT (Financial Ratepayer)
11 COCKER PLACE
DEVONPORT 7310

To THE MAYOR AND COUNCILLORS
DEVONPORT CITY COUNCIL
COUNCIL CHAMBERS
ROOKE ST DEVONPORT 7310

Questions on notice for DCC meeting 29 November 2022

Q1 - Subject - The unsatisfactory condition of the property on the corner of Best and Rooke Street, commonly known as Day's Building.

I refer to my questions without notice asked at the DCC Meeting 24 October 2022, also the letter from the General Manager Mr Matthew Atkins 4th November 2022 in regard, as to whether the building complies with health and building regulations . (Ref below extract from meeting minutes re my questions)

Minutes of 24 October 2022 - Bob Vellacott, 11 Cocker Place Devonport)"Q1. My question is in relation to the condition of the property on the corner of Best and Rooke Street, commonly known as Day's Building. It appears we could have another old maternity hospital within our city, that is the condition is pretty poor not in keeping with the rest of the properties around. Last time I had a look at it there were broken windows, there were pigeons flying in and out and of course with the recent weather coming that way, it would not take much to imagine plenty of moisture and what have you inside. I have been told that there has been liquid coming down on the interior of the building.

Now my question is, does it comply with health and building regulations? The other thing is, am I correct in saying now that Council has the authority to do something about it if the present owner doesn't?

Also, who are the present owners, does Council know and have you taken any action so far in having that building brought to a reasonable and acceptable standard to comply, and I emphasise to comply, particularly with the health regulations? "

Response The Mayor advised that given the number of questions Mr Vellacott had asked, that they would be taken on notice and responses provided in writing. /2

Page 2

The General Manager's response was (Ref his letter 4 Nov 2022) "***T****he Building Act 2016 (the Act) regulates requirements for property owners to maintain their properties. Council as the Permit Authority can initiate compliance action under the Act if the premise is considered unfit for use or occupancy or is considered a danger to the public. Council does have the authority under the Act to perform any required works if the property owner fails to do so and in certain circumstances. - Recently there have been some incidents on site and Council have been in contact with the property manager to discuss maintaining the property. Those discussions are ongoing. "*

(NEW QUESTION ON NOTICE)- As of this date 19th November 2020 there appears to have been nothing done to stop the ingress of pigeons and rain water into the building.

I have been told that rainwater water has often been seen inside the ground floor of the building. Obviously there would be every possibility it could be contaminated with pigeon droppings/effluent and therefore should be regarded as a health hazard that requires immediate attention, more so, because there are food shops situated within that property.

I note the general manager did not answer that part of my question asked 24th October i.e. "> does it (the building) comply with health and building regulations" and I respectfully ask will he now do so?

Q2. Has council, before or since the 24th October 2022, requested and or received a written report about the status of the condition of the property (as per Q1 above) in regard as to its compliance or otherwise of health and building regulations?

I will appreciate all of the above and separate answers to each of my questions to, so as to be in context , be recorded in the main meeting Agenda for 29th November 2022.

R. B. Vellacott *19th November 2022*

Office use
Application no.
Date received:
Fee:
Permitted/Discretionary

Devonport City Council

Land Use Planning and Approvals Act 1993 (LUPAA)

Tasmanian Planning Scheme - Devonport

Application for Planning Permit

Use or Development Site

Street Address: 19 North Caroline St, East Devonport

Certificate of Title Reference No.: 95577/262

Applicant's Details

Full Name/Company Name: Bobby Tieman / ARTAS Architects Pty Ltd

Postal Address: PO Box 378

Telephone: (03) 6331 2731

Email: bobby@artas.com.au

Owner's Details (if more than one owner, all names must be provided)

Full Name/Company Name: St Michael's Association Inc.

Postal Address: 19 North Caroline St, East Devonport TAS 7310

Telephone:

Email:

ABN: 47 611 446 016
PO Box 604
137 Rooke Street
Devonport TAS 7310
Telephone 03 6424 0511
www.devonport.tas.gov.au
council@devonport.tas.gov.au

Sufficient information must be provided to enable assessment against the requirements of the planning scheme.

Please provide one copy of all plans with your application.

Assessment of an application for a Use or Development

What is proposed?: Change of use for a section of the existing building from 'school' to 'respite centre'. Convert 2 classrooms into 5 bedrooms, communal kitchen and carers room. And Convert existing toilet block into 3 unisex accessible shower/ toilets (bathrooms).

Description of how the use will operate: The proposed area will be used as a respite centre for people with disabilities to stay where both them and the carers require temporary break.

Use Class (Office use only):

Applications may be lodged by email to Council - council@devonport.tas.gov.au The following information and plans must be provided as part of an application unless the planning authority is satisfied that the information or plan is not relevant to the assessment of the application:

Application fee	
Completed Council application form	
Copy of the current certificate of title, including title plan and schedule of easements	
Any written permission and declaration of notification required under s.52 of LUPAA	
A site analysis and site plan at an acceptable scale on A3 or A4 paper (1 copy) showing:	
• The existing and proposed use(s) on the site	
• The boundaries and dimensions of the site	
• Topography including contours showing AHD levels and major site features	
• Natural drainage lines, watercourses and wetlands on or adjacent to the site	
• Soil type	
• Vegetation types and distribution including any known threatened species, and trees and vegetation to be removed	
• The location, capacity and connection point of any existing services and proposed services	
• The location of easements on the site or connected to the site	
• Existing pedestrian and vehicle access to the site	
• The location of existing and proposed buildings on the site	
• The location of existing adjoining properties, adjacent buildings and their uses	
• Any natural hazards that may affect use or development on the site	
• Proposed roads, driveways, parking areas and footpaths within the site	
• Any proposed open space, common space, or facilities on the site	
• Proposed subdivision lot boundaries (where applicable)	
• Details of any proposed fencing	
Where it is proposed to erect buildings, a detailed layout plan of the proposed buildings with dimensions at a scale of 1:100 or 1:200 on A3 or A4 paper (1 copy) showing:	
• Setbacks of buildings to property (title) boundaries	
• The internal layout of each building on the site	
• The private open space for each dwelling	
• External storage spaces	
• Parking space location and layout	
• Major elevations of every building to be erected	
• The relationship of the elevations to existing ground level, showing any proposed cut or fill	
• Shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites	
• Materials and colours to be used on roofs and external walls	
Details of any signage proposed	

Value of use and/or development

$ 300,000

Notification of Landowner/s (s.52 *Land Use Planning and Approvals Act 1993*)

If land is not in applicant's ownership

I, Bobby Leigh Tieman declare that the owner/s of the land has/have been notified of my intention to make this application.

Applicant's signature: Date: 12/09/2022

If the application involves land owned or administered by the Devonport City Council

Devonport City Council consents to the making of this permit application.

General Manager's signature: Date:

If the application involves land owned or administered by the Crown

Crown consent must be included with the application.

Signature

I apply for consent to carry out the use and development described in this application. I declare that all the information given is true and correct. I also understand that:

- if incomplete, the application may be delayed or rejected; and
- more information may be requested in accordance with s.54 (1) of LUPAA.

PUBLIC ACCESS TO PLANNING DOCUMENTS - *DISCRETIONARY* PLANNING APPLICATIONS (s.57 of LUPAA)

I understand that all documentation included with a discretionary application will be made available for inspection by the public.

Applicant's signature: Date: 12/09/2022

PRIVACY ACT

The personal information requested on this form is being collected by Council for processing applications under the *Land Use Planning and Approvals Act 1993* and will only be used in connection with the requirements of this legislation. Council is to be regarded as the agency that holds the information.

Fee & payment options

DD **Pay by Direct Deposit –** BSB: 067-402 Account No. 000 000 13 – Please quote your application number.

Pay in Person at Service Tasmania – Present this notice to any Service Tasmania Centre, together with your payment. See www.service.tas.gov.au for opening hours.

Pay by Phone – Please contact the Devonport City Council offices on 64240511 during office hours, Monday to Friday.

Pay by Post – Cheques should be made payable to Devonport City Council and posted to PO Box 604, Devonport, Tasmania, 7310.

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

Document referenced on
Certificate of Likely Compliance

Cert No: 0258/2021 Date: 30/08/2021

Greg Green CC264V - Signed

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
95577	262
EDITION	DATE OF ISSUE
8	04-Jul-2018

SEARCH DATE : 06-May-2021
SEARCH TIME : 10.14 AM

DESCRIPTION OF LAND

Parish of TEMPLETON, Land District of DEVON
Lot 262 on Plan 95577 (formerly being P1499)
Derivation : Part of 460 Acres Gtd. to R. Stewart
Prior CT 2858/8

SCHEDULE 1

M694631 TRANSFER to ST MICHAEL'S ASSOCIATION INC.
Registered 04-Jul-2018 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
BENEFITING EASEMENT: A Right of Drainage over the Drainage Easement shown on Plan No. 95577
A158229 FENCING CONDITION in Transfer
E141477 MORTGAGE to Australia and New Zealand Banking Group Limited Registered 04-Jul-2018 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

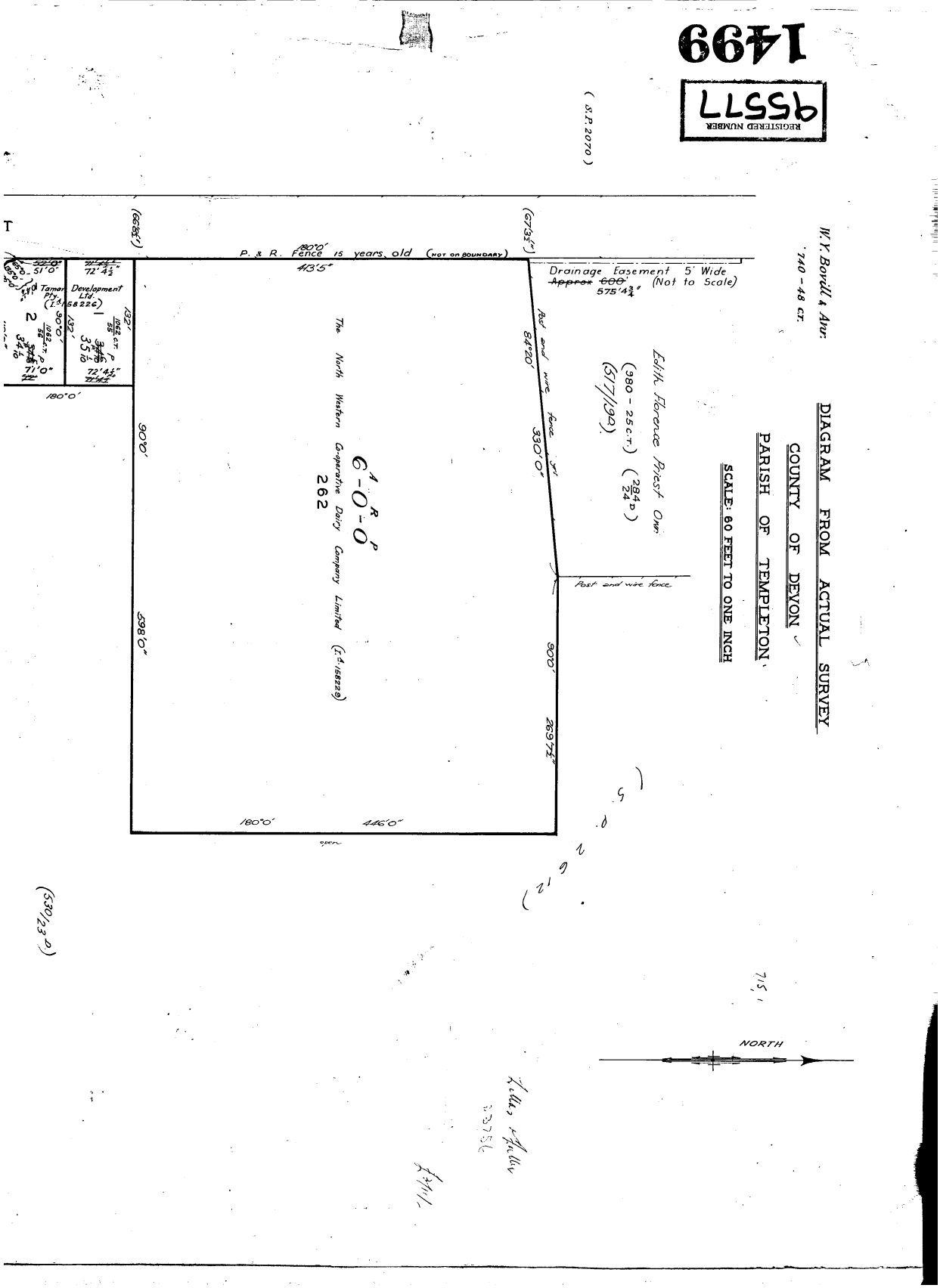
FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

1499

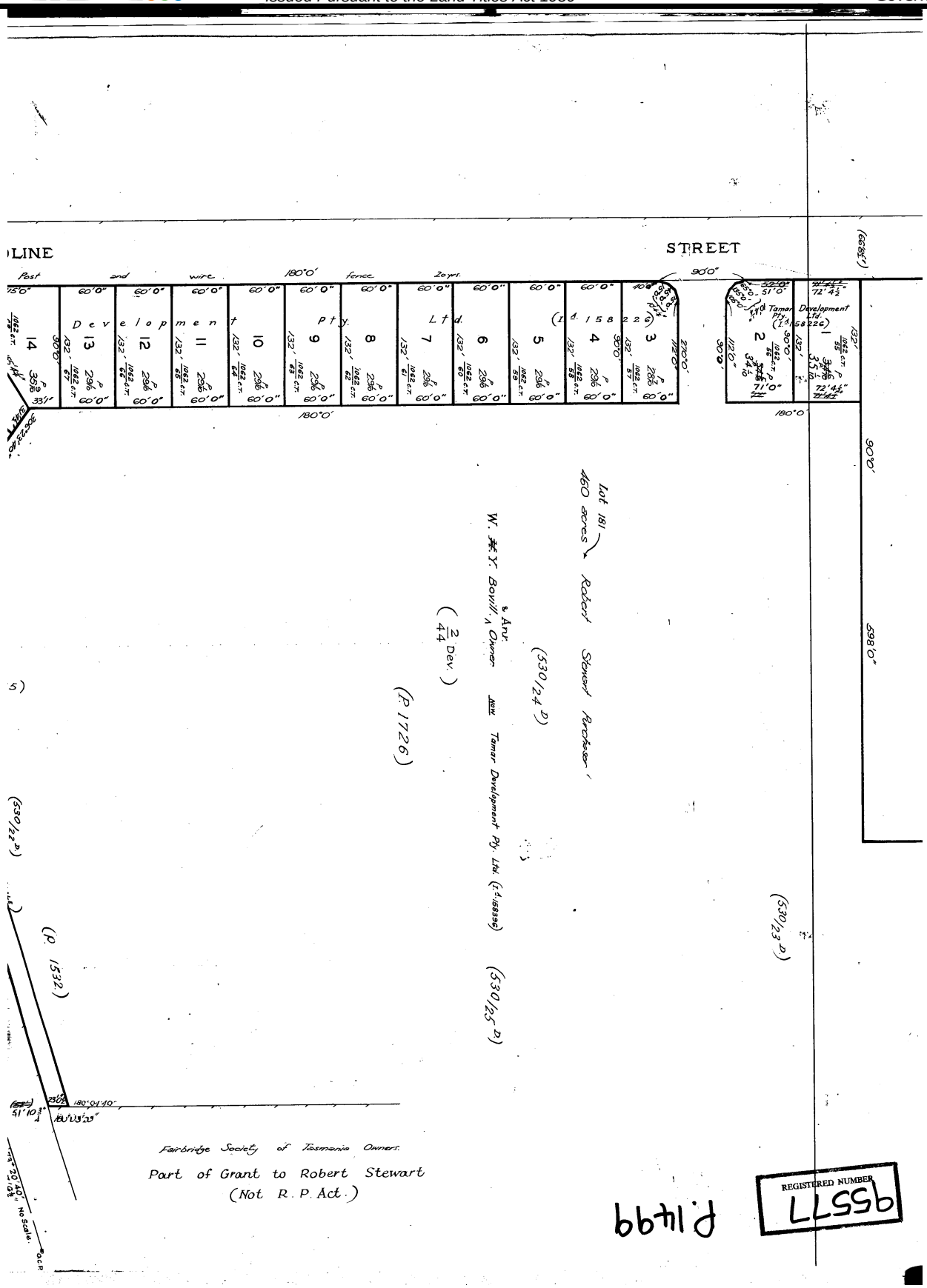
REGISTERED NUMBER 95577



FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

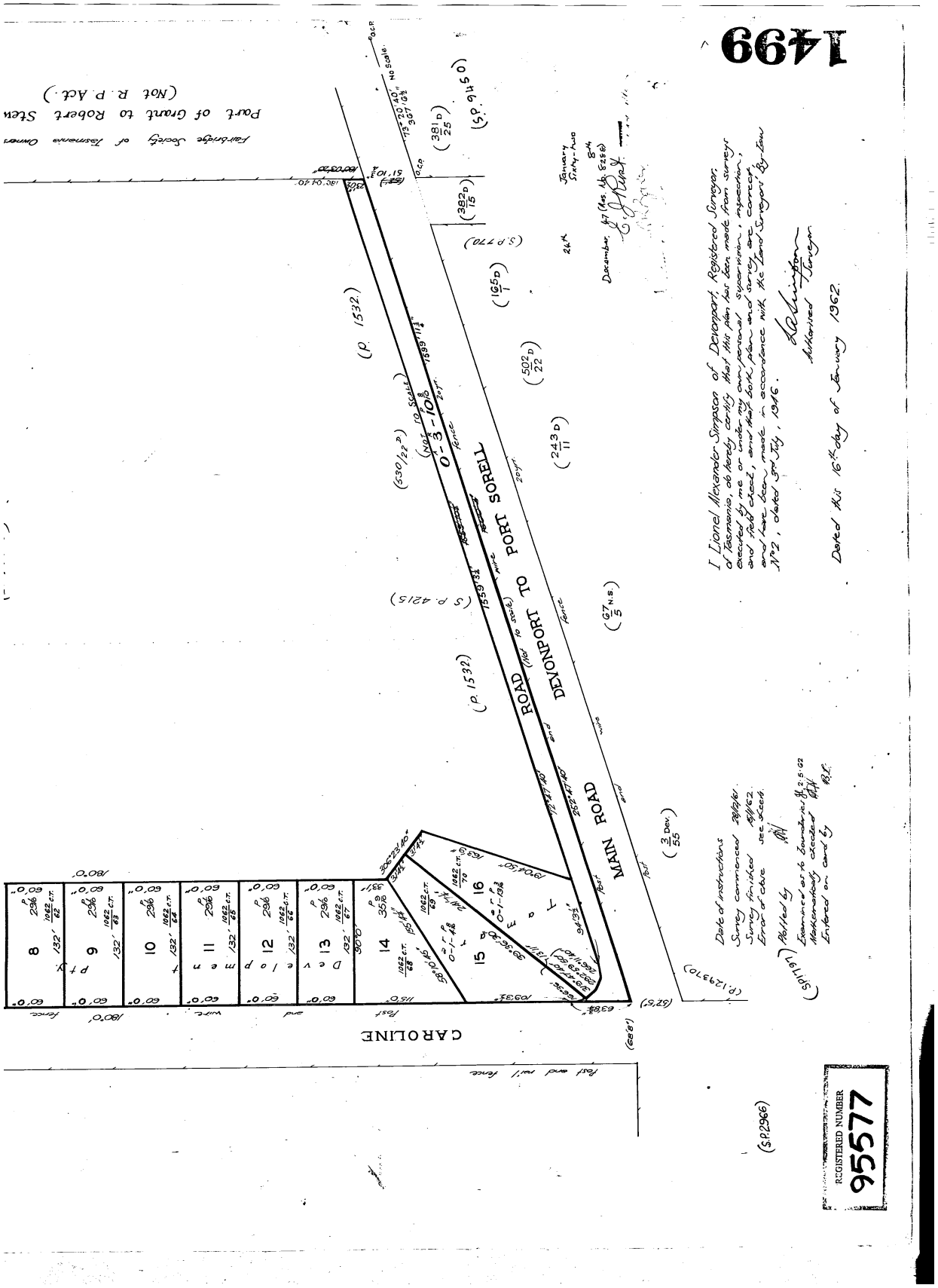


FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

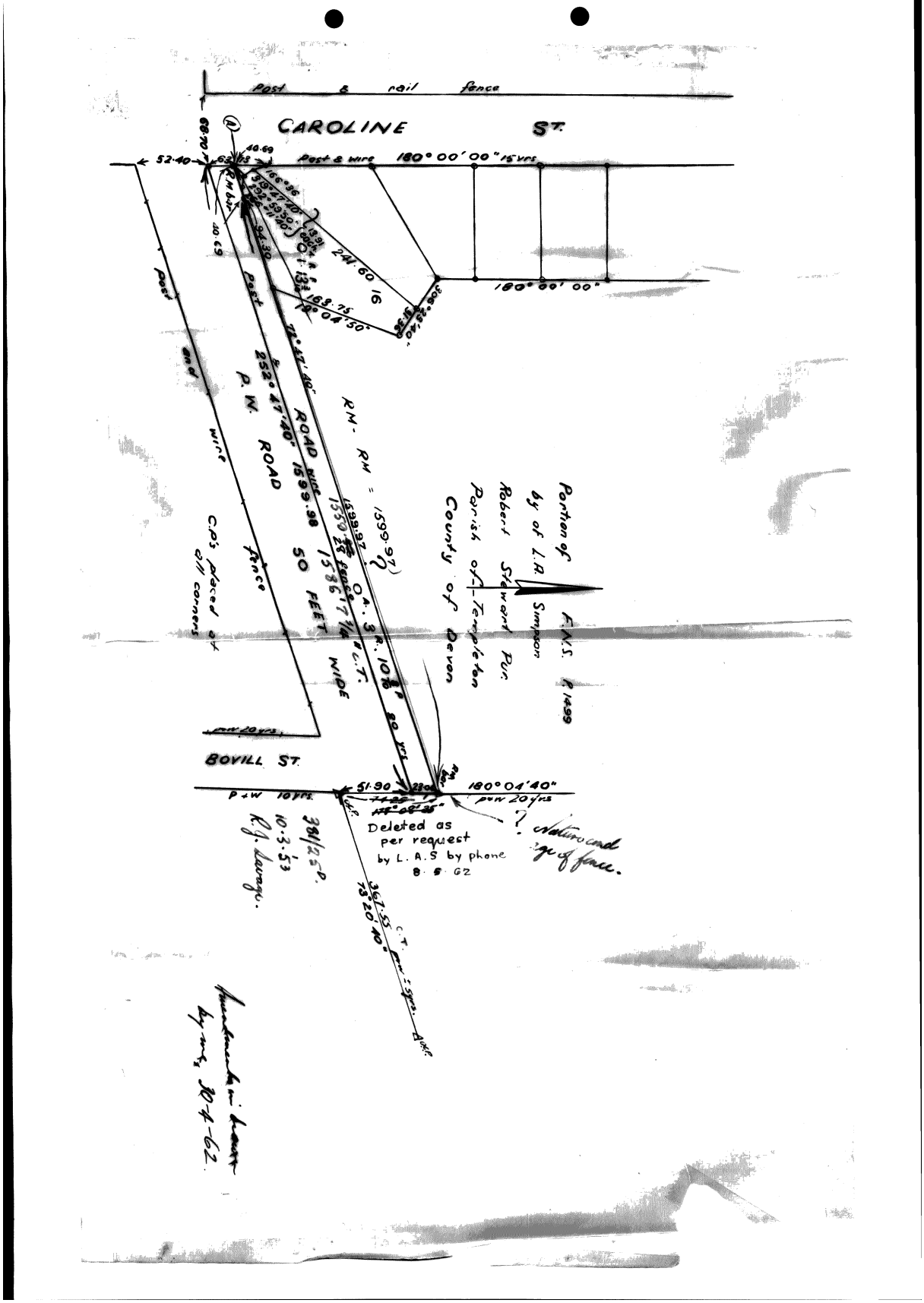
Tasmanian Government



SURVEY NOTES

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



Lands' Titles Office,

Hobart, 13th April, 1962.

MEMO.

PLEASE to note the following Memoranda of the Chief Draftsman, and forward reply at your earliest convenience.

Recorder of Titles.

MEMO.

On Mr. Simpson's Survey of 18 lots for W. Y. Bovill & anor in Devon, Templeton, (Plan 1499) it will be necessary to state the nature of the eastern boundary, confirm the distance of 1559.32' and to connect to the former survey for R. J. Savage on the opposite of the Main Road to substantiate the 13.34' excess in the Main Road frontage.

See enclosed tracing.

The Recorder of Titles.

For. *Chief Draftsman.*

SURVEYOR'S REPLY.

See tracing returned

The Recorder of Titles.

Surveyor under Real Property Act.

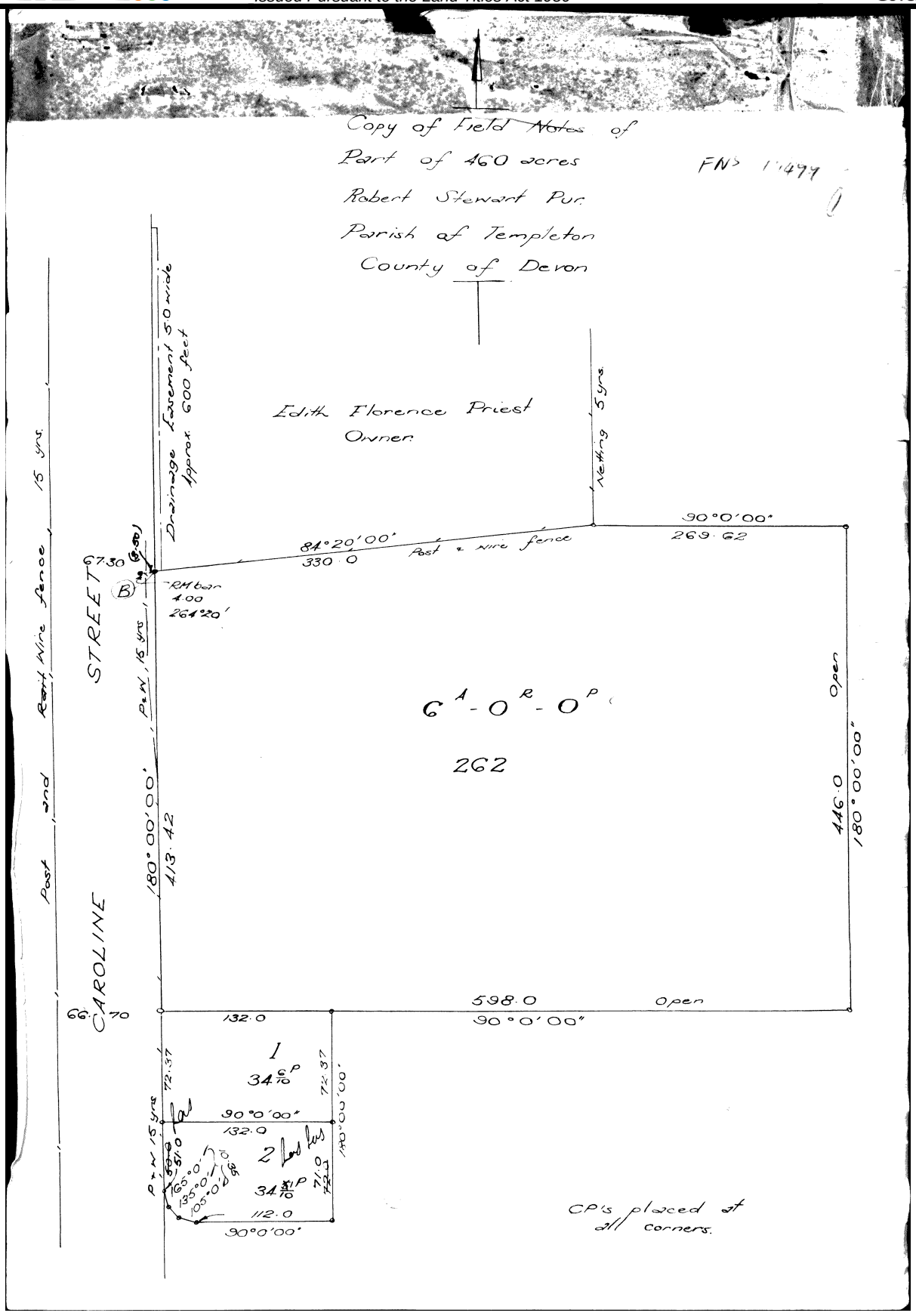
30/4/62.

22940

SURVEY NOTES

RECORDER OF TITLES

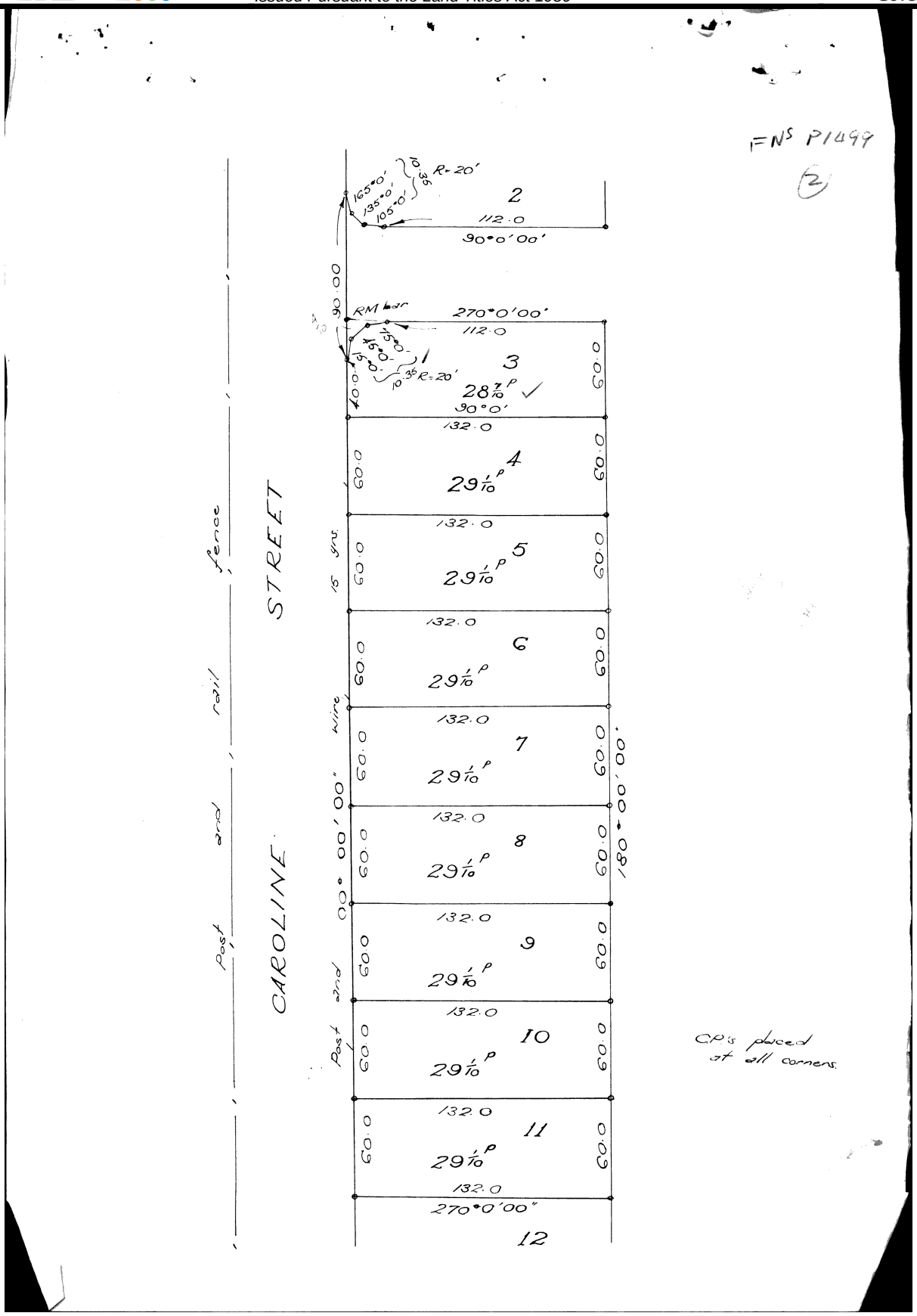
Issued Pursuant to the Land Titles Act 1980



SURVEY NOTES

RECORDER OF TITLES

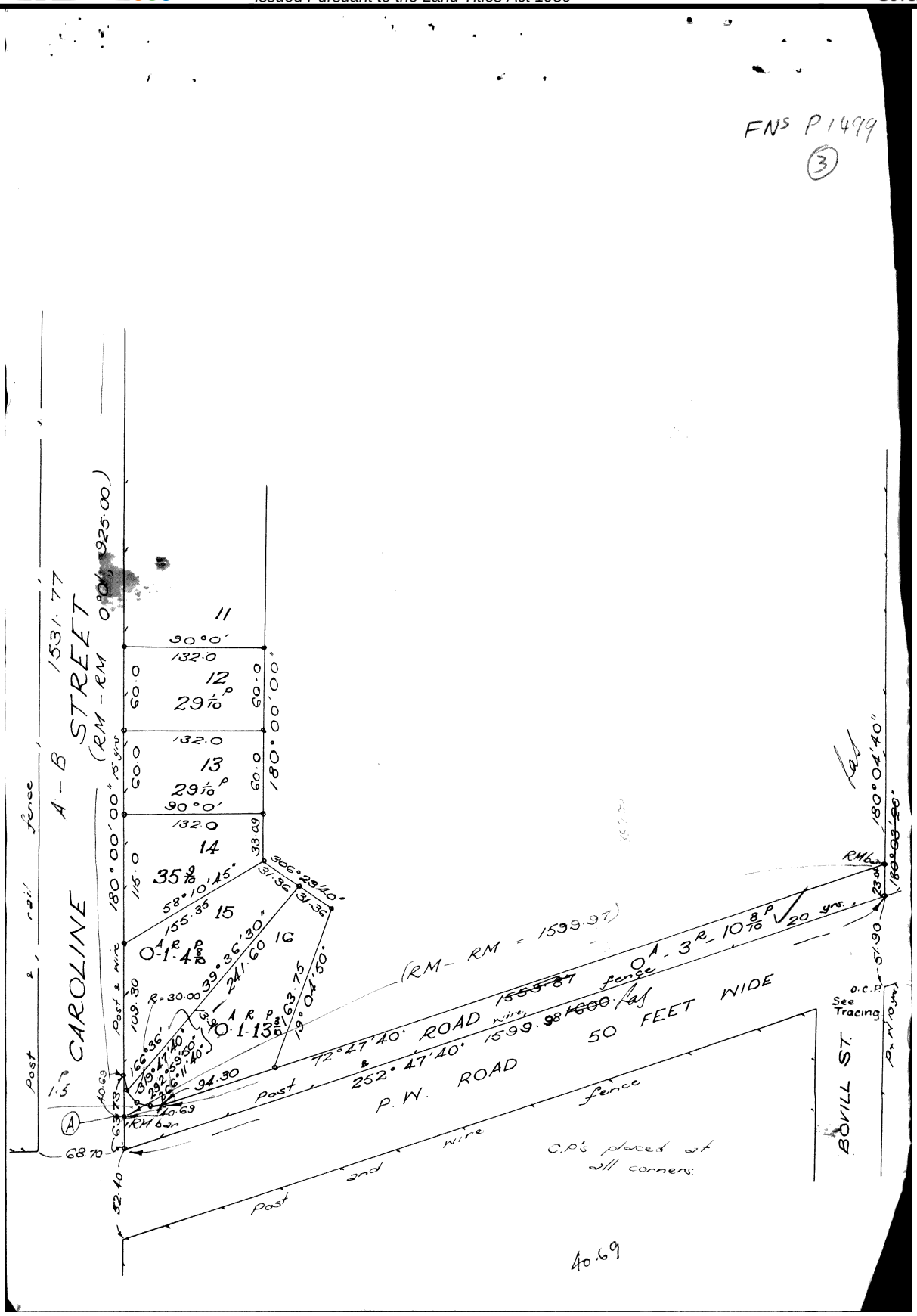
Issued Pursuant to the Land Titles Act 1980



SURVEY NOTES

RECORDER OF TITLES

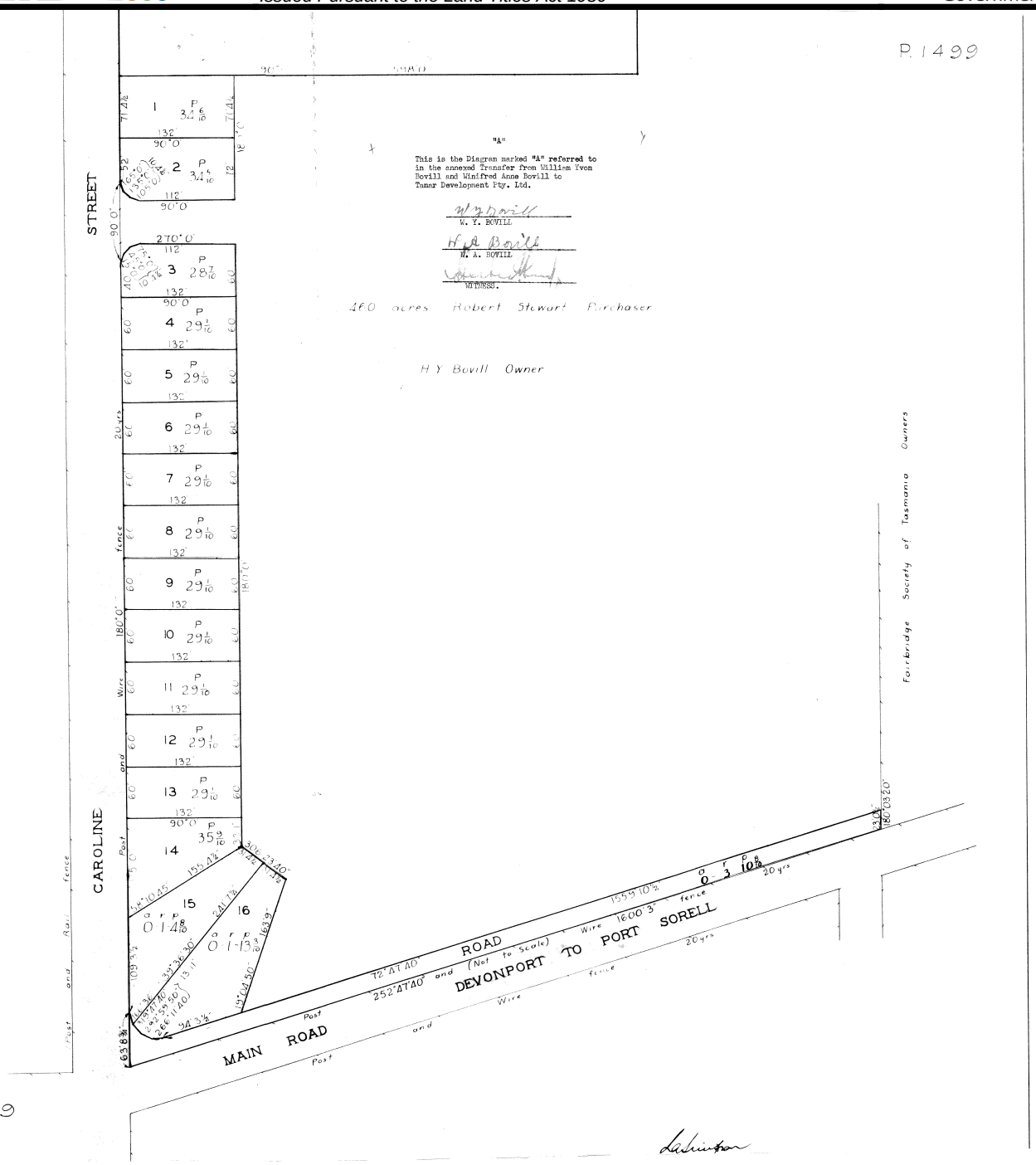
Issued Pursuant to the Land Titles Act 1980



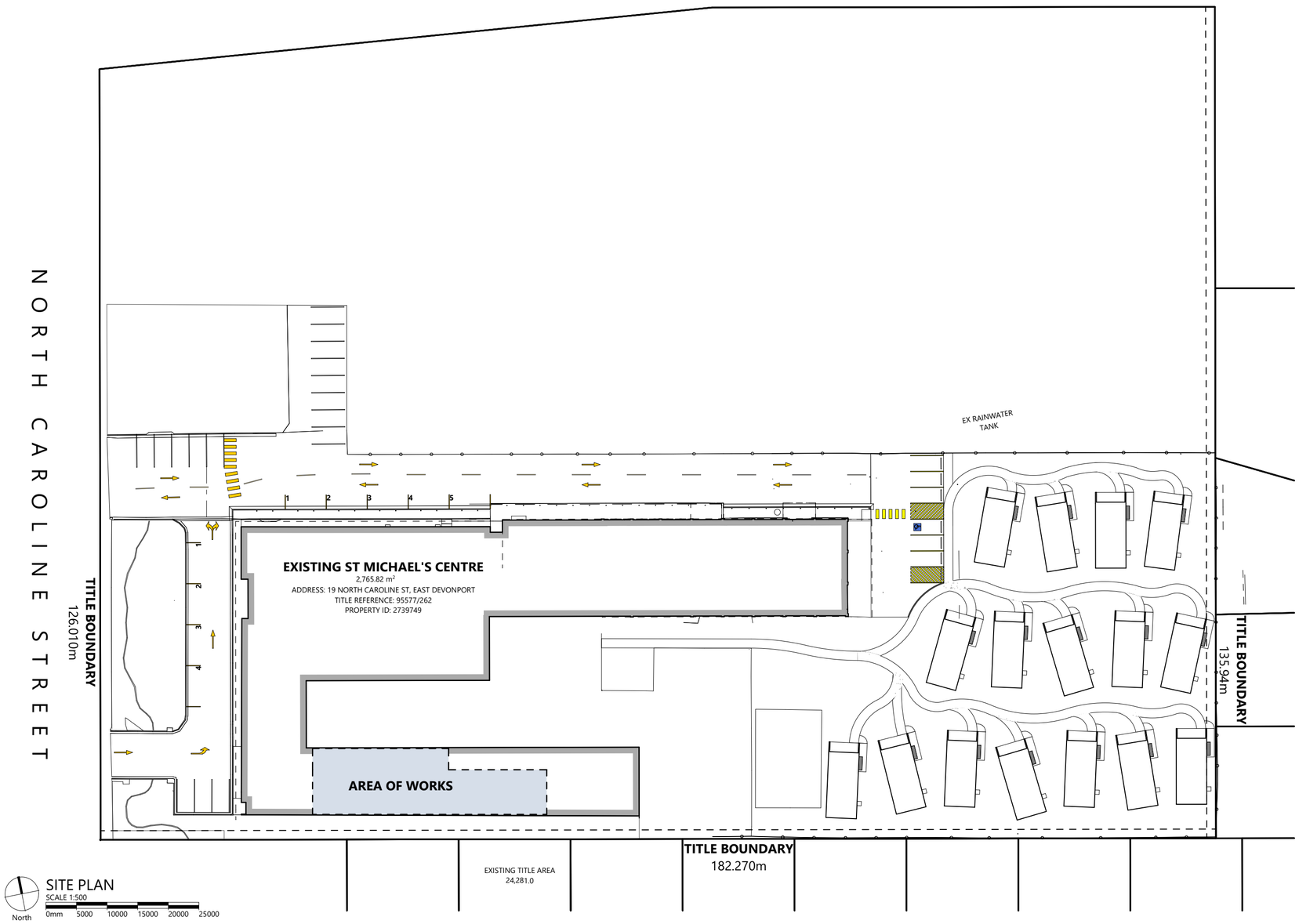
SURVEY NOTES

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



REVISION				
Rev	Description	Date	Int.	App
DA01	ISSUED FOR DEVELOPMENT APPLICATION	12/09/2022	BT	BT



ST MICHAELS EAST DEVONPORT RESPITE CENTRE

St Michaels Association Inc.

ARTAS ARCHITECTS

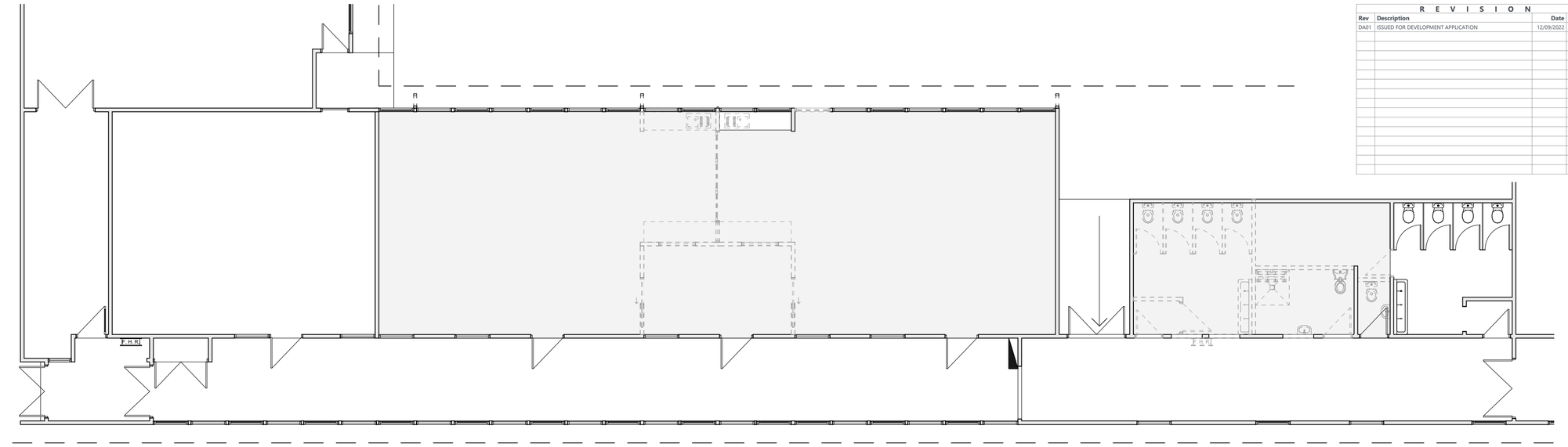
APPROVAL

211018

SHEET SIZE: A2 (LANDSCAPE)

A700-DA01

REVISION				
Rev	Description	Date	Int.	App
DA01	ISSUED FOR DEVELOPMENT APPLICATION	12/09/2022	BT	BT



North

GROUND FLOOR DEMOLITION PLAN

SCALE 1:100

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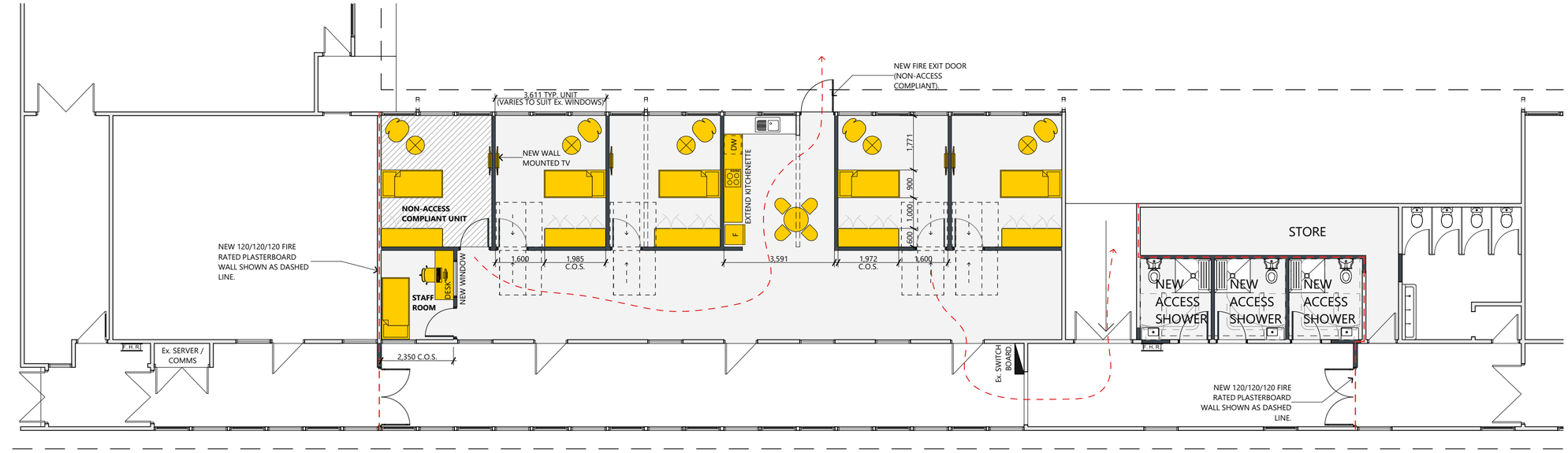


North

GROUND FLOOR PLAN

SCALE 1:100

0mm 1000 2000 3000 4000 5000

ST MICHAELS EAST DEVONPORT RESPITE CENTRE

St Michaels Association Inc.

ARTAS ARCHITECTS

APPROVAL

211018

SHEET SIZE: A2 (LANDSCAPE)

A713-DA01

st michaels
Developing Independence...
22 Hoblers Bridge Road • PO Box 306,
Newstead, Tasmania 7250
Phone: (03) 6331 7651 • Fax: (03) 6334 2132
ABN: 17 850 072 308
Email: admin@stmichaels.asn.au
Web: www.stmichaels.asn.au

1 September 2022

Devonport City Council
137 Rooke Street
DEVONPORT TAS 7310

RE: PARKING REQUIREMENTS – 19 NORTH CAROLINE STREET – EAST DEVONPORT

To Whom It May Concern

It has been drawn to our attention that a potential requirement associated with our application for our proposed five room respite centre within our existing building located at 19 North Caroline Street in East Devonport is the need for:

"for 2 spaces per 3 bedrooms + 1 visitor space for every 10 bedrooms".

St Michael's wishes to seek relief from this requirement of the following grounds:

1. the proposed respite facility is for people with significant intellectual and physical disability (referred to as participants);
2. the participants attending respite will be picked up by St Michael's in our own disability vehicles;
3. by the very nature of respite, the family and/or support networks that normally surround and support a participant, are seeking respite from their responsibilities to the participants and therefore are highly unlikely to visit the centre while the participant is being accommodated; and
4. there are already surplus parking spaces, including designated disabled spaces, on the site.

It is for the above reasons that St Michael's is seeking this relief.

If you have any questions or wish further clarification, please don't hesitate to contact me on 0419 772069 or mike.thomas@stmichaels.asn.au.

Regards

Mike Thomas
Chief Executive Officer

DEVONPORT CITY COUNCIL
ABN: 47 611 446 016
PO Box 604 Devonport TAS 7310 – 137 Rooke Street, Devonport
Telephone 03 6424 0511
Email council@devonport.tas.gov.au Web www.devonport.tas.gov.au

PLANNING PERMIT APPLICATION FORM

Devonport City Council
Land Use Planning and Approvals Act 1993 (LUPAA)
Tasmanian Planning Scheme – Devonport 2020

Use or Development Site

Development Address
110 Duncans Road
Melrose 7310

Certificate of Title Reference No.:
239173/1

Applicant's Details

Who is applying
Individual

Full Name
Steven Penton

Postal Address
PO Box 1218
Devonport, Tasmania 7310
Australia

Telephone
0419 248 910

Email
penton.design@gmail.com

Do you own the property that is being developed?
No

Who would you like the invoice to be made out to?
Owner

Submission Date: 06/09/2022

Owners Details

if more than one owner, all names must be provided

Who owns the property?
Individual

Owners Names

First Name	Last Name
Matthew	Hovington

Postal Address
110 Duncans Road
Melrose, Tasmania 7310
Australia

Phone
0428 666 605

Email
hovingtonmatthew@gmail.com

Assessment of an application for a Use or Development

Sufficient information must be provided to enable assessment against the requirements of the planning scheme.

What is proposed?
Proposed residence and shed

Description of how the use will operate
Residential

Value of use and/or development
$ 500,000.00

Upload Files

The following information and plans must be provided as part of an application unless the planning authority is satisfied that the information or plan is not relevant to the assessment of the application:

Upload copy of certificate of title, including title plan and schedule of easements
- FolioText-239173-1.pdf
- FolioPlan-239173-1.pdf

A site analysis and site plan showing:

- The existing and proposed use(s) on the site
- The boundaries and dimensions of the site
- Topography including contours showing AHD levels and major site features
- Natural drainage lines, watercourses and wetlands on or adjacent to the site
- Soil type
- Vegetation types and distribution, and trees and vegetation to be removed
- The location and capacity of any existing services or easements on the site or connected to the site
- Existing pedestrian and vehicle access to the site
- The location of existing adjoining properties, adjacent buildings and their uses
- Any natural hazards that may affect use or development on the site
- Proposed roads, driveways, car parking areas and footpaths within the site
- Any proposed open space, communal space, or facilities on the site
- Main utility service connection points and easements
- Proposed subdivision lot boundaries, where applicable
- Details of any proposed fencing

Upload a detailed site plan that includes a floor plan, layouts and elevations

- GL22421Ab-Report-Binder.pdf
- SEL-313213-Matthew-Hovington-Contract-Plan-1.pdf
- House-plan.JPG
- 110-Duncans-Road-Design-Drawings-Rev-02.pdf

Are you planning on constructing a building?
Yes

Where it is proposed to erect buildings, a detailed layout plan of the proposed buildings with dimensions showing:

- Setbacks of buildings to property (title) boundaries
- The internal layout of each building on the site
- The private open space for each dwelling
- External storage spaces
- Car parking space location and layout
- Elevations of every building to be erected
- The relationship of the elevations to natural ground level, showing any proposed cut or fill
- Shadow diagrams of the proposed buildings and adjacent structures showing the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites
- Materials and colours to be used on roofs and external walls

Are you proposing any landscaping?
No

Notification of Landowner/s

(s.52 Land Use Planning and Approvals Act,1993)

Who owns the land?
Individual / Company

Submission Date: 06/09/2022

I,
Steven Penton

declare that the owner/s of the land has / have been notified of my intention to make this application.

Date
06/09/2022

Agreement

I apply for consent to carry out the development described in this application. I declare that all the information given is true and correct. I also understand that:

- if incomplete, the application may be delayed or rejected; and
- more information may be requested in accordance with s.54 (1) of LUPAA.

PUBLIC ACCESS TO PLANNING DOCUMENTS - DISCRETIONARY PLANNING APPLICATIONS (s.57 of LUPAA)

✔ I understand that all documentation included with a discretionary application will be made available for inspection by the public.

Privacy Policy

✔ I agree to the privacy policy of the Devonport City Council.

Click Here to view our Privacy Policy (Opens in a new tab)

Date
06/09/2022

PRIVACY ACT The personal information requested on this form is being collected by Council for processing applications under the Land Use and Planning Approvals Act 1993 and will only be used in connection with the requirements of this legislation. Council is to be regarded as the agency that holds the information.

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
239173	1
EDITION	DATE OF ISSUE
4	19-Nov-2019

SEARCH DATE : 31-May-2022
SEARCH TIME : 11.23 AM

DESCRIPTION OF LAND

Parish of BARRINGTON, Land District of DEVON
Lot 1 on Plan 239173
Derivation : Whole of Lot 27224 Gtd. to A.R. Bingham
Prior CT 3644/25

SCHEDULE 1

M776230 TRANSFER to MATTHEW CHARLES HOVINGTON Registered 19-Nov-2019 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
E201525 MORTGAGE to MyState Bank Limited Registered 19-Nov-2019 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

OS-0725

ANNEXURE TO CERTIFICATE OF TITLE VOL. 3644 FOL. 25

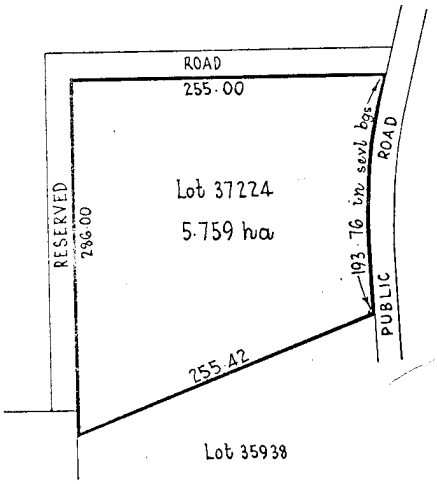
Recorder of Titles

Whole of Lot 37224 Gtd to
A. R. Bingham
Measurements in Metres

PH. BARRINGTON

REGISTERED NUMBER
239173

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



GEOTON Pty Ltd
Geotechnical Consultants

Geoton Pty Ltd ABN 81 129 764 629
PO Box 522 Prospect TAS 7250
Unit 24, 16-18 Goodman Court
Invermay TAS 7248
Tel (+61) (3) 6326 5001
www.geoton.com.au

29 August 2022

Reference No. GL22421Ab

Mr Matthew & Ms Chelsea Hovington
110 Duncans Road
MELROSE TAS 7310

Dear Sir and Madam

RE: Site Classification & On-site Wastewater Disposal Assessment and Design
110 Duncans Road, Melrose

We have pleasure in submitting herein our report detailing the results of the geotechnical investigation conducted at the above site.

Should you require clarification of any aspect of this report, please contact Anne Foster or the undersigned on 03 6326 5001.

For and on behalf of

Geoton Pty Ltd

Tony Barriera

Director – Principal Geotechnical Engineer

1 INTRODUCTION

A limited scope investigation has been conducted for Mr Matthew & Ms Chelsea Hovington at the site of a proposed residential development at 110 Duncans Road, Melrose.

The investigation has been conducted to assess the following:

- The general subsurface conditions at the site and consequently assign a Site Classification in accordance with AS 2870 – 2011 “Residential Slabs and Footings”;
- The surrounding topography and provide a Wind Classification in accordance with AS 4055 – 2021 “Wind Loads for Housing”; and
- The suitability of the site for disposal of domestic wastewater and the design of an on-site wastewater disposal system in accordance with AS/NZS 1547:2012 “On-site Domestic Wastewater Management”.

A preliminary site plan of the proposed development was provided, prepared by Steven Penton Building Design, Project No. 2122-48, dated 31 May 2022. We understand that the proposed development will comprise a dwelling with two bedrooms and a study, and a non-habitable shed with a toilet and shower.

2 FIELD INVESTIGATION

The field investigation was conducted on 8 August 2022 and involved the drilling of 5 boreholes by 4WD mounted auger rig and hand auger to the auger refusal or investigated depths of 1.1m to 2.0m.

In-situ vane shear strength tests were conducted in the clay layers encountered in the investigation, with samples of these soils being obtained for subsequent laboratory testing. In addition, the permeability of the site was tested using a constant head permeameter.

The results of the field and laboratory tests are shown on the borehole logs.

The GPS coordinates of the boreholes are shown on the borehole logs.

The logs of the boreholes are included in Appendix A and their locations are shown on Figure 1 attached.

3 SITE CONDITIONS

The proposed development site is located within the southern portion of a 5.759-hectare property that is currently developed with a dwelling within the southeastern portion of the property. The site is located on an easterly facing slope of approximately 4° to 15°, being steeper upslope to the west. The site of the proposed shed has been recently altered by earthworks to create a near level cut platform with a steep cut batter of approximately 1.8 metres in height. The property is vegetated with mature scrub that has been cleared in the vicinity of the proposed dwelling and shed, leaving a cover of patchy reeds at the dwelling site and a bare surface of exposed clay at the shed site.

Photographs of the site are attached as Plates 1 to 3.

The MRT Digital Geological Atlas, 1: 25,000 Series, indicates that the majority of the site is mapped as Quaternary Period sediments. A small area within the north-western portion of the site is mapped as Ordovician Period sedimentary rocks.

Examination of the LIST Landslide Planning Map – Hazard Bands Overlay indicates that the site is not within a mapped landslide hazard area.

The investigation indicated that the soil profile varies slightly over the site. Boreholes BH1 and BH2 encountered silty to sandy clay from the existing ground surface to the investigated depths of 2.0m. Boreholes BH3 and BH5 encountered fill comprising clayey silt and silty clay to depths of 0.6m to 0.9m, underlain by natural silty clay to the auger refusal or investigated depths of 1.1m to 2.0m. Auger refusal in Borehole BH5 was inferred to be on gravel. Borehole BH4 encountered clayey sand topsoil to a depth of 0.2m, underlain by sandy clay to the investigated depth of 2.0m.

The boreholes did not encounter any signs of groundwater seepage over the investigated depths.

Full details of soil conditions encountered are presented on the borehole logs.

An assessment of the plasticity characteristics of the materials encountered indicates that the clay soils at this site possess a moderate shrink/swell potential.

4 SITE CLASSIFICATION

After allowing due consideration of the site geology, drainage and soil conditions, the site has been classified as follows:

4.1 Dwelling

After allowing due consideration of the site geology, drainage and soil conditions, and the presence of fill to depths greater than 0.4m, the site has been classified as follows:

CLASS P (AS 2870)

However, if all footings are founded through the fill to found uniformly on the natural silty clay, footings may be proportioned to a **CLASS M**.

4.2 Shed

After allowing due consideration of the site geology, drainage and soil conditions, the site has been classified as follows:

CLASS M (AS 2870)

4.3 General

Foundation designs in accordance with these classifications are to be subject to the overriding conditions of the Foundations section below.

This classification is applicable only for ground conditions encountered at the time of this investigation. If cut or fill earthworks are carried out, then the site classifications will need to be re-assessed, and possibly changed.

5 FOUNDATIONS

Particular attention should be paid to the design of footings as required by AS 2870 – 2011.

In addition to normal founding requirements arising from the above classification, particular conditions at this site dictate that the founding medium for all footings would be as follows:

5.1 Dwelling

Silty CLAY (CL) – low plasticity, orange

encountered beneath the fill below 0.6m from the existing ground surface

5.2 Shed

Silty/Sandy CLAY (CI/CL) – low/medium plasticity, brown

encountered from the existing ground surface

5.3 General

An allowable bearing pressure of **100 kPa** is available for edge beams, strips, pads, bored piers and driven piles founded as above.

The site classification presented assumes that the current natural drainage and infiltration conditions at the site will not be markedly affected by the proposed site development work. Care should therefore be taken to ensure that surface water is not permitted to collect adjacent to the structure and that significant changes to seasonal soil moisture equilibria do not develop as a result of service trench construction or tree root action.

Attention is drawn to Appendix B of AS 2870 and CSIRO Building Technical File BTF18 “Foundation Maintenance and Footing Performance: A Homeowner’s Guide” as a guide to maintenance requirements for the proposed structure.

Although the borehole data provides an indication of subsurface conditions at the site, variations in soil conditions may occur in areas of the site not specifically covered by the field investigation. The base of all footing or beam excavations should therefore be inspected to ensure that the founding medium meets the requirements referenced herein with respect to type and strength of founding material.

The boreholes were backfilled shortly after being drilled, not allowing time for groundwater seepage flows to develop. Groundwater seepages or higher groundwater levels can occur during and/or after a prolonged period of wet weather or a heavy rainfall event.

6 WIND CLASSIFICATION

After allowing due consideration of the region, terrain, shielding and topography, the site has been classified as follows:

WIND CLASSIFICATION N2 (AS 4055)

REGION	TERRAIN CATEGORY	SHIELDING	TOPOGRAPHY
A	TC2	PS	T0

7 EFFLUENT DISPOSAL

The AS/NZS 1547:2012 and *Building Act 2016:* Director's Guidelines for On-site Wastewater Management Systems provide guidelines for typical wastewater flow allowances under a range of circumstances. The documents recommend a typical wastewater flow of 120L/person/day for households on reticulated water. As the proposed development is to be a dwelling with two bedrooms and a study, a population equivalent of 5 persons with a wastewater design flow rate of **600L/day** has been adopted.

7.1 Permeability of Soil and Soil Category

The permeability (K_{sat}) at the site was measured at <0.01m/day. For massive Category 5 soils the indicative K_{sat} from AS/NZS1547 Table 5.1 is <0.06m/day. Therefore, the measured permeability is consistent with massive Category 5 soils.

- Adopted Permeability – 0.01m/day.

Based on the findings of the borehole investigation and the results of the permeability test, the soil has been classified as follows:

- Texture – Sandy Clay (Table E1 from AS/NZS 1547);
- Structure – Massive (Table E4 from AS/NZS 1547); and
- Category – 5 (Table E1 from AS/NZS 1547).

7.2 Disposal and Treatment Method

The soils within the proposed effluent disposal area are assessed as having sufficient depth and clay content to provide an adequate attenuation period for the breakdown of pathogens within the treated effluent.

As the site has Category 5 soils that have very low permeability, the site is not suitable for traditional absorption trenches or beds.

As such, the site is considered suitable for the disposal of domestic wastewater by way of an Aerated Wastewater Treatment System (AWTS) and sub-surface (near surface) irrigation.

7.3 Tank Installation

As the site may be subject to high groundwater levels, care **must** be taken when installing the AWTS unit. 'AS/NZS 1546:2008 3.2.2 Anchorage' and the specific AWTS unit manufacturer's installation instructions should be adhered to.

7.4 Design Irrigation Rate

According to AS/NZS 1547 Table M1, the recommended design irrigation rate (DIR) for sub-surface irrigation (drip irrigation) on Category 5 soils is 3mm/day.

7.5 AWTS and Sub-Surface Irrigation

The disposal area is calculated using the following equation:

$$A = Q/DIR,$$

where A is area in m^2;

Q is design daily flow in L/day; and

DIR is design irrigation rate in mm/day.

As the DIR has been set at 3mm/day and the Q at 600L/day, the area required for the effluent disposal field is **200m²** as per the equation above.

There is adequate area for effluent disposal on site.

A reserve (back-up) area of 200m^2 is available if required.

The sub-surface irrigation is to be constructed as per the cross sections detailed in Figure WW-05 attached. The design details for the irrigation area are as follows:

- The irrigation lines are generally installed at a depth of 100mm into a minimum depth of 150mm of good quality topsoil. We consider the topsoil encountered as suitable for sub-surface irrigation. However, as an alternative, installing the irrigation lines on the surface and covering them with thick covers of mulch (at least 150mm thick) is considered acceptable;
- The irrigation lines are required to have a typical line spacing of 1m; and
- The irrigation area is not to be located through any poorly drained depressions. As such, minor filling/mounding of the irrigation area may be required to ensure there is no localised saturated area.

Guidelines for the design of sub-surface irrigation are outlined in AS/NZS 1547 Appendix M.

The area of the disposal field shall be vegetated with grasses or other suitable vegetation. A list of Tasmanian plants suitable for treated wastewater from AWTS units is attached as Appendix B.

The risk management process is an inherent part of the on-site wastewater disposal design. The on-site wastewater disposal system has been designed by considering the site characteristics and with risk identification in accordance with AS1547:2012. The

risk reduction measures are detailed in the report and form the basis of the system selection and design.

As part of the Building Act, the client must specify the AWTS model and provide the Certificate of Accreditation for that particular model before the proposed development gets approval. A list of accredited AWTS models can be found on the Tasmanian Consumer, Building and Occupational Services website.

https://www.cbos.tas.gov.au/topics/technical-regulation/plumbing-standards/wastewater/aerated-wastewater-treatment-systems

7.6 Setbacks

The minimum separation distances between the disposal area and downslope features are based on Appendix R from AS/NZS 1547 “Recommended Setback Distances for Land Application Systems” and Section 3.1 from the *Building Act 2016:* Director’s Guidelines for On-site Wastewater Management Systems. The following minimum setbacks are required:

- 25.0m from downslope sensitive features such as watercourses;
- 1.5m from up-slope and cross-slope property boundaries;
- 6.5m from downslope property boundaries;
- 3.0m from up-slope and cross-slope buildings;
- 4.3m from downslope buildings; and
- 3.0m from downhill cut batters.

7.7 Wastewater Recommendations

It is recommended that the following actions are undertaken in looking after your system:

- Minimise domestic water use;
- Minimise the use of non-biodegradable detergents;
- Minimise the use of detergents containing phosphorous (e.g. Calgon or similar);
- Avoid discharging polluting chemicals into wastewater systems; and
- Monitor quality of groundwater.

References:

AS 1726 - 2017 Geotechnical Site Investigations

AS 2870 - 2011 Residential Slabs and Footings

AS 4055 - 2021 Wind Loads for Housing

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

Building Act 2016: Director’s Guidelines for On-site Wastewater Management Systems

Attachments:

Limitations of report

Figure 1 - Locality Plan

Figure 2 - Site Plan

Figure WW-01 – Typical Cut-off Drain Section

Figure WW-05 – Typical AWTS Section

Site Photograph

Appendix A: Borehole Logs & Explanation Sheets

Appendix B: List of AWTS Example Plants

Appendix C: Certificate Forms

GEOTON Pty Ltd

Geotechnical Consultants - Limitations of report

These notes have been prepared to assist in the interpretation and understanding of the limitations of this report.

Project specific criteria

The report has been developed on the basis of unique project specific requirements as understood by Geoton and applies only to the site investigated. Project criteria are typically identified in the Client brief and the associated proposal prepared by Geoton and may include risk factors arising from limitations on scope imposed by the Client. The report should not be used without further consultation if significant changes to the project occur. No responsibility for problems that might occur due to changed factors will be accepted without consultation.

Subsurface variations with time

Because a report is based on conditions which existed at the time of subsurface exploration, decisions should not be based on a report whose adequacy may have been affected by time. For example, water levels can vary with time, fill may be placed on a site and pollutants may migrate with time. In the event of significant delays in the commencement of a project, further advice should be sought.

Interpretation of factual data

Site assessment identifies actual subsurface conditions only at those points where samples are taken and at the time they are taken. All available data is interpreted by professionals to provide an opinion about overall site conditions, their likely impact on the proposed development and recommended actions. Actual conditions may differ from those inferred to exist, as it is virtually impossible to provide a definitive subsurface profile which includes all the possible variabilities inherent in soil and rock masses.

Report Recommendations

The report is based on the assumption that the site conditions as revealed through selective point sampling are indicative of actual conditions throughout an area. This assumption cannot be substantiated until earthworks and/or foundation construction is almost complete and therefore the report recommendations can only be regarded as preliminary. Where variations in conditions are encountered, further advice should be sought.

Specific purposes

This report should not be applied to any project other than that originally specified at the time the report was issued.

Interpretation by others

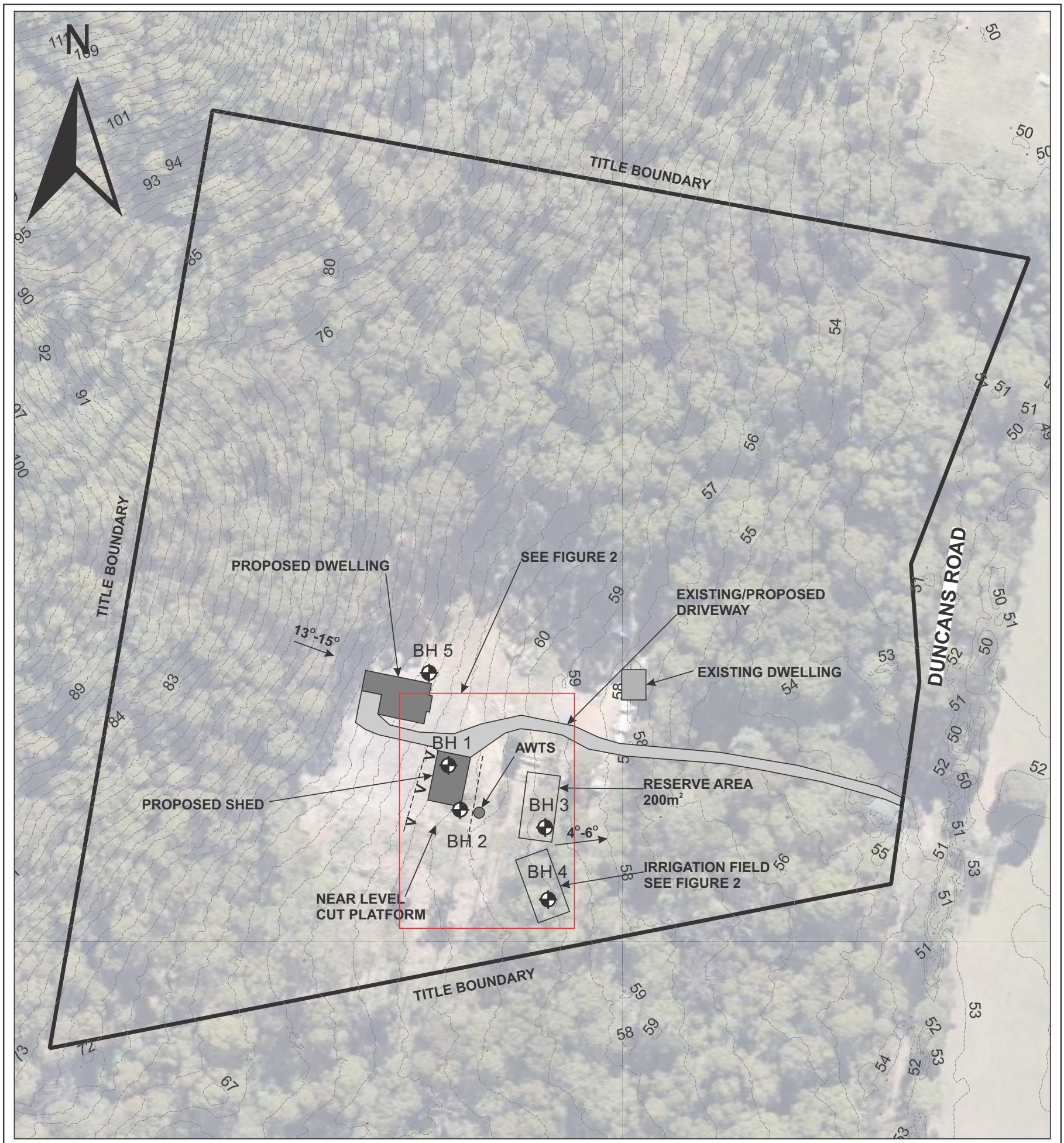
Geoton will not be responsible for interpretations of site data or the report findings by others involved in the design and construction process. Where any confusion exists, clarification should be sought from Geoton.

Report integrity

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

Geoenvironmental issues

This report does not cover issues of site contamination unless specifically required to do so by the client. In the absence of such a request, Geoton take no responsibility for such issues.



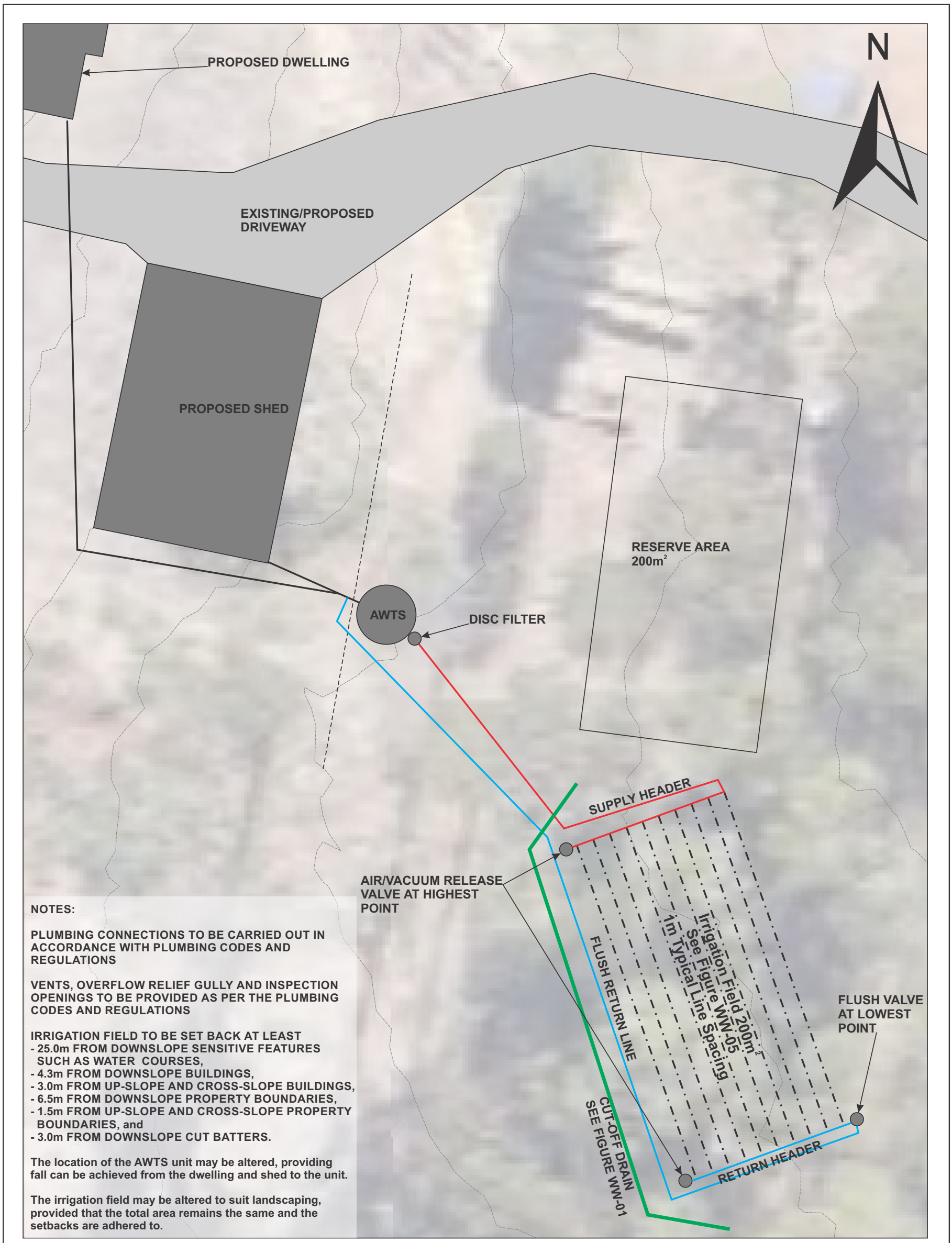
Legend

- BH 1 — Approximate Borehole Location
- 5° — Approximate Slope Angle
- Approximate Change in Slope
- 70 — Contour (m) LiDAR Derived

Approximate Scale

0 20 40 60 80 m

GEOTON Pty Ltd				client:	MR MATTHEW & MS CHELSEA HOVINGTON
				project:	110 DUNCANS ROAD MELROSE
date	29/08/2022	drawn	AF		
scale	As Shown	approved	TB	title:	LOCALITY PLAN
original size	A3	rev		project no: GL22421A	figure no. 1



NOTES:

PLUMBING CONNECTIONS TO BE CARRIED OUT IN ACCORDANCE WITH PLUMBING CODES AND REGULATIONS

VENTS, OVERFLOW RELIEF GULLY AND INSPECTION OPENINGS TO BE PROVIDED AS PER THE PLUMBING CODES AND REGULATIONS

IRRIGATION FIELD TO BE SET BACK AT LEAST
- **25.0m FROM DOWNSLOPE SENSITIVE FEATURES SUCH AS WATER COURSES,**
- **4.3m FROM DOWNSLOPE BUILDINGS,**
- **3.0m FROM UP-SLOPE AND CROSS-SLOPE BUILDINGS,**
- **6.5m FROM DOWNSLOPE PROPERTY BOUNDARIES,**
- **1.5m FROM UP-SLOPE AND CROSS-SLOPE PROPERTY BOUNDARIES, and**
- **3.0m FROM DOWNSLOPE CUT BATTERS.**

The location of the AWTS unit may be altered, providing fall can be achieved from the dwelling and shed to the unit.

The irrigation field may be altered to suit landscaping, provided that the total area remains the same and the setbacks are adhered to.

Legend

Approximate Edge of Cut Platform

1m Contour Lines (LiDAR Derived)

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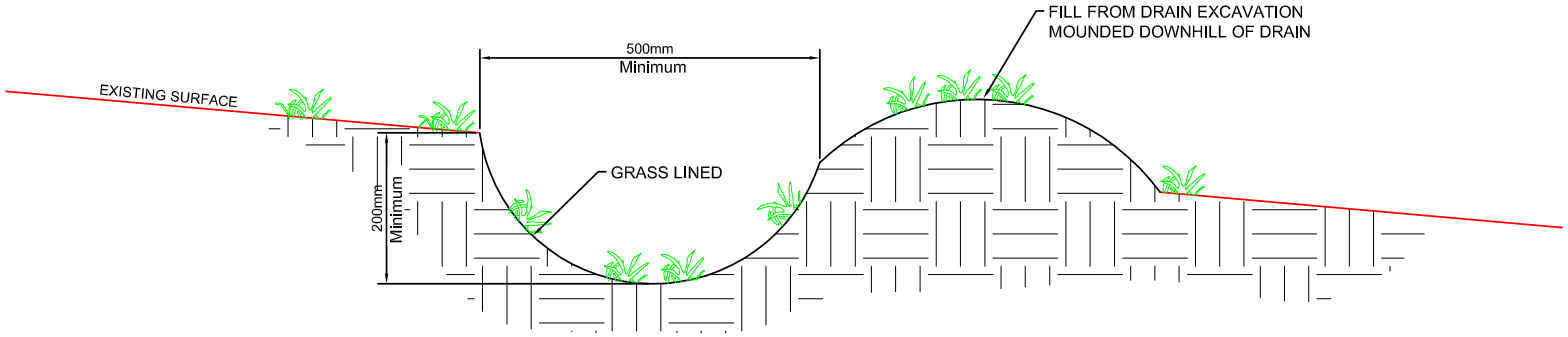
date	29/08/2022	drawn	AF
scale	1:200	approved	TB
original size	A3	rev	

client: **MR MATTHEW & MS CHELSEA HOVINGTON**

project: **110 DUNCANS ROAD MELROSE**

title: **SITE PLAN**

project no: **GL22421A** figure no. **2**



TYPICAL CUT-OFF DRAIN SECTION

SCALE 1:10

SCALE

0mm 250mm 500mm

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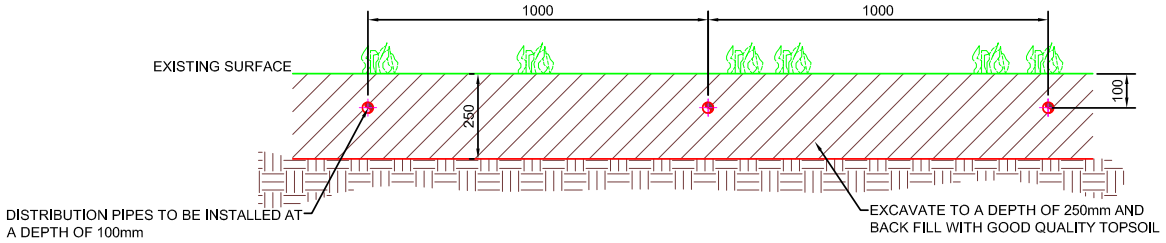
date	20/09/2021	drawn	BS
scale	As Shown	approved	TB
original size	A4	rev	

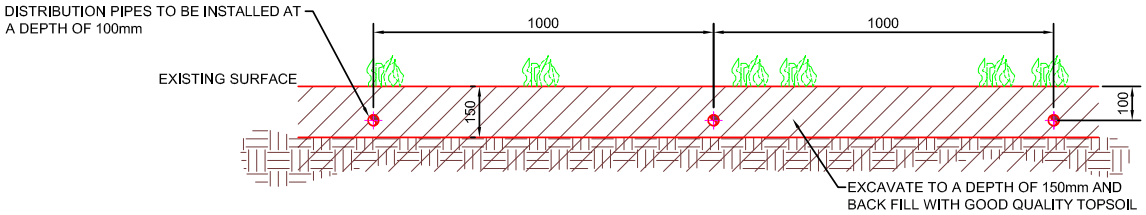
title: TYPICAL CUT-OFF DRAIN SECTION

figure no. WW-01

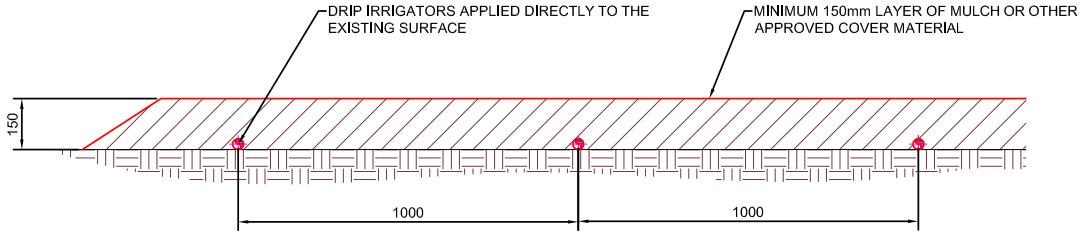


SHALLOW SUB-SURFACE DRIP IRRIGATION
CATEGORY 1,2 & 6 SOILS

SCALE 1:20



SHALLOW SUB-SURFACE DRIP IRRIGATION
CATEGORY 3,4 & 5 SOILS



COVERED SURFACE DRIP IRRIGATION

SCALE 1:20

SCALE

0mm 250mm 500mm 750mm 1000mm

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date	20/09/2021	drawn	BS
scale	As Shown	approved	TB
original size	A4	rev	

title: **TYPICAL AWTS SECTION**

figure no. **WW-05**

PLATE 1 - View of the proposed dwelling site looking to the west

PLATE 2 - View of the proposed shed site looking to the south

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				project:	110 DUNCANS ROAD MELROSE
title:	PHOTOGRAPH				
date:	08/08/2022	original size	A4	project no: GL22421A	figure no. PLATES 1 & 2

PLATE 3 - View of the proposed wastewater disposal field looking to the southeast

GEOTON Pty Ltd				client:	MR MATTHEW & MS CHELSEA HOVINGTON
				project:	110 DUNCANS ROAD MELROSE
title:	PHOTOGRAPH				
date:	08/08/2022	original size	A4	project no: GL22421A	figure no. PLATE 3

Appendix A

Borehole Logs

GEOTON Pty Ltd
Geotechnical Consultants
PO Box 522 Prospect TAS 7250
Unit 24, 16-18 Goodman Court, Invermay TAS
Tel (03) 6326 5001

ENGINEERING BOREHOLE LOG

Borehole no. BH1
Sheet no. 1 of 1
Job no. GL22421A

Client : Mr Matthew & Ms Chelsea Hovington — Date : 08/08/2022
Project : Site Classification & On-site Wastewater Assessment and Design — Logged By : AF
Location : 110 Duncans Road, Melrose

Drill model : Drilltech — Easting: 439 902 — Slope: 90° — RL Surface :
Hole diameter : 150mm — Northing: 5434 688 — Bearing: - — Datum :

Method	Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log	Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations
ADV	N			D LL=33% PL=17% PI=16% LS=9%	0.25 0.50 0.75 1.00 1.25 1.50 1.75 2.00		CL	Silty CLAY - low plasticity, brown, trace medium grained sand With medium to coarse grained sand	M	VSt	V=104 kPa V=refusal
					2.25			Borehole BH1 terminated @ 2.0m			V=refusal

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Unit 24, 16-18 Goodman Court, Invermay TAS
Tel (03) 6326 5001

ENGINEERING BOREHOLE LOG

Borehole no. BH2
Sheet no. 1 of 1
Job no. GL22421A

Client : Mr Matthew & Ms Chelsea Hovington — Date : 08/08/2022
Project : Site Classification & On-site Wastewater Assessment and Design — Logged By : AF
Location : 110 Duncans Road, Melrose

Drill model : Drilltech — Easting: 439 905 — Slope: 90° — RL Surface :
Hole diameter : 150mm — Northing: 5434 676 — Bearing: - — Datum :

Method	Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log	Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations
ADV	N				0.25		CI	Sandy CLAY - medium plasticity, brown, medium grained sand	M	VSt	w≈PL
					0.50						V=120 kPa
					0.75		CL	Silty CLAY - low plasticity, brown	M	VSt	w≈PL
					1.00						V=120 kPa
					1.25						
					1.50		CI	Silty CLAY - medium plasticity, pale brown mottled pale grey	M	VSt	w≈PL
					1.75						
					2.00			Borehole BH2 terminated @ 2.0m			V=134 kPa
					2.25						

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Unit 24, 16-18 Goodman Court, Invermay TAS
Tel (03) 6326 5001

ENGINEERING BOREHOLE LOG

Borehole no. BH3
Sheet no. 1 of 1
Job no. GL22421A

Client : Mr Matthew & Ms Chelsea Hovington
Project : Site Classification & On-site Wastewater Assessment and Design
Location : 110 Duncans Road, Melrose
Date : 08/08/2022
Logged By : AF

Drill model : Drilltech
Hole diameter : 150mm
Easting: 439 932
Northing: 5434 672
Slope: 90°
Bearing: -
RL Surface :
Datum :

Method	Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log	Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations
								FILL - Clayey SILT, low plasticity, brown, organics	M	F	FILL
					0.25			FILL - Silty CLAY, medium plasticity, red/brown			w<PL
					0.50						
					0.75			Trace charcoal			
ADV	N				1.00		CI	Silty CLAY - medium plasticity, red/ brown	M	VSt	NATURAL w<PL
					1.25						
					1.50		CH	Silty CLAY - high plasticity, red/brown mottled pale grey	M	VSt	w<PL Slightly harder drilling
					1.75						
					2.00						
					2.25			Borehole BH3 terminated @ 2.0m			

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Tel (03) 6326 5001

ENGINEERING BOREHOLE LOG

Borehole no. BH4
Sheet no. 1 of 1
Job no. GL22421A

Client : Mr Matthew & Ms Chelsea Hovington — Date : 08/08/2022
Project : Site Classification & On-site Wastewater Assessment and Design — Logged By : AF
Location : 110 Duncans Road, Melrose

Drill model : Drilltech — Easting: 439 930 — Slope: 90° — RL Surface :
Hole diameter : 150mm — Northing: 5434 650 — Bearing: - — Datum :

Method	Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log	Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations
							SC	TOPSOIL - Clayey SAND, fine grained, grey, roots	M	F	
ADV	N				0.25		Cl	Sandy CLAY - medium plasticity, brown, root fibres	M	VSt	w≈PL
					0.50						
					0.75						
					1.00						
					1.25						
					1.50						
					1.75			Increasing sand content, pale grey mottles			
					2.00						
					2.25			Borehole BH4 terminated @ 2.0m			

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Tel (03) 6326 5001

ENGINEERING BOREHOLE LOG

Borehole no. BH5
Sheet no. 1 of 1
Job no. GL22421A

Client : Mr Matthew & Ms Chelsea Hovington — Date : 08/08/2022
Project : Site Classification & On-site Wastewater Assessment and Design — Logged By : AF
Location : 110 Duncans Road, Melrose

Drill model : Hand Auger — Easting: 439 896 — Slope: 90° — RL Surface :
Hole diameter : 55mm — Northing: 5434 718 — Bearing: - — Datum :

Method	Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log	Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations
HA	N				0.25			FILL - Clayey SAND, medium grained, brown mottled grey, root fibres	M	MD	FILL
					0.50			With sandy clay layers			
					0.75		CL	Silty CLAY - low plasticity, orange	M	VSt	NATURAL V>140 kPa w≈PL
					1.00		CI	Silty CLAY - medium plasticity, orange	M	VSt	V=refusal
					1.25			Borehole BH5 refusal @ 1.1m on inferred gravel			
					1.50						
					1.75						
					2.00						
					2.25						

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Investigation Log Explanation Sheet

METHOD – BOREHOLE

TERM	Description
AS	Auger Screwing*
AD	Auger Drilling*
RR	Roller / Tricone
W	Washbore
CT	Cable Tool
HA	Hand Auger
DT	Diatube
B	Blank Bit
V	V Bit
T	TC Bit

* Bit shown by suffix e.g. ADT

METHOD – EXCAVATION

TERM	Description
N	Natural exposure
X	Existing excavation
H	Backhoe bucket
B	Bulldozer blade
R	Ripper
E	Excavator

SUPPORT

TERM	Description
M	Mud
N	Nil
C	Casing
S	Shoring

PENETRATION

1	2	3	4	
				No resistance ranging to Refusal

WATER

Symbol	Description
▶—	Water inflow
—◀	Water outflow
▼	17/3/08 water on date shown

NOTES, SAMPLES, TESTS

TERM	Description
U_{50}	Undisturbed sample 50 mm diameter
U_{63}	Undisturbed sample 63 mm diameter
D	Disturbed sample
N	Standard Penetration Test (SPT)
N*	SPT – sample recovered
N_C	SPT with solid cone
V	Vane Shear
PP	Pocket Penetrometer
P	Pressumeter
B_S	Bulk sample
E	Environmental Sample
R	Refusal
DCP	Dynamic Cone Penetrometer (blows/100mm)
PL	Plastic Limit
LL	Liquid Limit
LS	Linear Shrinkage

CLASSIFICATION SYMBOLS AND SOIL DESCRIPTION

Based on AS 1726:2017

MOISTURE

TERM	Description
D	Dry
M	Moist
W	Wet

CONSISTENCY/DENSITY INDEX

TERM	Description
VS	very soft
S	soft
F	firm
St	stiff
VSt	very stiff
H	hard
Fr	friable
VL	very loose
L	loose
MD	medium dense
D	dense
VD	Very dense

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Soil Description Explanation Sheet (1of 2)

DEFINITION

In engineering terms, soil includes every type of uncemented or partially cemented inorganic or organic material found in the ground. In practice, if the material can be remoulded or disintegrated by hand in its field condition or in water it is described as a soil. Other materials are described using rock description terms.

CLASSIFICATION SYMBOL AND SOIL NAME

Soils are described in accordance with the AS 1726: 2017 as shown in the table on Sheet 2.

PARTICLE SIZE DEFINITIONS

NAME	SUBDIVISION	SIZE (mm)
BOULDERS		>200
COBBLES		63 to 200
GRAVEL	Coarse	19 to 63
	Medium	6.7 to 19
	Fine	2.36 to 6.7
SAND	Coarse	0.6 to 2.36
	Medium	0.21 to 0.6
	Fine	0.075 to 0.21
SILT		0.002 to 0.075
CLAY		<0.002

MOISTURE CONDITION

Coarse Grained Soils

Dry Non-cohesive and free running.

Moist Soil feels cool, darkened in colour. Soil tends to stick together.

Wet As for moist but with free water forming when handling.

Fine Grained Soils

Moist, dry of Plastic Limited – w < PL
Hard and friable or powdery.

Moist, near Plastic Limit – w ≈ PL
Soils can be moulded at a moisture content approximately equal to the plastic limit.

Moist, wet of Plastic Limit – w > PL
Soils usually weakened and free water forms on hands when handling.

Wet, near Liquid Limit - w ≈ LL

Wet, wet of Liquid Limit - w > LL

CONSISTENCY TERMS FOR COHESIVE SOILS

TERM	UNDRAINED STRENGTH s_u (kPa)	FIELD GUIDE
Very Soft	≤12	Exudes between the fingers when squeezed in hand
Soft	12 to 25	Can be moulded by light finger pressure
Firm	25 to 50	Can be moulded by strong finger pressure
Stiff	50 to 100	Cannot be moulded by fingers
Very Stiff	100 to 200	Can be indented by thumb nail
Hard	>200	Can be indented with difficulty by thumb nail
Friable	–	Can be easily crumbled or broken into small pieces by hand

RELATIVE DENSITY OF NON-COHESIVE SOILS

TERM	DENSITY INDEX (%)
Very Loose	≤15
Loose	15 to 35
Medium Dense	35 to 65
Dense	65 to 85
Very Dense	> 85

DESCRIPTIVE TERMS FOR ACCESSORY SOIL COMPONENTS

DESIGNATION OF COMPONENT	IN COARSE GRAINED SOILS		IN FINE GRAINED SOILS	TERM
	% Fines	% Accessory coarse fraction	% Sand/ gravel	
Minor	≤5	≤15	≤15	Trace
	>5, ≤12	>15, ≤30	>15, ≤30	With
Secondary	>12	>30	>30	Prefix

SOIL STRUCTURE

ZONING		CEMENTING	
Layer	Continuous across the exposure or sample.	Weakly cemented	Easily disaggregated by hand in air or water.
Lens	Discontinuous layer of different material, with lenticular shape.	Moderately cemented	Effort is required to disaggregate the soil by hand in air or water.
Pocket	An irregular inclusion of different material.		

GEOLOGICAL ORIGIN

WEATHERED IN PLACE SOILS

Extremely weathered material	Structure and/or fabric of parent rock material retained and visible.
Residual soil	Structure and/or fabric of parent rock material not retained and visible.

TRANSPORTED SOILS

Aeolian soil	Carried and deposited by wind.
Alluvial soil	Deposited by streams and rivers.
Colluvial soil	Soil and rock debris transported downslope by gravity.
Estuarine soil	Deposited in coastal estuaries, and including sediments carried by inflowing rivers and streams, and tidal currents.
Fill	Man-made deposit. Fill may be significantly more variable between tested locations than naturally occurring soils.
Lacustrine soil	Deposited in freshwater lakes.
Marine soil	Deposited in a marine environment.

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Soil Description Explanation Sheet (2 of 2)

SOIL CLASSIFICATION INCLUDING IDENTIFICATION AND DESCRIPTION

FIELD IDENTIFICATION PROCEDURES (Excluding particles larger than 63 mm and basing fractions on estimated mass)							**GROUP SYMBOL**	**PRIMARY NAME**
COARSE GRAINED SOIL More than 65% of soil excluding oversize fraction is larger than 0.075 mm	(A 0.075 mm particle is about the smallest particle visible to naked eyes)	GRAVEL More than half of coarse fraction is larger than 2.36 mm	CLEAN GRAVEL (Little or no fines)	Wide range in grain size and substantial amounts of all intermediate particle sizes			GW	GRAVEL
				Predominantly one size or a range of sizes with some intermediate sizes missing			GP	GRAVEL
			GRAVEL WITH FINES (Appreciable amount of fines)	Non-plastic fines (for identification procedures see ML and MH below)			GM	Silty GRAVEL
				Plastic fines (for identification procedures see CL, CI and CH below)			GC	Clayey GRAVEL
		SAND More than half of coarse fraction is smaller than 2.36 mm	CLEAN SAND (Little or no fines)	Wide range in grain size and substantial amounts of all intermediate sizes			SW	SAND
				Predominantly one size or a range of sizes with some intermediate sizes missing			SP	SAND
			SAND WITH FINES (Appreciable amount of fines)	Non-plastic fines (for identification procedures see ML and MH below)			SM	Silty SAND
				Plastic fines (for identification procedures see CL, CI and CH below)			SC	Clayey SAND
FINE GRAINED SOIL More than 35% of soil excluding oversize fraction is smaller than 0.075 mm		IDENTIFICATION PROCEDURES ON FRACTIONS <0.075 mm						
				DRY STRENGTH	**DILATANCY**	**TOUGHNESS**		
		SILT & CLAY (low to medium plasticity, LL ≤ 50)		None to Low	Slow to Rapid	Low	ML	SILT
				Medium to High	None to Slow	Medium	CL, CI	CLAY
				Low to Medium	Slow	Low	OL	ORGANIC SILT
		SILT & CLAY (high plasticity, LL > 50)		Low to Medium	None to Slow	Low to Medium	MH	SILT
				High to Very High	None	High	CH	CLAY
				Medium to High	None to Very Slow	Low to Medium	OH	ORGANIC CLAY
		Highly Organic Soil		Readily identified by colour, odour, spongy feel and frequently by fibrous texture.			Pt	PEAT

● LL – Liquid Limit.

COMMON DEFECTS IN SOILS

TERM	**DEFINITION**	**DIAGRAM**
PARTING	A surface or crack across which the soil has little or no tensile strength. Parallel or sub parallel to layering (e.g. bedding). May be open or closed.	
FISSURE	A surface or crack across which the soil has little or no tensile strength, but which is not parallel or sub parallel to layering. May be open or closed. May include desiccation cracks.	
SHEARED SEAM	Zone in clayey soil with roughly parallel near planar, curved or undulating boundaries containing closely spaced, smooth or slickensided, curved intersecting fissures which divide the mass into lenticular or wedge-shaped blocks.	
SHEARED SURFACE	A near planar curved or undulating, smooth, polished or slickensided surface in clayey soil. The polished or slickensided surface indicates that movement (in many cases very little) has occurred along the defect.	

TERM	**DEFINITION**	**DIAGRAM**
SOFTENED ZONE	A zone in clayey soil, usually adjacent to a defect in which the soil has a higher moisture content than elsewhere.	
TUBE	Tubular cavity. May occur singly or as one of a large number of separate or inter-connected tubes. Walls often coated with clay or strengthened by denser packing of grains. May contain organic matter.	
TUBE CAST	An infilled tube. The infill may be uncemented or weakly cemented soil or have rock properties.	
INFILLED SEAM	Sheet or wall like body of soil substance or mass with roughly planar to irregular near parallel boundaries which cuts through a soil mass. Formed by infilling of open defects.	

Appendix B

Example Plants

Taz Wild Plants

Phone: (03) 6384 2165
Fax: (03) 6384 2165
Web site: www.tazwild.com

Wastewater Treatment Units

Tasmanian Plants suitable for Water from Wastewater Treatment Units

Water from septic tanks and aerated wastewater treatment units such as Biocycle, Envirocycle or other may contain salts, boron and disease bearing microbes. The major ingredients of most cleaning fluids are various salts, of which common kitchen salt (sodium chloride) is the least common. These salts may have large concentrations in wastewater, which can have a detrimental effect on plants. The survival of plants will depend on the concentrations of salts. Long-term build up of chemicals and salts in the soil will adversely affect any plantings.

We can't guarantee these plants will survive but they are tolerant to reasonable amounts of the main offenders and will tolerate wet conditions.

Below is a list of plants to help make an attractive garden bed for your wastewater treatment area.

PLANTS 1 – 6m

Acacia mucronata
Variable sallow wattle, Narrow leaf wattle
An upright or spreading, medium to tall shrub 3-4m X 2-3m. Quick growing. Profuse cream to yellow flowers in spring, showy. Attracts seed eating birds. Drought tolerant.

Acacia verticillata
Prickly Moses
Prickly shrub to 2m. Useful habitat plant and very attractive in flower.

Banksia marginata
Honeysuckle, Silver banksia
Evergreen shrub or small tree with attractive narrow, smooth edged leaves which are square or notched at the end and silvery beneath. Greenish yellow cones of flowers that last as cut flowers. Grows well in sandy soil. Strong upright growth.

Bauera rubioides
Dog Rose
Hardy small to medium dense shrub. 1-2m X 1-2m wide with masses of dainty pink flowers, flowering most of year, attracting butterflies. Grows well in wet or moist soils, prefers acid soils. Likes full or filtered sun. Good coastal pant. Frost tolerant. Prune regularly. Good erosion control.

Callistemon pallidus
Lemon Bottlebrush
Evergreen medium shrub, very upright with silky leaves that become smooth with age. Lovely lemon yellow bottlebrushes in spring and summer. Likes a dry or moist position. Tolerates full or filtered sunlight. Attracts nectar eating birds.

Callitris oblonga
Cypress pine, South esk pine
This is one of Australia's native conifers. It has an attractive shrubby shape and is suitable for use in the garden as a fast growing hedge, since it can be pruned to shape. It is also useful for gardens where the soil is rocky and sandy but will tolerate a range of soils, providing the drainage is good.

Correa backhousiana
Velvet correa
A dense, bushy, spreading shrub to 1.5m high by 2m wide. Leaves are glossy green on top, rusty coloured underneath. Greenish cream bell flowers in winter. Spring bird attracting. Tolerates lime and coastal plantings. Usually frost resistant.

Leptospermum lanigerum
Woolley tea-tree
Hardy medium to large shrub 2.5 to 5m high x 1.2-3m wide, massed with white flowers during spring. Soft grey foliage. Prefers moist to wet soils with good drainage and will grow well in full or filtered sun. Attracts butterflies and seed eating birds. Tolerates light snow, smog and frost.

Melaleuca ericifolia
A very hard, fast growing small evergreen tree suited to most soils and aspects. Suitable for poorly drained or saline soils and withstands coastal exposure. Needle-like leaves and 2-3cm long cream flower spikes, in spring and early summer. Ideal for planting as a screen.

Melaleuca gibbosa
Fine leafed paperbark, Slender honey-myrtle
Evergreen small shrub with mauve/purple ball shaped flowers in late spring and summer. Suitable for most soils, tolerating lime and salt soil. Frost resistant.

Melaleuca squarrosa
Tall, bushy shrub, good foliage. Scented, yellow brush flowers, in spring-summer. Suitable for most soils, tolerating very wet conditions, lime, saline and frost.

Micrantheum hexandrum
River box
Attractive foliage plant with new growth showing red stems. Cream flowers in spring. Grows up to 2m high. Prune to form a dense screen plant.

Notelaea ligustrina
Native Olive, Mock olive, Privet mock olive
Tall shrub with smooth, dark green leaves. Small yellow flowers and purple fruit. Prefers a moist, semi-shaded position but grows well in a wide range of conditions.

Pomaderris apetala
Dogwood
Medium to tall shrub 3 to 15 m. This shrub grows in a wide variety of sites from very dry to very wet but will grow larger with moisture. Looks good planted in copses.

SHRUBS TO 1m

Amperea xiphoclada
Upright or arching stems. Attractive foliage sculpturesque in appearance to 60cm. Useful for basket weaving. Dry to moist sites.

Blechnum penna-marina
Alpine Water Fern
Attractive, low growing, matted ground cover. Leathery dark green fronds to 15cm long, tinged pink when young. Ideal hanging baskets. Rockeries and moist positions in the open ground.

Blechnum wattsii
Hard Water Fern
Hardy and vigorous fern with dark green leathery fronds to 1m tall. Very easily grown in large pot or a moist, shady position in the ground.

Callistemon viridiflorus
Green Bottlebrush
Erect shrub with pale green bottlebrushes. Good in damp conditions. 1-2m X 1m. Frost resistant.

Carex appressa
Tall sedge, Tussock sedge
A tall perennial to 1.8m high. Stems acutely 3 angled and leaves 3-6mm broard. Occurs in winter wet depressions that can dry out completely in summer. Flowers in spring.

Carex inyx
Tassell Sedge
Evergreen clump forming sedge with green foliage and gorgeous golden brown pendulous tassels 1m x 1m.

Carex tasmanica
Curley Sedge
An upright sedge to 30cm. Attractive tight curls on tips of leaves. Wet sites but will tolerate long dry spells.

Dianella tasmanica
Flax Lily
An evergreen perennial plant with arching, strap-like leaves which can be up to 1.2m long. During spring and summer this plant bears clusters of nodding, star shaped, bright blue to purple flowers which are followed by glossy deep blue berries. Thrives in a sunny to partly shaded position in humus rich, well drained soil. Ideal for rockeries, poolside planting and containers.

Ficinea nodosa (syn isolepis nodosa)
Knobby club rush
Dense tufted native rush with stiff stems. Rounded brown flower knobs in summer. Suit damp or moist sandy soil. 60cm X 1m wide.

Ficinea nodosa (syn isolepis nodosa)
Knobby club rush (syn. Isolepis nododa)
Ideal for planting around pond margins, this fast growing perennial plant forms clumps of upright, often arching, dark green stems. Brownish, globular flower heads are produced throughout the year. A tough hardy plant which thrives in full sun in a range of soils. Tolerates salt spray, waterlogged and saline soils. Adds texture and colour to seaside gardens and water features, useful for general garden planting.

Goodenia elongata
Lanky Goodenia
Suckering ground cover 10cm tall X 50cm. Glossy green leaves, rich yellow flowers on tall stems spring-summer, prefers moist soils in full sun or part shade.

Isolepis inundata
Knobby club rush, Swamp club rush
Handy aquatic for waters edge or general planting (eg. shrub beds, dry creek beds).

Lomandra longifolia
Long leaf mat bush, Sagg
A popular plant for use as accent in gardens, where the rush like foliage contrasts well with broad leafed plants. Use it next to ponds or as a boarder plant. Flowers in spring, bearing clusters of cream, strongly perfumed flowers - great for use in flora arrangements. A very adaptable plant that will grow well in a range of soils but does best in a moist position.

Mazus pumilio
Mauve carpet
Low growing creeping plant. Ideal ground cover, with mauve flowers, spring and summer. Semi shade or sun.

Melaleuca squamea
A bushy shrub to 1m with stunning mauve flowers in spring-summer. Grows well in a damp spot. Frost hardy.

Poa labillardieri
A popular native grass grown for its soft blue foliage. In the warmer months this clumping plant produces an attractive flower head with a purple tint. Thrives in a sunny to partly shaded position and grows in a range of soils. Suitable for planting under trees, embankments and mass plantings. Cut to just above ground level in late winter for fresh new spring growth.

Polystichum proliferum
Mother Shield Fern
An easy to grow fern with attractive green fronds. New fronds are covered with eye catching brownish scales. An ideal plant for ferneries and shaded garden positions but will perform equally well when planted in a container. Plant in humus rich, moist, well drained soil in part shade. Fertilise with a good organic fertilizer. When planting in containers use a premium potting mix.

Polystichum proliferum
Mother Shield Fern
Attractive native fern with arching fronds to 1m long forming plantlets near the tip. Very easily grown in a moist position in morning or filtered sun. Suitable for tubs.

Pratia pedunculata
Blue pratia, Common pratia, White pratia
This dainty, spreading plant forms a carpet of tiny green leaves which from spring to early summer is smothered in a mass of tiny, white flowers. This carpeting plant is ideal for filling in spaces near rocks and sleepers and makes an attractive groundcover. Thrives in a sunny to semi-shaded position in moist soil. Keep moist at all times.

Pratia pedunculata
Blue pratia, Common pratia, White pratia
This dainty, spreading plant forms a carpet of tiny, green leaves, which from spring to early summer is smothered in a mass of tiny blue flowers. This carpeting plant is ideal for filling in spaces near rocks and sleepers, and makes an attractive groundcover, thrives in a sunny to semi-shaded position in moist soil. Keep moist at all times.

Scaevola hookeri
Creeping fan flower, Mat fan flower
A very densely matting, evergreen groundcover with glossy, dark green leaves and small, white fan-shaped flowers in flushes, during spring, summer and autumn. An excellent soil binding plant for average to moist positions. Frost hardy.

Velleia paradoxa
Spur valleia
Wild flower 20cm X 20cm with large yellow flowers spring and summer. Prefers moist soils which are well drained and part shade to full sun.

Viola fuscoviolacea
A spreading, matting violet with attractive dense foliage and tiny deep purple-blue flowers in spring and summer. Prefers a moist position. Withstands frosts and snow.

Viola hederacea
Native violet
An attractive creeping evergreen perennial with fan shaped leaves. This plant produces beautiful mauve flowers over a long flowering period. An ideal ground cover for full sun to part shade in well drained soils.

TREES

Acacia dealbata
Silver Wattle
A tall tree with a smooth trunk, often decorated with silvery, mottled patches contrasting with the greyish-green leaves. In spring, clusters of golden-yellow, fluffy ball like flowers almost cover the whole tree.

Acacia melanoxylon
Blackwood
A beautiful formal tree that produces one of Australia's most sought after woods for cabinet making. Light yellow flowers occur in winter and early spring. A useful tree for a windbreak or screen as it grows densely. It is also tolerant of a wine range of positions, however its height and width will be greatest if the soil is moist and fertile.

Eucalyptus ovata
Black gum, Swamp gum
Evergreen medium to tall moisture loving tree, good for poorly drained soils. Smooth white trunk. Masses of white flowers in autumn which attract birds. Frost hardy. Good tree for cool districts. Water absorber. Drought tolerant. Excellent shade and windbreak tree.

Eucalyptus rodwayi
Swamp Peppermint
This tree is suitable for a wide range of conditions, from very dry sandy soils to river banks. Grows 15 to 20m.

Eucalyptus viminalis
White Gum
A magnificent tree with a lovely white trunk. This tree is suitable for very dry to very wet sites. Its height is 20 to 40m depending on availability of moisture.

Pomaderris apetala
Dogwood
Medium to tall shrub 3 to 15 m. This shrub grows in a wide variety of sites from very dry to very wet but will grow larger with moisture. Looks good planted in copses.

Prostanthera lasianthos
Christmas bush, Tasmanian Christmas bush
The Tasmanian Christmas bush comes into flower around Christmas with masses of mint scented foliage. A rapid growth in a range of soils but for best results grow in a well drained soil and mulch to retain moisture in the drier months. An attractive plant that will grow in a range of positions in the garden.

Tasmannia lanceolata
Mountain pepper, Native pepper
Small leafed mountain form. Handsome foliage shrub with bright green leaves and red stems. Creamy-yellow flowers in spring. Slow growing to 1.5m, hardy in a cool moist well drained position in sun or shade.

Appendix C

Certificate Forms

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Mr Matthew & Ms Chelsea Hovington *Owner /Agent*
110 Duncans Road *Address*
Melrose Tas 7310 *Suburb/postcode*

Qualified person details:

Qualified person: Tony Barriera - Geoton Pty. Ltd.
Address: PO Box 522
Prospect Tas 7250
Phone No: 03 6326 5001
Fax No:
Licence No: CC6220 P
Email address: tbarriera@geoton.com.au

Qualifications and Insurance details: Tony Barriera – BEng, MSc CPEng, NER – IEAust 471929 Civil, Geotechnical Certain Underwriters at Lloyd's- ENG 21 000330

(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items

Speciality area of expertise: Geotechnical Engineering

(description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Details of work:

Address: 110 Duncans Road
Melrose Tas 7310
Lot No: 1
Certificate of title No: 239173/1

The assessable item related to this certificate: Classification of foundation conditions according to AS2870 - 2011

(description of the assessable item being certified)
Assessable item includes –
- *a material;*
- *a design*
- *a form of construction*
- *a document*
- *testing of a component, building system or plumbing system*
- *an inspection, or assessment, performed*

Certificate details:

Certificate type: Foundation Site Classification – AS2870

(description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items n)

This certificate is in relation to the above assessable item, at any stage, as part of - *(tick one)*

building work, plumbing work or plumbing installation or demolition work: ☐

or

a building, temporary structure or plumbing installation: X

In issuing this certificate the following matters are relevant –

Documents:	Geoton Pty Ltd, Report Reference No. GL22421Ab, dated 29/08/2022
Relevant calculations:	Refer to report
References:	AS 2870 – 2011 Residential Slabs and Footings Construction AS 4055 – 2021 Wind Loads for Housing CSIRO Building Technical File 18

Substance of Certificate: *(what it is that is being certified)*

Site Classification in accordance to AS2870 - 2011
Wind Loading in accordance to AS 4055 - 2021
Findings and recommendations of report

Scope and/or Limitations

The classification applies to the site as investigated at the time and does not account for any future alteration to foundation conditions resulting from earthworks, drainage condition changes or site maintenance variations.

I certify the matters described in this certificate.

	Signed:	*Certificate No:*	*Date:*
Qualified person:		GL22421Ab	29/08/2022

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: Mr Matthew & Ms Chelsea Hovington *Owner name*
110 Duncans Road *Address*
Melrose TAS 7310 *Suburb/postcode*

Designer details:

Name: Tony Barriera
Category: Civil Engineer – Hydraulic - Domestic
Business name: Geoton Pty Ltd
Phone No: 03 6326 5001
Business address: P O Box 522
Prospect TAS 7250
Fax No:
Licence No: IEAust 471929, CC6220 P
Email address: tbarriera@geoton.com.au

Details of the proposed work:

Owner/Applicant Mr Matthew & Ms Chelsea Hovington
Designer's project reference No. GL22421Ab
Address: 110 Duncans Road
Lot No: 239173/1
Melrose TAS 7310

Type of work: Building work ☐ Plumbing work ☒ *(X all applicable)*

Description of work:
New building
on-site wastewater management system

(new building / alteration / addition / repair / removal / re-erection water / sewerage / stormwater / on-site wastewater management system / backflow prevention / other)

Description of the Design Work (Scope, limitations or exclusions): *(X all applicable certificates)*

Certificate Type:	Certificate	Responsible Practitioner
	☐ Building design	Architect or Building Designer
	☐ Structural design	Engineer or Civil Designer
	☐ Fire Safety design	Fire Engineer
	☐ Civil design	Civil Engineer or Civil Designer
	☒ Hydraulic design	Building Services Designer
	☐ Fire service design	Building Services Designer
	☐ Electrical design	Building Services Designer
	☐ Mechanical design	Building Service Designer
	☐ Plumbing design	Plumber-Certifier; Architect, Building Designer or Engineer
	▫ Other (specify)	

Deemed-to-Satisfy: ☒ Performance Solution: ☐ (*X the appropriate box*)

Other details:
All design documents provided in Report GL22421Ab, dated 29/08/2022

Design documents provided:

The following documents are provided with this Certificate –

Document description:

Drawing numbers:	Prepared by:	Date:
Schedules:	Prepared by:	Date:
Specifications:	Prepared by:	Date:
Computations:	Prepared by:	Date:
Performance solution proposals:	Prepared by:	Date:
Test reports:	Prepared by:	Date:

Standards, codes or guidelines relied on in design process:

All design documents are contained within report

AS/NZS1547:2012 On-site domestic-wastewater management

Any other relevant documentation:

Attribution as designer:

I Tony Barriera of Geoton Pty Ltd am responsible for the design of that part of the work as described in this certificate;

The documentation relating to the design includes sufficient information for the assessment of the work in accordance with the *Building Act 2016* and sufficient detail for the builder or plumber to carry out the work in accordance with the documents and the Act;

This certificate confirms compliance and is evidence of suitability of this design with the requirements of the National Construction Code.

	Name: (print)	*Signed*	*Date*
Designer:	Tony Barriera		29/08/2022
Licence No:	CC6220P		

Assessment of Certifiable Works: (TasWater)

Note: single residential dwellings and outbuildings on a lot with an existing sewer connection are not considered to increase demand and are not certifiable.

If you cannot check ALL of these boxes, LEAVE THIS SECTION BLANK.

TasWater must then be contacted to determine if the proposed works are Certifiable Works.

I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:

- ☐ The works will not increase the demand for water supplied by TasWater
- ☐ The works will not increase or decrease the amount of sewage or toxins that is to be removed by, or discharged into, TasWater's sewerage infrastructure
- ☐ The works will not require a new connection, or a modification to an existing connection, to be made to TasWater's infrastructure
- ☐ The works will not damage or interfere with TasWater's works
- ☐ The works will not adversely affect TasWater's operations
- ☐ The work are not within 2m of TasWater's infrastructure and are outside any TasWater easement
- ☐ I have checked the LISTMap to confirm the location of TasWater infrastructure
- ☐ If the property is connected to TasWater's water system, a water meter is in place, or has been applied for to TasWater.

Certification:

I Tony Barriera of Geoton Pty Ltd being responsible for the proposed work, am satisfied that the works described above are not Certifiable Works, as defined within the *Water and Sewerage Industry Act 2008,* that I have answered the above questions with all due diligence and have read and understood the Guidelines for TasWater CCW Assessments.

Note: the Guidelines for TasWater Certification of Certifiable Works Assessments are available at: www.taswater.com.au

	Name: (print)	*Signed*	*Date*
Designer:	Tony Barriera		29/08/2022

GEOTON Pty Ltd
Geotechnical Consultants

LOADING CERTIFICATE

To:	**Mr Matthew & Ms Chelsea Hovington**		*Owner /Agent*	Certificate Ref: AS/NZS 1547:2012 Section 7.4.2
	110 Duncans Road		*Address*	
	Melrose Tas	**7310**	*Suburb/postcode*	

Details of work:

Address:	**110 Duncans Road**		Lot No:	1
	Melrose Tas	**7310**	Certificate of title No:	239173/1
The work related to this certificate:	On-site domestic-wastewater management		*(description of the work or part work being certified)*	

Certificate details:

In issuing this certificate the following matters are relevant –

Documents:	Report GL22421Ab dated 29/08/2022 Figure 1 – Locality Plan Figure 2 – Site Plan Figure WW-01 – Typical Cut-off Drain Section Figure WW-05 – Typical AWTS Section
Relevant calculations:	Contained in the above
References:	AS/NZS1547:2012 On-site domestic-wastewater management

Substance of Certificate:

This certificate sets out the design criteria and the limitations associated with use of the system.

Wastewater Characteristics

Population equivalent used for this assessment	= 5 (2 bedroom dwelling + study)
Wastewater volume (L/day) used for this assessment	= 600 (120 Litres per person)
Approximate blackwater volume (L/day)	= 240
Approximate greywater volume (L/day)	= 360

Soil Characteristics/Design Criteria

Texture (Table E4 from AS/NZS 1547)	= Sandy clay
Soil category (Table E1 from AS/NZS 1547)	= 5
Soil structure (Table E4 from AS/NZS 1547)	= Massive
Indicative permeability (Table 5.1 from AS/NZS 1547)	= <0.06m/day
Adopted permeability	= 0.01m/day
Adopted Design Irrigation Rate	= 3mm/day
Soil thickness for disposal	= >2.0m
Minimum depth (m) to water	= >2.0m

Dimensions for On-Site Treatment System

Disposal and treatment methods = Aerated Wastewater Treatment System (AWTS) and sub-surface irrigation
Site modification and specific design = None
Primary disposal area required = 300m^2
Reserve disposal area required = 300m^2
Location and use of Reserve area = Reserve area located to the east of the proposed shed. Currently vacant.
Is there sufficient area available on site for disposal (including reserve) = Yes

Notes

The purpose of the reserve area is to allow for future extention of the land application system to allow a factor of safety against unforseen malfunction or failure, perhaps following increased household occupancy or inadvertent misuse of the system.

The land application area may be reduced to account for flow reductions by water-saving devices, provided the organic loading rate is not higher than it would have been without the flow reduction.

Allowable Variation from Design Flow

Based on an approved AWTS 8 EP system (8 equivalent persons) rated at 1200 litres per day and a wastewater design volume of 600L/day the allowable variation from design flow (peak loading events) would be an additional 600L/day.

System Limitations

Consequences of overloading the system:

(A) Adverse effects on soil properties and plant growth through excess salt accumulation in the root zone during extended dry periods
(B) Harmful long-term environmental effects to the soil of land application system or the adjacent surface water and groundwater; or
(C) Increased risk to public heath from surface ponding in the land application area or channelling or seepage beyond the land application area.

Consequences of underloading the system:

Not applicaple to this type of system.

Operation Requirements

Refer to operation manual of preferred aerated waterwater treatment system.
Adverse effects of not operating the system correctly may include:

(A) Odour; and
(B) Disease.

Maintenace Requirements

Refer to operation manual of preferred aerated waterwater treatment system.
Adverse effects of not maintaining and monitoring the system correctly may include:

(A) Odour;
(B) Pump failure;
(C) Air blower failure or filter blockage;
(D) Alarm failure;
(E) Irrigation field failure; and
(F) Poor water quality, lack of disinfection.

I certify the matters described in this certificate.

	Signed:	*Date:*	*Certificate No.*
Certifier:		29/08/2022	GL22421Ab

Architectural Drawings

Project Number 2122-48

Revision 02 - Planning - 01-09-2022

Proposed Residence and Shed
110 Duncans Road
Melrose

Matthew Hovington

PROJECT INFORMATION	
BUILDING DESIGNER	STEVEN PENTON
ACCREDITATION NUMBER	CC491K
TITLE REFERENCE	PID 6385941 CT 239173/1
PLANNING SCHEME ZONE	RURAL
FLOOR AREA HOUSE	168 m2
FLOOR AREA SHED	150 m2
SITE AREA	5.7224 ha
DESIGN WIND SPEED	N2
SOIL CLASSIFICATION	M
CLIMATE ZONE	7
BUSHFIRE RATING	BAL 19
ALPINE AREA	NO
CORROSION ENVIRONMENT	LOW

ABN – 84 530 588 051

Tammy Smith
Energy

Thermal performance assessor - DMN/12/1448
Bushfire practitioner - BFP-126

PO Box 1218 Devonport Tasmania 7310

6428 6634

Design Matters National
The peak body for the building design profession
Member

ABN – 84 530 588 051

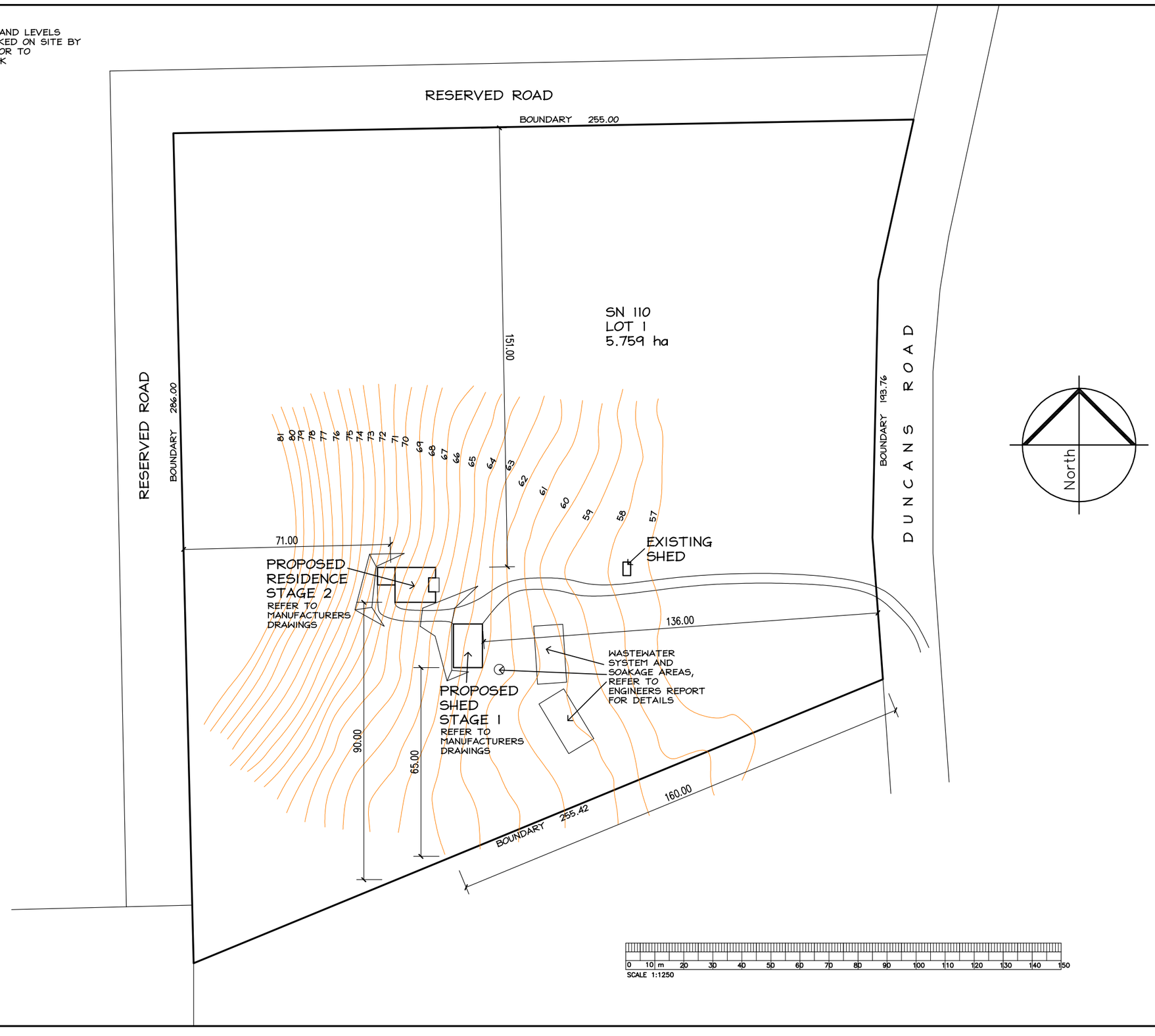
Steven Penton
Building Design

PO Box 1218 Devonport Tasmania 7310

6428 6634

Accreditation CC491K

NOTE:
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO COMMENCING WORK



Steven Penton
Building Design
Accreditation. CC491K
PO Box 1218 Devonport
Tasmania 7310
6428 6634
ABN – 84 530 588 051

Revision:		
01	PRELIMINARY	31-05-2022
02	PLANNING	01-09-2022

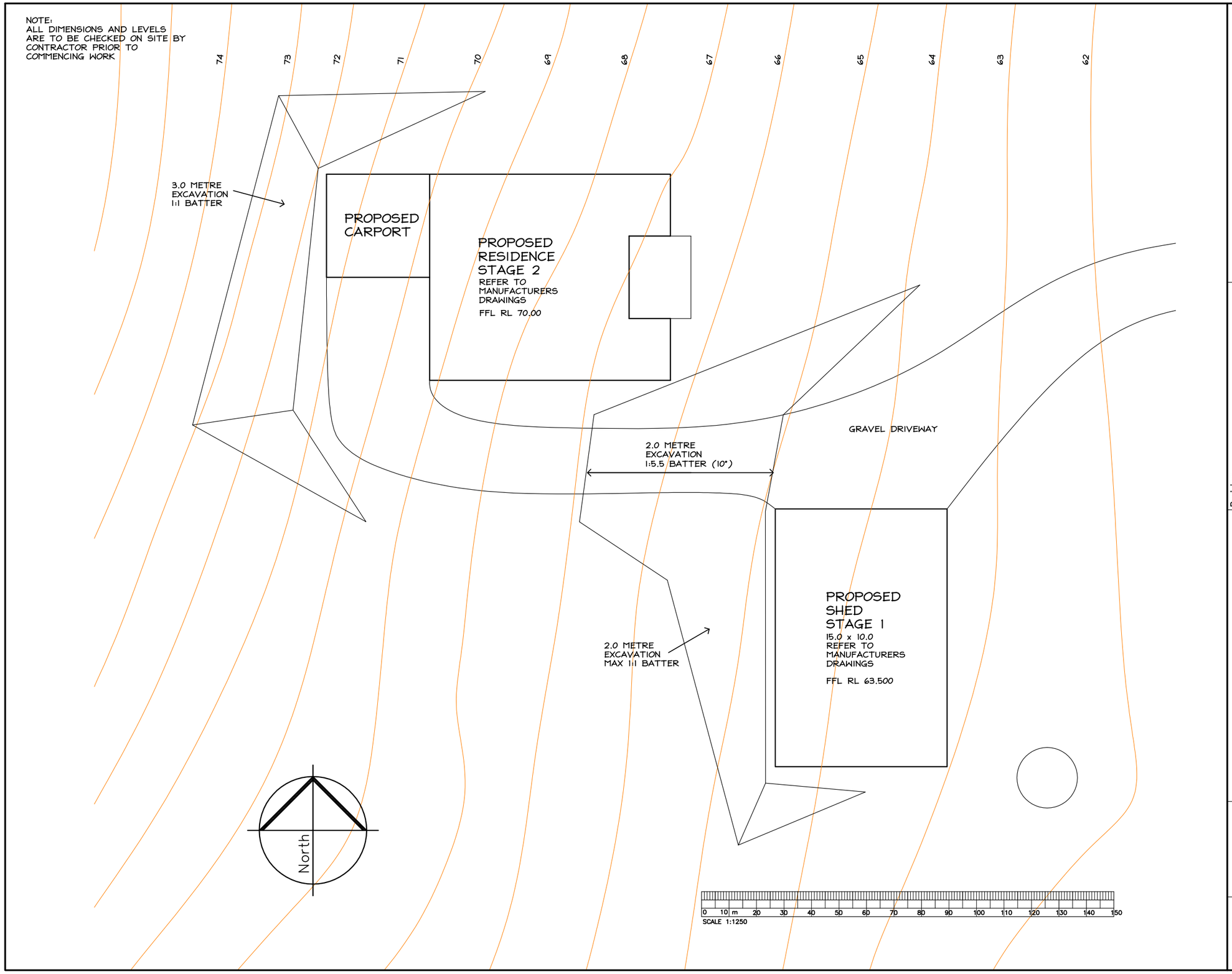
Proposed Residence and Shed
110 Duncans Road
Melrose
Matthew Hovington
Site Plan

Project No.: 2122-48
Drawn: Penton
Scale at A3: 1:1250

Revision: 02

Drawing No.: 02 of 03


3,600
4,800
3,600
16,410
1,200
14,010
1,200
12,000
DECK
4.8x3.6
BED 3
3.4x3.4
LOUNGE
5.8x3.4
LIVING
4.8x4.2
ROBE
LINEN
LDRY
W M
WC
BATH
ROBE
KITCHEN
3.0x2.7
DW
REF
ENTRY
ENS
WIR
BED 2
3.5x3.4
BED 1
4.2x3.4
DECK
4.8x3.6
FLOOR PLAN
1:100
LIVING AREA: 145.000 Sq.m
DECKS: 34.560 Sq.m
TOTAL AREA: 179.640 Sq.m
19.335 Sq



Steven Penton
Building Design
Accreditation. CC491K
PO Box 1218 Devonport
Tasmania 7310
6428 6634
ABN – 84 530 588 051

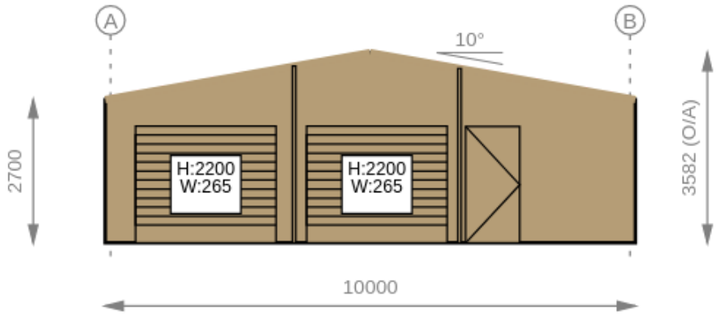
Revision:		
01	PRELIMINARY	31-05-2022
02	PLANNING	01-09-2022

Proposed Residence and Shed
110 Duncans Road
Melrose
Matthew Hovington
Part Site Plan

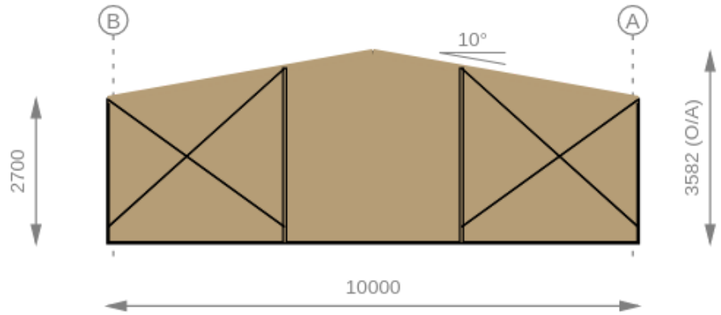
Project No.: 2122-48
Drawn: Penton
Scale at A3: 1:200

Revision: 02

Drawing No.: **03** of 03



End Wall 1



End Wall 5

Side Wall A

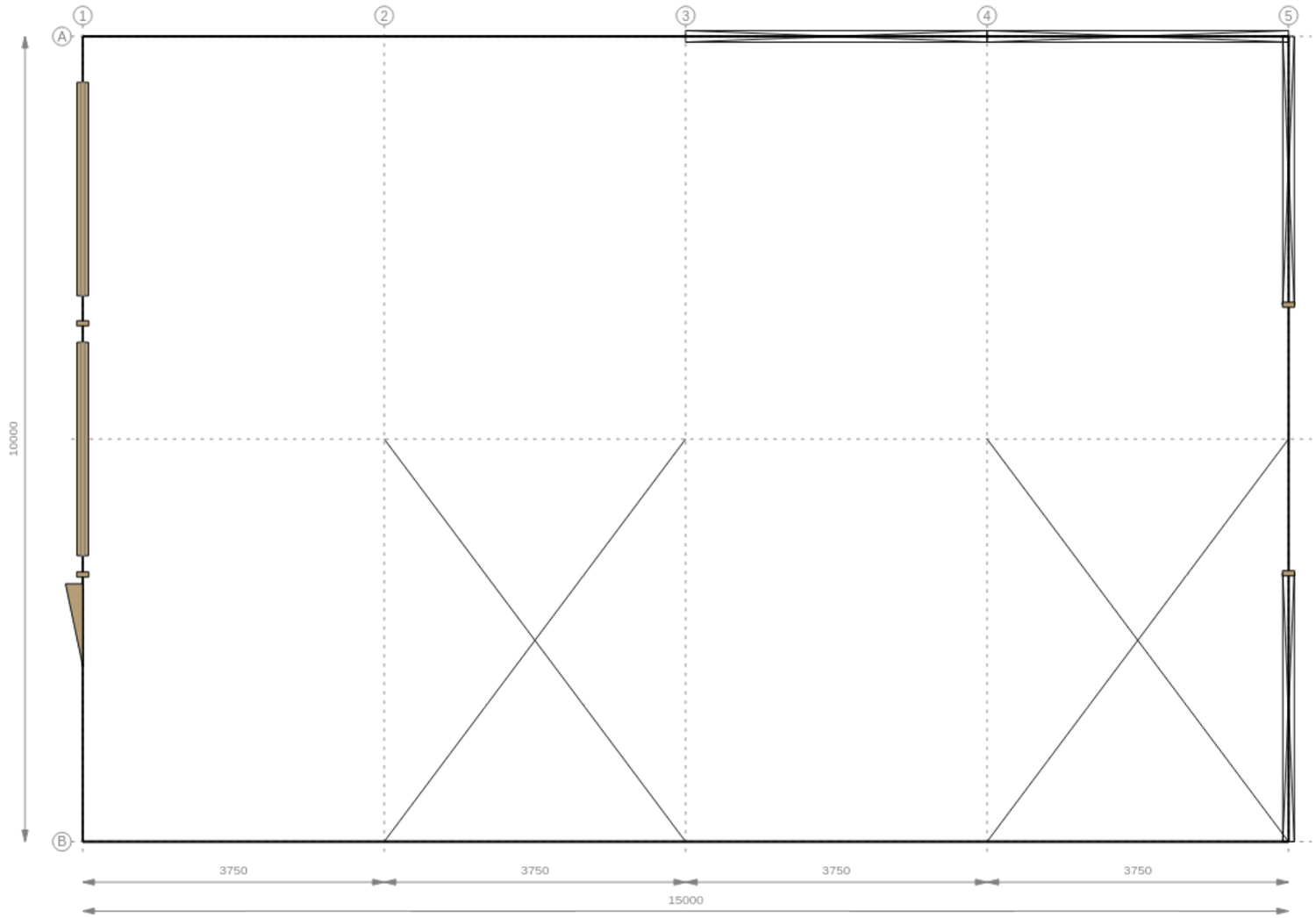
Side Wall B

Rev	Date	Description

shed envy

Title Name:	CONTRACT PLANS FOR A SHED 10.0M x 15.0M x 2.7M
Client:	Matthew Hovington
Site address:	110 Duncans Road MELROSE, Tasmania, 7310

Job No.	SEL-313213	
Dwg No.	01	
Date	14-Feb-2022	
Rev	1	A3



Floor plan

Rev	Date	Description

shed envy

Title Name:	CONTRACT PLANS FOR A SHED 10.0M x 15.0M x 2.7M
Client:	Matthew Hovington
Site address:	110 Duncans Road MELROSE, Tasmania, 7310

Job No.	SEL-313213	
Dwg No.	02	
Date	14-Feb-2022	
Rev	1	A3

Devonport Football Club Inc.

afldevonportmagpies@gmail.com

NWFL 2022 Premiers Seniors, Reserves & Colts #Oneclub

Mr Matthew Atkins

GM Devonport City Council

3/10/2022

Hello Matthew,

The Board of the Devonport Football Club are seeking permission to place a plaque/sign in memory of twins Craig and Darren Steven.

Craig passed away in March last year and Darren some 18 months prior.

The brothers were two long-time supporters of our club. In tandem they rattled many opposition players with their quick comment and to be honest, sometimes cutting humour- still makes us laugh. Both were loved by all the Devonport players but not so sure about the opposition.

A place they often stood and supported from was the northern end of the Eric Webster Stand on the concrete pad. This part of the Devonport Oval has become known as Steven Brother's Corner.

Our suggestion, there is currently no design, only the location to place the memorial signage. If we can receive in principle support for the idea, we in conjunction with the Devonport Cricket Club and the Steven family will design something discrete and appropriate to put at the aforementioned location. There will be no cost to the council.

As mentioned, the Steven family still have a close affiliation with both us and the Devonport Cricket Club. I have spoken to them, and they are very supportive of the plan.

Formally recognising this landmark on the Oval will add to its rich history and the story of sport in Devonport.

We await further direction from you.

Thanks

Regards

Gerard

Gerard Enniss

President

Devonport Football Club

Minutes of the Annual General Meeting of the Devonport City Council held on Monday, 24 October 2022, in the Mersey Room, level 3, paranaple centre, 137 Rooke Street Devonport, and live streamed from 5:00pm

PRESENT:

Councillors:
Cr A Rockliff (Mayor)
Cr A Jarman (Deputy Mayor)
Cr J Alexiou
Cr G Enniss
Cr P Hollister
Cr L Laycock
Cr S Milbourne
Cr L Murphy
Cr L Perry

Council Officers:
General Manager, M Atkins
Deputy General Manager, J Griffith
Executive Manager People & Finance, K Peebles
Executive Coordinator, J Surtees
Governance Officer, C Jordan

Electors:

Douglas Janney	Robert Vellacott	Malcolm Gardam	Don Willing
Norm Parkin	Andrew Rundle	Peter Jordan	Sue Jordan
Barry Wilczynski	Janene Wilczynski	Michael Williams	Kylie Lunson
Melanie Nugent	Andrew Wylie		

Other:

K Hampton	J Jackson	G Dobson	J Wheaton

ACKNOWLEDGMENT OF COUNTRY

The Mayor acknowledged and paid respects to the Tasmanian Aboriginal community as the traditional and original custodians of the land on which we meet and acknowledged their elders past, present and emerging.

WELCOME AND INTRODUCTIONS

The Mayor welcomed everyone to the Annual General Meeting and introduced the elected members and the Executive Leadership team.

IN ATTENDANCE

All persons in attendance were advised that it is Council policy to record Council meetings, in accordance with Council's Digital Recording Policy. The digital recording of this meeting will be made available to the public on Council's website. The meeting is being Live Streamed to the Devonport City Council YouTube channel.

1 ANNUAL GENERAL MEETING GUIDELINES

The Mayor outlined the AGM Guidelines.

2 APOLOGIES

Lyn Johnson

3 DECLARATIONS OF INTEREST

No Declarations of Interest were advised.

4 CONFIRMATION OF MINUTES

MOVED: Cr Laycock
SECONDED: Cr Murphy

That the minutes of the Annual General Meeting held on 9 November 2020, as attached, be confirmed.

FOR	14
AGAINST	0
OUTCOME	Carried

5 PRESENTATION OF ANNUAL REPORT

The General Manager provided an overview of the 2022 Annual Report.

6 SUBMISSIONS/QUESTIONS TO THE ANNUAL REPORT

MOVED: Cr Jarman
SECONDED: Cr Murphy

That submissions and questions, and the subsequent answers, on the 2021/22 Devonport City Council Annual Report, be noted.

FOR	20
AGAINST	0
OUTCOME	Carried

7 MOTIONS ON NOTICE

7.1 NOTICE OF MOTION FROM MR VELLACOTT – ACKNOWLEDGEMENT OF COUNTRY

MOVED: Mr Vellacott
SECONDED: Mr Gardam

MOTION

That we the electors and ratepayers here present request council's Acknowledgement Of Country statement within each council ordinary meeting Agenda i.e." Council acknowledges and pays respects to the Tasmanian Aboriginal Community as the traditional and original owners and continuing custodians of this land" to be amended so as to include after .. "custodians of this land." the following words, or similar, "We also acknowledge their efforts along with other citizens past and present in providing a city which we can all be proud and thank especially those who have and those who continue to serve in protecting us from tyranny and thus ensuring our freedoms and democratic rights are preserved."

So as in the future the suggested Agenda heading of the Acknowledgement statement and content will be in to:

ACKNOWLEDGEMENT OF COUNTRY, CITIZENS OF OUR CITY AND THOSE WHO SERVED Council acknowledges and pays respects to the Tasmanian Aboriginal Community as the traditional and original owners and continuing custodians of this land; we also acknowledge their efforts along with other citizens past and present in providing a city which we can all be proud and thank especially those who have and those who continue to serve in protecting us and thus ensuring our freedoms and democratic rights are preserved.

FOR	6
AGAINST	14
OUTCOME	Lost

7.2 NOTICE OF MOTION FROM MR VELLACOTT – 50 YEAR + RATEPAYERS PARKING CONCESSIONS

MOVED: Mr Vellacott
SECONDED: Mr Janney

MOTION
That we the electors and ratepayers here present request Council to at the next appropriate meeting ensure the continuation of providing all ratepayers of 50 years or more with parking vouchers/concessions as provided to pensioners.

FOR	15
AGAINST	4
OUTCOME	Carried

7.3 NOTICE OF MOTION FROM MR VELLACOTT – REQUEST FOR REPRESENTATION TO STATE GOVERNMENT BY COUNCIL – PARANAPLE CENTRE

MOVED: Mr Vellacott
SECONDED: Mr Gardam

MOTION
That because the Tasmanian State Government has taken advantage of council in regard to the sale of part of the paranaple centre at an estimated cost of some six million and six hundred thousand Dollars ($6,600,000) - that Council make representation on behalf of the ratepayers to the State Government to make good the stated amount or more for the Strata Title to that part of the building now in their possession.

FOR	4
AGAINST	16
OUTCOME	Lost

7.4 NOTICE OF MOTION FROM MR VELLACOTT – REQUEST FOR MORE DETAIL IN AGENDA RE-CLOSED SESSION ITEMS

MOVED: Mr Vellacott
SECONDED: Nil

MOTION

That we the electors and ratepayers here present in regard as to what details are listed in each of council's ordinary meeting Agenda to be dealt with in Closed Session – (i.e. secret committee); noting some local state and interstate councils includes in their ordinary council meeting Agenda more explicit details than just very basic /minimum details than Devonport Council > therefore we request the new councillors (when elected) for the sake of openness and transparency to instruct the General Manager to provide more detail in the agenda about what he recommends will go into closed session in the future, so councillors and ratepayers will be better informed.

FOR	
AGAINST	
OUTCOME	Lapsed, due to the motion not obtaining a seconder

7.5 NOTICE OF MOTION FROM MR GARDAM – REQUEST FOR INCLUSION OF PUBLIC DISCLOSURE CLAUSES IN CONTRACTS AND/OR AGREEMENTS

MOVED: Mr Gardam
SECONDED: Mr Vellacott

MOTION

That we the electors here present request the incoming Council to initiate a policy, similar to that of the state government, whereby legally binding clauses are written into contracts and or agreements that will ensure Council has at its sole discretion a right to make public disclosures of arrangements it commits to under contract; particularly where ratepayer cash or borrowings, public money and/or generous benefits or concessions are afforded to a private enterprise by Council.

FOR	5
AGAINST	15
OUTCOME	Lost

8 GENERAL BUSINESS

Douglas Janney, 23 Watkinson Street Devonport

Q1. Further to my discussion with you Mayor about the layout of this meeting, in the two positions I have sat, there are three councillors whose faces I don't see. The AGM is not a normal Council meeting. It is a presentation by you councillors of this year's happenings, and as such you should be facing the ratepayers, and you are not.

Next year it needs to be a lot better and not set up for what is a normal Council meeting. Thank you.

Now a question – I go to the 21/22 Annual Report – page 14 - Workers compensation for the year is shown as just under $180,000. Why so high when the previous year was just under $36,000?

Response
The General Manager advised that the figure includes 7 claims, one of which is still open, and that the insurer typically makes a fairly conservative estimate on the potential claim value. It was noted that it is not the highest of the past 4 years.

Q2. Page 44 – Waste collection has increased from $2.50 to $2.79 per week per property, this is an increase of 11.6%. Why is the increase so high?

Response
The General Manager advised that the question would be taken on notice and that the difference in the cost relates to several components, including fuel and tip fees, but would prefer to provide the answer in detail, in writing.

To Mr Janney's call for his questions to be answered at the meeting, the General Manager further advised that the Annual Report was made available two weeks ago, and calls were made for questions and submissions and those that were provided have been provided with written answers which have been included in the agenda.

Mr Janney further sought clarification as to where it was asked for questions to be put before the meeting?

The Mayor advised that this was included in the Notice of Meeting which was publicly advertised.

Q3. Why is the Lost Time Frequency Rate so far away from the target?

Response
The General Manager advised that the target is always to have zero health and safety accidents, and that would always remain the target. Each year Council continues to get closer to that target and having the aim of zero accidents is what Council always strive for.

Bob Vellacott, 11 Cocker Place Devonport

Q1. I refer to my questions on notice and responses for this evening's AGM. I specifically asked that the questions and answers be included in the Agenda, because I believe they should be of interest and for the edification of all ratepayers and especially for all existing Councillors and for candidates standing for Council.

Unfortunately they, the questions and answers, were not provided in the actual agenda, but hidden in the separate attachments on the website, thus making it, I opine, a little difficult to assess for those not conversant with the intricacies of Council's methods of responding to questions and/or providing information.

One of the questions Mayor was in regards to the debt, so my comments and questions is in regards to Question One on Notice, of the debt of some $46.9 million and the time of paying off that amount and the General Manager's response, which was in part, the timeframe to pay off the debt will depend on future Council decisions to increase, repay or refinance debt.

The Financial Strategy states that where possible Council will assess the term of the debt in relation to the life of the asset. The use of the debt in this manner attempts to address the issue of inter-generational equity, and I take that that is for future generations.

And Council's current Long Term Financial Plan forecasts total debt in 2032 to be $32.8 million. It appears that the rate the debt is being paid off it could be 40 years or more, maybe who knows maybe a 100 years or more if interests soar. So I refer now to the answer given to Mr Malcolm Gardam.

Mr Vellacott's further question was that on page 18 of my questions, the figure of $32.8 million was given for the debt in 2032, and yet the projected debt Mr Gardam was told was $35.85 million. So therefore my question is, is the projected forecast total debt is either $32.8 million or $35.85 million, a difference of $3.05 million. I am wondering which one do I take notice of?

Response
The Mayor advised that the question will be taken on notice and confirmed in writing.

Q2. In regards to the attachments and questions, the questions on notice, correct me if I am wrong, at ordinary meetings the answers to Questions on Notice are in the main agenda, yet for this meeting they are included in the attachments.

Response
The Mayor advised that this would be taken as comment.

Mr Vellacott requested that they be placed in the agenda as they are at an Ordinary Meeting, so that people when they are on the website don't have to go from one thing to the other when they want to look up anything.

Response
The Mayor advised that this would be taken as a request.

Malcolm Gardam, 4 Beaumont Drive Miandetta
Mr Gardam sought clarification on time available for questions.

The Mayor noted he has 3 minutes at the podium but she will consider longer for each item.

Clarification as to meaning of "inter-generational equity".

Q1. In response to my question 3 (c) on notice at the back of the online attachments *"Is Council currently kicking the debt down the road to ensure an annual budget surplus while servicing interest is costing ratepayers around $900,000 p.a. and will only increase going forward*?" and while denying it was kicking debt down the road the Council response included "*Council will assess the term of the debt in relation to the life of the asset. The use of debt in this manner* ***attempts to address the issue of inter-generational equity***." Now I have long said that Living City created intergenerational debt so will Council just explain how drawing out the repayment timeframe to well in excess of 20 years with $35.85M still projected to be owing ten years from now, **on the premise of "inter-generational equality**" is not intentionally kicking the debt down the road for both current and future generations to pay?
It seems by Council's own statement that it is looking to prolong it so that it can be paid equitably by future generations, without thought that the sooner you pay it the sooner you don't have to pay it – so we are asking to push it forward, so future generations can pay.

Response
The Mayor stated that she believed Mr Gardam had answered his own question.

The General Manager further commented that those responses should be read in their entirety.

One of the key points is that Council has a 10 Year Financial Plan and its projections at the moment are over that 10 year period, and that it is not possible to predict out to 2041 and what the Council of the day may do beyond that 2032 period.

At this point there has been some assumptions made over that period. Council has its debt structured in a number of ways and there's a number of points where fixed loans become repayable or expire and it is at that point where decisions of the Council of the day will be made, looking at cash flow requirements and interest rates as Council does now, and will continue to make decisions that are in the best financial interests of the organisation. This does not necessarily mean eliminate all debt, as it may be more prudent to look at other initiatives.

Inclusion of submissions to the Annual Report and questions on notice with Council responses not included in the body of the AGM Agenda

Q2. We've mentioned that the questions on notice are included in the body of the Ordinary Meeting agenda. The AGM Guidelines states that submissions and to questions on the Annual Report are to be submitted in writing for inclusion in the Agenda and the Agenda has provision for those at Item 6. The Guidelines also state that motions will also be included in the Agenda and that happens.

Response
The Mayor advised that Council had acknowledged the improvements to be made.

The General Manager advised that questions that are in an Ordinary Council Meeting agenda are provided by way of a recommendation for the Council to accept or not

accept and that following the Council meeting they are included in a letter, with a response, which is then provided to the person who asked the question.

The difference with the AGM is that submissions and questions about the Annual Report, have already had responses provided, so they are not being provided to the AGM for approval, and they are simply provided as attachments in the agenda for noting. There is a distinct difference between the two. In regard to providing items as attachments to the agenda, Council considers attachments to still be part of the agenda.

AGM Attachments not included with the AGM Agenda

Q3. Why aren't the attachments part of the handout with the Agenda? It's understandable that monthly ordinary meeting attachments to the agenda are not provided as handouts, often running to hundreds of pages, the current one 3 hundred and 60 odd pages I think for tonight, but the current AGM agenda is 16 and the attachments are 26 pages, if you wanted to produce this as a handout it is 42 pages, yet we get the agenda at 16 pages as the handout and the rest of it is online and you have to search and find it yourself, which contains questions and answers which is information for people.

Response
The Mayor responded that the point had been made and will be taken on board.

9 CLOSURE

The meeting closed at 6:17pm

DEVONPORT CITY COUNCIL
ABN: 47 611 446 016
PO Box 604 Devonport TAS 7310 – 137 Rooke Street, Devonport
Telephone 03 6424 0511
Email council@devonport.tas.gov.au Web www.devonport.tas.gov.au

The following table lists the alternate names submitted to the community engagement survey conducted by the Devonport City Council. Please note the following in relation to the submission content reproduced in the table below:

- The names have been reproduced as submitted by respondents to the survey.
- Survey responses have been de identified.
- Twelve responses voted for an alternate name suggestion from the shortlist of options but did not provide a name submission with their survey response.
- One submission has been redacted for publication due to inappropriate content.

Table of Alternate Name Suggestions

Lamington Park	QE Park
Parky McParkface	Waterfront Plaza
McCall Giblin	Mersey Waterfront Parklands
Roundhouse Park	queen elizabeth memorial park
A local Aboriginal name	Concrete Chaos
An Indigenous name	jackson d woods park
Devonport Community Park	Rockliff Folly
Freedom Park	Roundhouse Park
Bluff on Mersey Waterfront Promenade	novotel park
Money Pit Park	nova high
Torquay View OR Edward Curr Park	limilinaturi walk
Fairbrother Square	Lyons Park
formby park,	Lyons Park
Faye gardam park	River Walk
Railway Park	Palawa water park
Almost there	Palawa Waterpark
Molly's park	Palawa Waterpark
REDACTED	The Pinicle
Hillcrest Memorial Park	Palawa Park or Purinina Park
limilinaturi park	Novotel Park
Roundhouse Park	Heart of the Mersey
Queen Elizabeth Park	Roundhouse Park
Martin Place	Maritime Way
Costalotta Park	Mersey View
Palawa Park	Royal Park
Mersey Park	Lyons park
LYONS MEMORIAL PARK	Foreshore Mersey
Park for the People OR The Peoples Park	Lyons Park
ACCOR park	Spirit Park
Torquay Park	Paranaple precinct
Lyons Park	SPIRIT PARK
parniler panner Park	Haines Parklands



Lyons park. It is not a plaza
Lyons Parkland
Lyon’s Park
Riverview plaza
Rockliff Reserve
Mersey'View Hotel the Noverel
Hilly Kids Memorial Park
Hillcrest Memorial Park
Spirit Park
The Spirit of Devonport park
Parky Mc Parkface
Riparian Park
Lyons Park
Lyons Park
Parky McParkface
Lyons Park
Port Frederick Park
Hotel Park
Lyons waterfront park
Entrance Park
Devonport waterfront
limilinaturi
Matthew Richardson Park
Formby park
For my Park
Pannilerpanner Park (Devonport Park)
Formby Park
Formby park
Torquay Park
The People’s Precinct
Palawa Park
Parkie Mcparkface
Pannilerpanner Park
Lyons Waterfront Park
Baldock Park
Parky McParkFace
Lyons Park
Lyons Waterfront Park
Sir Joseph Lyons Park
Dame Enid Lyons Park
Port Frederick Park
Waterfront Plaza
Torquay Park. Mersey side park.
Roundhouse park. Torquay esplanade
Consulting with First Nations people on an appropriate name
Mersey Square
Roundhouse Park

Tasmanian Electoral Commission

2022 LOCAL GOVERNMENT ELECTIONS

Certificate of Election

Devonport City Council

In accordance with the Local Government Act 1993 I have declared the following candidates elected to the positions shown below.

9 Councillors

Elected for a period of 4 years

Steve MARTIN
Alison JARMAN
Leigh MURPHY
Gerard ENNISS
Damien VINEY
Stacey SHEEHAN
Peter Graham HOLLISTER
Alison MOORE
Janene WILCZYNSKI

Mayor

Elected for a period of 4 years

Alison JARMAN

Deputy Mayor

Elected for a period of 4 years

Stacey SHEEHAN

Jenny Hart RETURNING OFFICER

1 November 2022

Current and Previous Minutes Resolution - November 2022					
Meeting Date	**Res. No.**	**Item**	**Status**	**Assignees**	**Action Taken**
26/04/2022	22/71	Renaming of Don Reserve Hall	In Progress	Executive Coordinator	Awaiting Ministerial decision
23/05/2022	22/92	Disposal of portion of Public Land - Mersey Bluff	In Progress	Executive Coordinator	Awaiting instruction from Crown and OAA
25/07/2022	22/150	E-scooter trial	Awaiting external response	Executive Manager	EOI selection criteria and proposed operating area provided to identified operators for submission
22/08/2022	22/185	Sports Infrastructure Master Plan Priority Project	In Progress	Executive Manager	Consultant brief and selection process documentation under development for release
24/10/2022	22/225	Confirmation of Previous Minutes	Completed	Executive Coordinator	Minutes confirmed
24/10/2022	22/226	Responses to Questions Raised at Prior Meetings	Completed	Executive Coordinator	Responses to questions raised at previous meeting noted
24/10/2022	22/227	AM2022.02 & PA2022.0092 - 1, 5 Friend Street & 88, 90-102 Stony Rise Road, Stony Rise - Remove and Amend General Retail and Hire (Supermarket and other retail), Food Services, Business and Professional Services, Bulky Goods Sales and Service Industry	Completed	Planning Administration Officer	Public notice prepared. To be advertised on 29 October 2022 until 29 November 2022. Referrals to agencies prepared and documentation to TPC prepared.
24/10/2022	22/228	AM2022.03 & PA2022.0100 - Rezoning of the Agricultural Zone to the Rural Living Zone to part of 130 Tugrah Road (CT 198466/1) & 7 lot subdivision (including consolidation)	Completed	Planning Administration Officer	Advertising prepared for public notification on 29 October 2022. Referrals to agencies prepared.
24/10/2022	22/229	PA2022.0155 - 14-18 & 20 Fraser Street, Spreyton - 9 Lot Subdivision	Completed	Planning Administration Officer	Issued Planning Permit and endorsed plans to applicant and sent letter to representors with copy of permit and right of appeal.
24/10/2022	22/230	Code of Conduct Determination Report - Mr Gardam vs Cr Rockliff	Completed	Executive Coordinator	Report noted
24/10/2022	22/231	Annual Financial Report - 30 June 2022	Completed	Executive Coordinator	Report received and Financial Statements noted
24/10/2022	22/232	Mayor's Monthly Report	Completed	Executive Coordinator	Report received and noted
24/10/2022	22/233	General Manager's Report	Completed	Executive Coordinator	Report received and noted
24/10/2022	22/234	Infrastructure and Works Report	Completed	Executive Coordinator	Report received and noted
24/10/2022	22/235	Development and Health Services Report	Completed	Executive Coordinator	Report received and noted

Devonport City Council

FINANCE REPORT

YTD for the month ended October 2022

Contents: **Page**

Monthly Finance Report for Council

Summary

The operating result for the financial year to the end of October 2022 is favourable with actual revenue being higher than budget by $800K and actual expenses being lower than budget by $414K, resulting in an overall favourable variance of $1.2M. The forecast operating surplus for the financial year is $3.54M, which includes share of profit of associates (Dulverton) of $3.1M.

Rates & Service Charges - $95K Favourable

The favourable variance is due to additional income from waste charges as the 25% increase cap was removed on commercial waste. A forecast adjustment of $97K has been made.

Fees and User Charges - $431K Favourable

The favourable timing variance includes additional transfer station fees of $53K, development fees of $74K, facility hire fees of $75K, rental income of $66K and sale of goods of $91K.

Grants - Operating - $42K Favourable

The favourable variance is due to receiving a grant from Primary Health Tasmania for $50K that was not budgeted for. A forecast adjustment of $50K has been made.

Contributions - Operating - $54K Favourable

The favourable variance includes contributions from a developer relating to public open space of $21K and apprentice wage subsidies of $38K. A budget forecast adjustment of $60K has been made.

Interest Income - $179K Favourable

The favourable variance is a result of higher interest rates and funds on hand that are invested until expended on allocated capital projects. A forecast adjustment of $450K has been made to account for higher returns on investments expected.

Other Revenue - $16K Favourable

Favourable timing variance.

Employee Benefits - $35K Unfavourable
Unfavourable 0.8% timing variance relates to applying wage increases under the enterprise bargaining agreement to opening leave balances. The variance in long service leave is due in part to accounting for the higher probability of staff taking long service leave as the number of years service with Council increases.

Materials and Services - $413K Favourable
The favourable timing variance includes lower expenditure to date on software licences $73K, contractors $262K and utilities $109K. A forecast adjustment of $50K has been made relating to expenditure of the grant received from Primary Health Tasmania.

Depreciation - $91K Favourable
The favourable variance includes an allowance for capitalisation of work in progress (Reserves $41K, Parks $36K) and reflects lower depreciation on buildings revalued at the end of last financial year.

Financial Costs - $63K Unfavourable
The unfavourable variance is due to higher interest rates incurred on Council's $11.6M variable rate loan. The current interest rate on this loan is 3.74%. Fixed rate loans include $21M @ 1.45% until 2026 and $15M @ 3.39% until 2041. A forecast adjustment of $300K has been made which is offset by higher returns from term deposits.

Levies & Taxes - $163K Favourable
The favourable variance is due to decreases in rates for most Council properties. Due to revaluations across the Municipality, properties classified as commercial, industrial and other decreased in value relative to properties classified as primary production, vacant land and residential. A forecast adjustment of $131K has been made. Contributions for the waste levy are $32K less than budget.

Other Expenses - $120K Unfavourable
The unfavourable variance mostly relates to the timing of payments for events, community grants and subsidies.

Internal Charges and Recoveries - $52K Unfavourable
Unfavourable timing variance.

Balance Sheet
The balance of Capital Work in Progress at the end of October is $22.16M, including $16.16 M which relates to the LIVING CITY project.

FINANCIAL SUMMARY

YTD to October 2022

Operating Summary	YTD Budget	YTD Actual	Annual Budget	Current Forecast
Revenue	35,126,354	35,926,781	47,958,736	48,613,736
Expenditure	16,996,381	16,582,066	44,855,260	45,074,260
Operating Position	**18,129,973**	**19,344,716**	**3,103,477**	**3,539,476**

Capital Expenditure Summary	Budget $'000	Actual $'000	Forecast $'000
Capital Expenditure	**27,038**	**4,227**	**18,926**

Cash Information	October 2022	June 2022
Operating Account (Reconciled balance)	5,198,384	1,368,007
Interest-Earning Deposits	24,484,490	17,410,426
	29,682,874	**18,778,433**

Debtor Information	October 2022	June 2022
Rates Debtors	11,682,455	689,413
Infringement Debtors	174,113	137,189
Sundry Debtors	461,574	2,805,561
Planning & Health Debtors	47,902	23,597
	12,366,045	**3,655,760**

Rates Debtors Ageing	October 2022	% of Annual Rates
2022/2023 - Current	11,344,012	36.0%
2021/2022 - 1 Year	195,336	
2020/2021 - 2 Years	58,996	
2019/2020 - 3 Years	21,900	
Over 3 years	62,211	
	11,682,455	

Cash Investment Information	Actual Rate	Credit rating	Maximum Holding Allowed	Actual Holding % of total Cash	October 2022
ANZ Cash Deposits - At Call - 0.1% RBA cash rate	2.50%	A1+ /AA-			1,409
CBA Cash Deposits - At Call + 0.1% RBA cash rate	2.70%	A1+ /AA-			5,459,376
		A1+	100%	18.40%	5,460,785
NAB Term Deposit (8 months)	3.53%	A-1/A+			3,000,000
NAB Term Deposit (90 days)	3.58%	A-1/A+			10,000,000
		A-1/A+	80%	43.80%	13,000,000
AMP 31 days notice account	3.05%	A2/BBB+			23,706
AMP Term Deposit (10 months)	4.00%	A2/BBB+			2,000,000
AMP Term Deposit (180 days)	4.30%	A2/BBB+			4,000,000
		A2-A3	40%	20.29%	6,023,706
					24,484,490

All cash investments are invested in compliance with Council's Investment Policy.

Benchmarks: BBSW90 Day Index 3.08%
RBA Cash Rate 2.60%

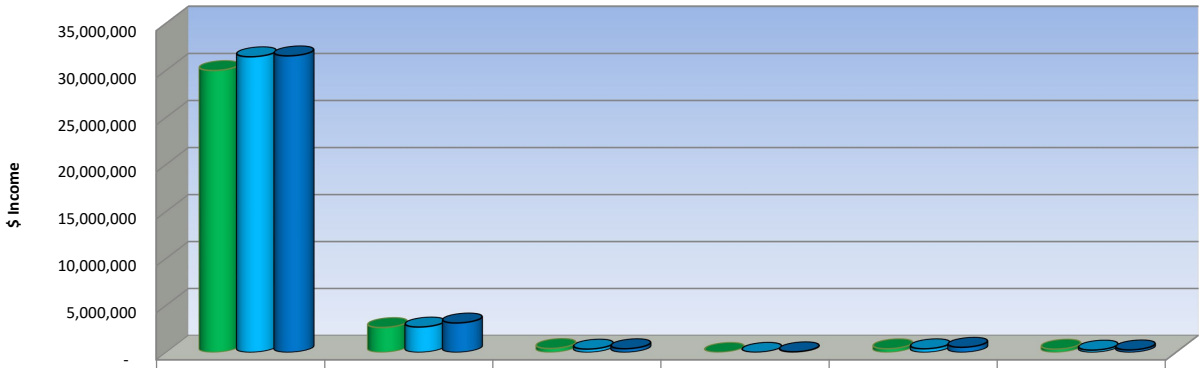
Commentary
This report provides a high level summary of operational income and expenditure, capital expenditure and the cash and receivables position as at the date of the report.

SUMMARISED OPERATING REPORT

YTD to October 2022

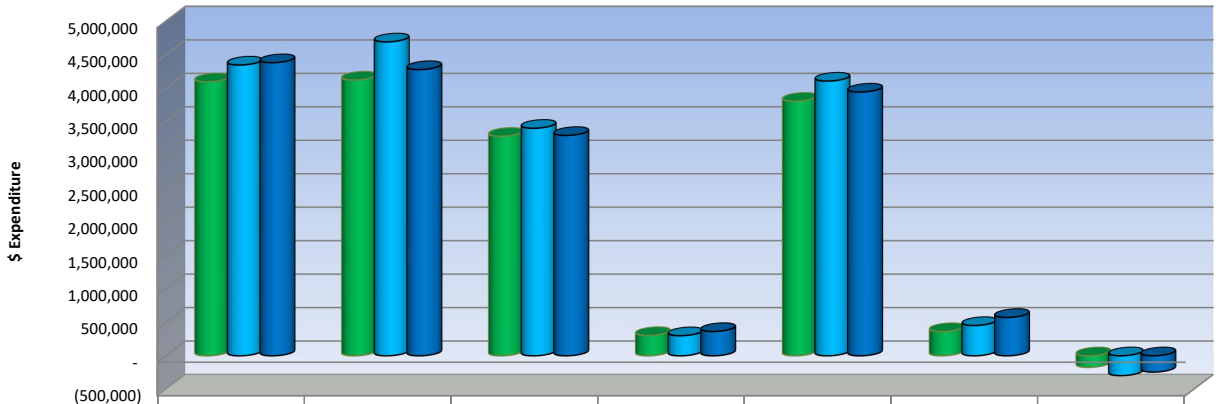
	YTD Budget	YTD Actual	YTD Variance $	YTD Variance %	Full Budget 2022-23	Forecast 2022-23
INCOME						
Rates and Service Charges	31,445,935	31,540,699	94,764	0.3%	31,670,935	31,767,935
Fees and User Charges	2,699,445	3,130,428	430,983	16.0%	7,892,407	7,892,407
Grants - Operating	347,633	389,299	41,665	12.0%	2,833,867	2,883,867
Contributions - Operating	7,425	61,263	53,838	725.1%	22,275	80,275
Dividend Income	351,500	331,353	(20,147)	-5.7%	1,624,400	1,624,400
Interest Income	32,200	211,146	178,946	555.7%	96,600	546,600
Other Revenue	242,216	262,594	20,378	8.4%	718,098	718,098
Share of profit of associates	-	-	-	0.0%	3,100,154	3,100,154
TOTAL INCOME	**35,126,354**	**35,926,781**	**800,427**	**2.3%**	**47,958,736**	**48,613,736**
EXPENSES						
Employee Benefits	4,344,644	4,379,472	34,828	0.8%	14,161,054	14,161,054
Materials and Services	4,690,526	4,276,769	(413,756)	-8.8%	14,305,869	14,355,869
Depreciation	3,399,933	3,292,597	(107,337)	-3.2%	10,199,800	10,199,800
Financial Costs	299,882	363,030	63,147	21.1%	899,647	1,199,647
Levies & Taxes	4,104,869	3,940,881	(163,988)	-4.0%	4,533,314	4,402,314
Other Expenses	452,472	572,526	120,053	26.5%	1,391,168	1,391,168
Internal Charges and Recoveries	(295,946)	(243,209)	52,738	-17.8%	(635,592)	(635,592)
TOTAL EXPENSES	**16,996,381**	**16,582,066**	**(414,316)**	**-2.4%**	**44,855,260**	**45,074,260**
NET OPERATING SURPLUS / (DEFICIT)	**18,129,973**	**19,344,716**	**1,214,743**	**6.7%**	**3,103,477**	**3,539,476**
CAPITAL ITEMS						
Grants - Capital	2,667	89,725	87,058	3264.7%	5,277,327	
Contributions - Capital	-	614,727	614,727		-	
Gain / Loss on Disposal of Assets	(346,667)	(403,737)	(57,070)	16.5%	(631,000)	
TOTAL CAPITAL ITEMS	**(344,000)**	**300,715**	**644,715**	**-187.4%**	**4,646,327**	
NET SURPLUS / (DEFICIT)	**17,785,973**	**19,645,431**	**1,859,458**	**10.5%**	**7,749,804**	
Own Source Revenue:	**99.0%**	**98.7%**			**94.0%**	

Income Analysis



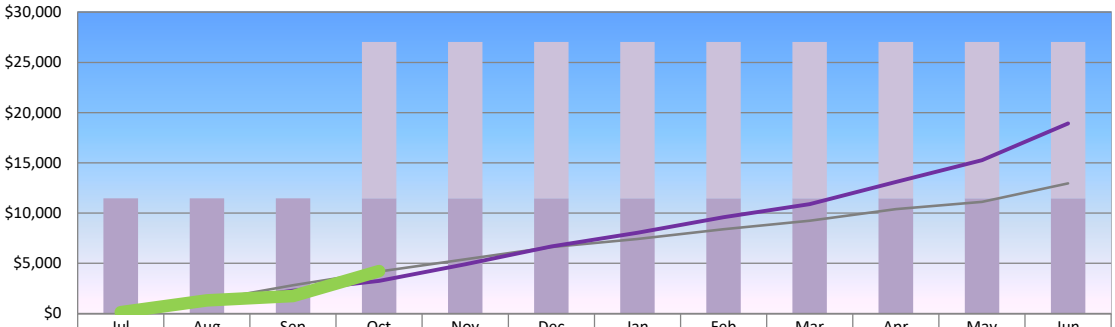
	Rates & Utility Charges	Fees & Charges	Grants	Contributions	Dividends and Other Investment Income	Other Income
2021-22 YTD	29,988,929	2,649,938	417,973	128	387,194	344,117
2022-23 Bud YTD	31,445,935	2,699,445	347,633	7,425	383,700	242,216
2022-23 YTD	31,540,699	3,130,428	389,299	61,263	542,499	262,594

Expenditure Analysis



	Employee Benefits	Materials & Services	Depreciation	Finance Costs	Levies & Taxes	Other Expenses	Internal Charges
2021-22 YTD	4,094,143	4,120,935	3,280,412	303,221	3,804,193	361,906	(172,435)
2022-23 Bud YTD	4,344,644	4,690,526	3,399,933	299,882	4,104,869	452,472	(295,946)
2022-23 YTD	4,379,472	4,276,769	3,292,597	363,030	3,940,881	572,526	(243,209)

Capital Expenditure - $'000



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Carried forward budget				15,562	15,562	15,562	15,562	15,562	15,562	15,562	15,562	15,562
2022-23 Budget - Annual	11,476	11,476	11,476	11,476	11,476	11,476	11,476	11,476	11,476	11,476	11,476	11,476
2021-22 Actual	436	1,296	2,815	4,179	5,399	6,611	7,423	8,391	9,236	10,406	11,114	12,960
2022-23 Forecast	353	1,048	2,275	3,247	4,906	6,679	8,048	9,598	10,893	13,098	15,263	18,926
2022-23 Actual	136	1,310	1,753	4,227								

BALANCE SHEET REPORT

As at October 2022

	31 Oct 2022	30 Jun 2022
Current Assets		
Cash at Bank and On Hand	5,198,384	1,368,007
Trust Deposits	307,202	214,662
Cash Investments	24,484,490	17,410,426
Receivables - Rates and Utility Charges	11,682,455	689,413
Receivables - Infringements	174,113	137,189
Receivables - Sundry	461,574	2,805,561
Receivables - Planning & Health	47,902	23,597
Loans Receivable - Current	27,663	27,663
Accrued Revenue	102,176	320,324
Prepayments	175,693	368,133
Net GST Receivable	209,658	322,144
Other Asset	727,128	727,128
	43,598,439	**24,414,246**
Non Current Assets		
Loans Receivable - Non-Current	305,805	309,505
Dulverton Regional Waste Management Authority	10,948,827	11,235,597
TasWater	85,292,788	85,292,788
Property, Plant & Equipment	863,990,701	864,631,347
Accumulated Depreciation - PP&E	(333,149,867)	(331,135,306)
Capital Work in Progress	22,161,064	19,095,606
	649,549,319	**649,429,537**
Total Assets	**693,147,757**	**673,843,784**
Current Liabilities		
Trade Creditors	895,943	82,020
Accrued Expenses	2,783,666	3,094,285
Trust Liability	243,451	234,176
Income In Advance - Current	1,500,587	2,223,630
Loans - Current	1,115,058	1,115,058
Annual Leave	1,251,513	1,196,433
Other Leave - RDO	75,366	84,428
Other Leave - TOIL	14,888	12,087
Long Service Leave - Current	1,435,752	1,344,807
	9,316,224	**9,386,925**
Non Current Liabilities		
Loans - Non-Current	46,213,540	46,484,296
Long Service Leave - Non-Current	335,466	335,466
	46,549,006	**46,819,763**
Total Liabilities	**55,865,230**	**56,206,687**
Net Assets	**637,282,527**	**617,637,096**
Equity		
Asset Revaluation Reserve	369,503,999	369,503,999
Asset Revaluation Reserve - Associates	2,816,348	2,816,348
Other Reserves	8,895,883	8,895,883
Accumulated Surplus	236,420,866	225,888,607
Operating Surplus / (Deficit)	19,344,716	2,465,163
Capital Surplus / (Deficit)	300,715	8,067,096
Total Equity	**637,282,527**	**617,637,096**
Current Ratio:	**4.68**	**2.60**

The Current ratio indicates Council's ability to pay its debts as and when they become due.
A ratio of one or higher is required for the entity to remain solvent.

Capital Works Income & Expenditure Report October 2022

		Funding 2022/23				Expenditure 2022/23			Balance	Performance Measures			
		Annual Budget	Additional Funds Carried forward & adjustments	Total Budget Available	External Funding	Actual	Commitments	Total Expenditure	Remaining Funds	Works Start	Works Completion	% Budget	Comments
		$	$	$	$	$	$	$	$	Month	Month	Spent	
Summary													
Open Space & Recreation		**2,498,000**	**1,208,717**	**3,706,717**	**663,327**	**452,658**	**1,489,217**	**1,941,875**	**1,764,841**			**52%**	
Buildings & Facilities		**1,183,000**	**1,140,749**	**2,323,749**	**100,000**	**233,662**	**245,619**	**479,281**	**1,844,469**			**21%**	
Transport		**4,587,000**	**4,099,542**	**8,686,542**	**1,006,000**	**1,474,069**	**2,450,150**	**3,924,219**	**4,762,323**			**45%**	
Stormwater		**946,000**	**1,082,884**	**2,028,884**	**-**	**157,894**	**113,406**	**271,299**	**1,757,585**			**13%**	
Living City		**1,000,000**	**7,182,337**	**8,182,337**	**1,000,000**	**1,514,248**	**97,844**	**1,612,093**	**6,570,244**			**20%**	
Plant & Fleet		**765,000**	**482,832**	**1,247,832**	**-**	**313,541**	**519,075**	**832,616**	**415,216**			**67%**	
Other Equipment		**497,000**	**364,976**	**861,976**	**-**	**81,421**	**92,422**	**173,843**	**688,133**			**20%**	
Total Capital Works		**11,476,000**	**15,562,037**	**27,038,037**	**2,769,327**	**4,227,494**	**5,007,732**	**9,235,226**	**17,802,811**			**34%**	
Open Space & Recreation													
CP0129	Don River Rail Trail - land purchase		36,072	36,072		-	-	-	36,072	Complete	Complete	0.0%	Costs incurred in CP1084
CP0184	Don River Rail Trail - construction		154,401	154,401		139,335	6,124	145,458	8,942	Jul-22	Dec-22	94.2%	Construction underway.
CP0190	Seat Replacements William St Fourways		10,000	10,000		1,997	1,694	3,691	6,309	May-22	Dec-22	36.9%	Off site manufacturing underway
CP0203	Highfield Park nature play area		3,884	3,884		3,583	-	3,583	300	Complete	Complete	92.3%	
CP0204	Horsehead Creek - RV dump point relocation		38,820	38,820		-	-	-	38,820	May-22	Dec-22	0.0%	Construction underway. Expenditure committed to CB0102
CP0208	Coastal Erosion Protection - Coles Beach and Don Heads		86,613	86,613		25,547	-	25,547	61,065	Jun-22	Apr-23	29.5%	Construction completed. Replanting scheduled for 2023
CP0209	Aquatic Centre - Access Improvements to Shaded Seating at outdoor pool		108,189	108,189		118,831	3,903	122,734	(14,545)	Complete	Complete	113.4%	
CP0210	Mungala-Langslow path link Improvements		80,803	80,803		1,039	-	1,039	79,765	TBA	TBA	1.3%	Design underway
CP0214	Mersey Bluff signage renewal		17,699	17,699		263	-	263	17,437	Sep-22	Dec-22	1.5%	Quotations requested
CP0216	Don Reserve path renewal - Jiloa Way to Valkyrie Close		91,394	91,394		13,525	1,395	14,920	76,473	Oct-22	Dec-22	16.3%	Construction underway
CP0217	Surf Club boat ramp renewal (East Ramp)		53,848	53,848		25,543	24,925	50,468	3,380	Complete	Complete	93.7%	
CP0218	Bluff Skate Park - soft fall renewal		2,163	2,163		1,446	-	1,446	717	Complete	Complete	66.8%	
CP0219	New pedestrian bridge - Figure of Eight Creek - Woodrising to Maidstone Park		467,450	467,450		2,445	429,752	432,197	35,253	Sep-22	Feb-22	92.5%	Off site manufacturing underway
CP0220	Bluff Skate Park - new shade shelter		21,777	21,777		618	13,775	14,393	7,384	Sep-22	Nov-22	66.1%	Off site manufacturing underway
CP0221	Victoria Parade - boat ramp lighting		7,247	7,247		618	-	618	6,629	Jun-22	TBA	8.5%	Construction underway
CP0222	East Foreshore Interpretive Signage		2,500	2,500		514	-	514	1,986	Nov-22	Jan-23	20.5%	In kind support to external project.
CP0224	Maidstone Park safety netting	49,000	25,857	74,857	25,857	3,193	-	3,193	71,664	Mar-23	Apr-23	4.3%	Quotations requested
CP0225	Byard Park Lights	314,000		314,000	263,004	-	-	-	314,000	TBA	TBA	0.0%	Consultation underway
CP0226	Mersey Vale Memorial MBS stage 3	1,100,000		1,100,000		3,755	874,382	878,137	221,863	Dec-22	Jun-23	79.8%	Contract awarded
CP0227	Kelcey Tier - fire trail renewal and consolidation	50,000		50,000		-	-	-	50,000	Mar-23	Apr-23	0.0%	
CP0228	Kelcey Tier Map Signage	15,000		15,000		-	-	-	15,000	Mar-23	Apr-23	0.0%	
CP0229	Waste Transfer Station foreshore rehabilitation	50,000		50,000		793	-	793	49,207	Feb-23	Mar-23	1.6%	
CP0230	Don Reserve path upgrade - Coles Beach	35,000		35,000		1,180	-	1,180	33,820	Feb-23	Apr-23	3.4%	Construction pending
CP0231	Path renewal Don Reserve - Don Railway loop Jiloa Way to Don Railway	100,000		100,000		5,741	6,122	11,863	88,137	Oct-22	Dec-22	11.9%	Design underway
CP0232	Park BBQ renewal	20,000		20,000		8,485	-	8,485	11,515	Complete	Complete	42.4%	
CP0233	Park furniture renewal	25,000		25,000		7,962	-	7,962	17,038	TBA	TBA	31.8%	Construction underway
CP0234	Rooke Mall Furniture Renewal	200,000		200,000		81,983	74,135	156,118	43,882	Oct-22	Feb-23	78.1%	Construction underway
CP0235	Aquatic Centre waterslide entry	55,000		55,000		1,863	-	1,863	53,137	TBA	TBA	3.4%	Design underway
CP0236	Spreyton netball courts - surface renewal - 2 courts	30,000		30,000		-	-	-	30,000	Dec-22	Feb-23	0.0%	Quotations requested
CP0237	Installation of public recycling bins	30,000		30,000		350	-	350	29,650	Apr-23	Jun-23	1.2%	Design underway
CP0238	Highfield Park Skate Park	90,000		90,000	60,000	-	-	-	90,000	Jun-23	Aug-23	0.0%	External funding secured
CP0239	East Devonport park furniture	20,000		20,000		1,733	3,520	5,253	14,747	TBA	TBA	26.3%	
CP0240	LRCI Phase 3 grant allocation - projects to be nominated	315,000		315,000	314,466	318	49,490	49,808	265,192	Nov-22	Jun-23	15.8%	Projects progressing during the year
Total Open Space & Recreation		**2,498,000**	**1,208,717**	**3,706,717**	**663,327**	**452,658**	**1,489,217**	**1,941,875**	**1,764,841**			**52.4%**	

		Funding 2022/23				Expenditure 2022/23			Balance	Performance Measures			
		Annual Budget	Additional Funds Carried forward & adjustments	Total Budget Available	External Funding	Actual	Commitments	Total Expenditure	Remaining Funds	Works Start	Works Completion	% Budget	Comments
		$	$	$	$	$	$	$	$	Month	Month	Spent	
Buildings & Facilities													
CB0098	Devonport Football Club - new changerooms		85	85		85	-	85	-	Complete	Complete	100.0%	
CB0102	Horsehead Creek - New toilet block & link path		116,737	116,737		98,928	51,631	150,559	(33,822)	Jun-22	Dec-22	129.0%	Construction underway
CB0104	Works Depot - Oil store shed		50,599	50,599		160	-	160	50,439	Jun-22	Nov-22	0.3%	Order placed
CB0106	Aquatic Centre - Pool hall concourse drainage grate		6,000	6,000		5,364	-	5,364	636	Complete	Complete	89.4%	
CB0107	Payne Avenue toilet block		241,597	241,597		128	-	128	241,468	TBA	TBA	0.1%	Design underway
CB0108	Aquatic Centre - Wet change Rm silicon replacement		4,226	4,226		4,168	-	4,168	59	Complete	Complete	98.6%	
CB0110	BSMC - Roof replacement on old building		35,668	35,668		175	30,150	30,325	5,343	Sep-22	Oct-22	85.0%	Construction underway
CB0111	Aquatic Centre - Internal Painting		34,479	34,479		32,195	1	32,196	2,283	Complete	Complete	93.4%	
CB0112	BSMC - Reception Counter		14,000	14,000		19,368	1	19,369	(5,369)	Complete	Complete	138.4%	
CB0114	Waste Transfer Station - waste and resource recovery bill readiness project	450,000	563,134	1,013,134		46,886	13,248	60,134	953,001	TBA	TBA	5.9%	Design underway
CB0115	BSMC - Auto door between café and		2,271	2,271		(251)	-	(251)	2,521	Complete	Complete	-11.0%	
CB0117	Little Athletics Storage shed		70,000	70,000		14,212	1,600	15,812	54,188	TBA	TBA	22.6%	Construction pending
CB0118	EDRC Covid test site works		1,954	1,954		735	-	735	1,219	Complete	Complete	37.6%	
CB0119	Aquatic Centre Projects	222,000		222,000		1,225	113,700	114,926	107,074	Nov-22	Jun-23	51.8%	Order placed. Further work scheduled.
CB0120	PAC projects	316,000		316,000		857	-	857	315,143	TBA	TBA	0.3%	Expressions of Interests requested
CB0121	Highfield Park public toilets	100,000		100,000	100,000	6,760	24,986	31,745	68,255	May-23	Jun-23	31.7%	Design underway
CB0122	Art Storage Facilty - racking	50,000		50,000		-	-	-	50,000	TBA	TBA	0.0%	
CB0123	Council facility - renewable energy project	25,000		25,000		-	-	-	25,000	TBA	TBA	0.0%	Quotations requested
CB0124	Youth Centre basketball backboard renewal	20,000		20,000		2,666	10,302	12,969	7,031	Jan-23	Feb-23	64.8%	Order placed
Total Facilities		**1,183,000**	**1,140,749**	**2,323,749**	**100,000**	**233,662**	**245,619**	**479,281**	**1,844,469**			**20.6%**	

		Funding 2022/23				Expenditure 2022/23			Balance	Performance Measures			
		Annual Budget	Additional Funds Carried forward & adjustments	Total Budget Available	External Funding	Actual	Commitments	Total Expenditure	Remaining Funds	Works Start	Works Completion	% Budget	Comments
		$	$	$	$	$	$	$	$	Month	Month	Spent	
Transport													
CT0169	Formby Road & Best Street intersection safety improvements		91,351	91,351		88,576	36,364	124,940	(33,589)	Complete	Complete	136.8%	commitment to be realloacted to Living City
CT0275	State Vehicle Entry Project	500,000	1,437,118	1,937,118	500,000	23,381	15,645	39,026	1,898,092	TBA	TBA	2.0%	Progression dependant on Port development
CT0289	Coastal Pathway contribution - part 2	442,000	828,321	1,270,321		614,727	629,501	1,244,228	26,093	Oct-21	Jun-23	97.9%	Construction underway
CT0307	Street light provision		19,970	19,970		8,220	-	8,220	11,750	Complete	Complete	41.2%	
CT0310	Tugrah Road traffic management		452,425	452,425		12,438	-	12,438	439,987	Mar-23	Jun-23	2.7%	Tenders requested
CT0311	Fenton Way pedestrian improvements		39,920	39,920		-	-	-	39,920	TBA	TBA	0.0%	
CT0316	CT0316 Greenway Avenue Threshold Treat		-	-		209	-	209	(209)	Complete	Complete	#DIV/0!	Costs to be reallocated
CT0317	Durkins Road - seal part of gravel section		85,601	85,601		61,705	-	61,705	23,896	Complete	Complete	72.1%	
CT0318	Road traffic device renewal					242	-	242	(242)	Complete	Complete		Costs to be reallocated
CT0319	Transport minor works		13,576	13,576		-	-	-	13,576	TBA	TBA	0.0%	
CT0320	Parking infrastructure renewal		24,950	24,950		-	-	-	24,950	TBA	TBA	0.0%	Order placed. Costs in CT0338
CT0321	Steele Street footpath renewal - Wenvoe to Formby - south side		154,913	154,913		17,569	387,237	404,806	(249,893)	Jan-23	Mar-23	261.3%	Construction pending. Part funded by CS0111
CT0322	William Street renewal - Valley to Middle	605,000	859,022	1,464,022		18,763	1,025,391	1,044,154	419,868	Oct-22	Jan-23	71.3%	Construction underway
CT0324	North Caroline Street Kerb renewal		4,356	4,356		-	4,356	4,356	(0)	Complete	Complete	100.0%	
CT0325	North Fenton Street renewal - Oldaker to Parker		88,019	88,019		153,750	9,979	163,730	(75,711)	May-22	Nov-22	186.0%	Construction underway. Part funded by CS0108
CT0332	George Street William Street	460,000		460,000		9,339	11,649	20,988	439,012	Mar-23	May-23	4.6%	Construction pending
CT0333	2022-23 Reseal Program	660,000		660,000		418,818	275,088	693,906	(33,906)	Sep-22	Dec-22	105.1%	Construction underway
CT0334	Lakeside Road safety improvements	40,000		40,000		134	-	134	39,867	TBA	TBA	0.3%	Quotations requested
CT0335	Street Light Provision	15,000		15,000		1,280	-	1,280	13,720	Sep-22	Jun-23	8.5%	Projects progressing during the year
CT0336	Payne Avenue carpark - access to Stewart St	100,000		100,000		-	-	-	100,000	TBA	TBA	0.0%	Design underway
CT0337	Tarleton Street renewal - Wright Street to River Road	1,500,000		1,500,000	506,000	26,130	5,870	32,000	1,468,000	TBA	TBA	2.1%	Design underway
CT0338	Parking infrastructure renewal	25,000		25,000		-	45,000	45,000	(20,000)	TBA	TBA	180.0%	Order placed. Part funded by CT0320
CT0339	Road traffic device renewal	15,000		15,000		-	-	-	15,000	TBA	TBA	0.0%	
CT0340	Rural road renewal - gravel resheeting program	100,000		100,000		881	-	881	99,119	Dec-22	Feb-23	0.9%	Construction pending
CT0341	Transport minor works	25,000		25,000		-	-	-	25,000	TBA	TBA	0.0%	
CT0342	Footpath Missing Links	100,000		100,000		8,392	4,071	12,462	87,538	Nov-22	Jun-23	12.5%	Design underway
CT0343	Percy St and Parker St roundabout					9,514	-	9,514	(9,514)	TBA	TBA		Pending external funding announcement
Total Transport		**4,587,000**	**4,099,542**	**8,686,542**	**1,006,000**	**1,474,069**	**2,450,150**	**3,924,219**	**4,762,323**			**45.2%**	

		Funding 2022/23				Expenditure 2022/23			Balance	Performance Measures			
		Annual Budget	Additional Funds Carried forward & adjustments	Total Budget Available	External Funding	Actual	Commitments	Total Expenditure	Remaining Funds	Works Start	Works Completion	% Budget	Comments
		$	$	$	$	$	$	$	$	Month	Month	Spent	
Stormwater													
CS0081	John Stormwater Catchment Stage 1		195,910	195,910		1,018	-	1,018	194,892	TBA	TBA	0.5%	Pending action from Sport Infrastructure Master Plan (EDRC) and Quaylink/SVEP
CS0083	Stormwater outfall risk management		-	-		38	-	38	(38)	Complete	Complete	#DIV/0!	Costs to be reallocated
CS0097	Church street stormwater improvements		334,214	334,214		1,988	-	1,988	332,226	TBA	TBA	0.6%	Design underway
CS0099	Pipe renewal - 23 Steele St		58,210	58,210		40,635	19,380	60,015	(1,805)	TBA	TBA	103.1%	Construction pending
CS0100	Highfield SW catchment Upgrade - Stage 1		132,624	132,624		3,026	-	3,026	129,598	Nov-22	Dec-22	2.3%	Construction pending
CS0103	Stormwater pollution control measures		92,832	92,832		2,240	16,000	18,240	74,592	TBA	TBA	19.6%	Construction pending
CS0107	Tugrah Road - Rundle to Stony Rise - pipe renewal		73,186	73,186		-	-	-	73,186	Mar-23	Jun-23	0.0%	included in CT0310
CS0108	North Fenton Street - pipe renewal		149,451	149,451		-	-	-	149,451	Complete	Complete	0.0%	included in CT0325
CS0109	Hiller Street - pipe renewal		46,457	46,457		-	-	-	46,457	Complete	Complete	0.0%	
CS0111	Steele stormwater catchment upgrade	360,000		360,000		700	-	700	359,300	Jan-23	Mar-23	0.2%	included in CT0321
CS0112	North Caroline Street - new open drain	60,000		60,000		128	-	128	59,872	TBA	TBA	0.2%	Design underway
CS0113	Minor Stormwater Works	60,000		60,000		21,536	5,039	26,574	33,426	Aug-22	Jun-23	44.3%	Work progressing throughout the year
CS0114	Tugrah Road - new open drain	50,000		50,000		657	49,110	49,767	233	Jan-23	Mar-23	99.5%	Construction pending
CS0115	Cowle Court stormwater upgrade	25,000		25,000		2,240	19,551	21,791	3,209	Feb-23	Mar-23	87.2%	Construction pending
CS0116	Watkinson St/ Don College stormwa	100,000		100,000		15,295	-	15,295	84,705	TBA	TBA	15.3%	Design underway
CS0117	Devonport Oval stormwater renewal	35,000		35,000		8,574	4,326	12,900	22,100	Sep-22	Nov-22	36.9%	Construction Underway
CS0118	College court stormwater upgrade	65,000		65,000		-	-	-	65,000	Mar-23	Apr-23	0.0%	
CS0119	Macfie St stormwater renewal	70,000		70,000		29,422	-	29,422	40,578	Complete	Complete	42.0%	
CS0120	Pit replacements	25,000		25,000		623	-	623	24,377	Jan-23	Jun-23	2.5%	
CS0121	Tasman St stormwater renewal	56,000		56,000		29,454	-	29,454	26,546	Complete	Complete	52.6%	
CS0122	Eugene Street - open drain renewal	40,000		40,000		321	-	321	39,679	TBA	TBA	0.8%	
Total Stormwater		**946,000**	**1,082,884**	**2,028,884**	**-**	**157,894**	**113,406**	**271,299**	**1,757,585**			**13.4%**	
Plant & Fleet													
CF0031	Fleet Replacement program 2021-22		182,453	182,453		76,856	158,736	235,592	(53,139)	TBA	TBA	129.1%	Expenditure excludes trade values
CF0032	Hire Plant Replacement 2021-22		233,300	233,300		232,325	51,620	283,945	(50,645)	TBA	TBA	121.7%	Expenditure excludes trade values
CF0033	Non Hire Plant Replacement 21-22		67,079	67,079		4,360	21,701	26,061	41,018	TBA	TBA	38.9%	
CF0034	Fleet Replacement program 2022-23	276,000		276,000		-	-	-	276,000	TBA	TBA	0.0%	
CF0035	Hire Plant Replacement 2022-23	434,000		434,000		-	287,018	287,018	146,982	TBA	TBA	66.1%	
CF0036	Non Hire Plant Replacement 22-23	55,000		55,000		-	-	-	55,000	TBA	TBA	0.0%	
Total Plant & Fleet		**765,000**	**482,832**	**1,247,832**	**-**	**313,541**	**519,075**	**832,616**	**415,216**			**66.7%**	
Other Equipment													
	Office and Equipment	**267,000**	**193,936**	**460,936**	**-**	**81,497**	**34,750**	**116,247**	**344,689**			25.2%	
	Information Technology	**230,000**	171,040	**401,040**	**-**	**(75)**	**57,672**	**57,597**	**343,444**			14.4%	
			-	-									
Total Other Equipment		**497,000**	**364,976**	**861,976**	**-**	**81,421**	**92,422**	**173,843**	**688,133**			**20.2%**	
TOTAL CAPITAL EXPENDITURE - EXCLUDING LIVING CITY		**10,476,000**	**8,379,700**	**18,855,700**	**1,769,327**	**2,713,246**	**4,909,888**	**7,623,133**	**11,232,567**			**40.4%**	
Living City													
Total Living City		**1,000,000**	**7,182,337**	**8,182,337**	**1,000,000**	**1,514,248**	**97,844**	**1,612,093**	**6,570,244**			**19.7%**	construction underway
TOTAL CAPITAL EXPENDITURE - INCLUDING LIVING CITY		**11,476,000**	**15,562,037**	**27,038,037**	**2,769,327**	**4,227,494**	**5,007,732**	**9,235,226**	**17,802,811**			**34.2%**	