

COUNCIL MEETING - 27 FEBRUARY 2023 ATTACHMENTS

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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

30 January 2023

Mr Christopher Mills
52 Caroline Street
EAST DEVONPORT TAS 7310
Email: oceansteamers@hotmail.com

Dear Mr Mills

Response to Question Without Notice – 23 January 2023 Council Meeting

I write in response to your question without notice, taken on notice at the Council Meeting on Monday, 23 January 2023, as outlined below.

Q1 I have one question through your Mayorship. It concerns name badges. Those Council employees whose work place is not in this Office, but those who are out in the Community are provided with a Council Uniform.

It is a Hi Vis yellow or orange or pink or red shirt - the usual Hi Vis colours. Anyone can buy them; anyone can wear them. In this case the wearer can only be identified as an employee of Devonport Council by a small logo.

The Tasmania Police, Fire Service, Ambulance Service, SES and so on, also wear uniforms all of which include a name badge.

However, this Council's Uniform doesn't include a name badge. People are all different and asking Council Employees their name could cause offence and even refusal.

I'm raising this issue because I have recently experienced this, and of course I have the compelling evidence to make this claim.

With respect, this Council may be out of step with all other Tasmanian Public Service Workers. The outdoor staff present as nameless and anonymous individuals, in an assortment of Hi Vis shirts, and a hotch potch of colours - this is how they present to the Council ratepayers who employ them.

The specific question is – “Are the Honourable Councillors prepared to discuss with the Management, the adding of a name badge to Council's uniforms”?



The City with Spirit

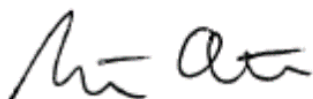
-2-

Response

Thank you for raising this question and the idea of name badges, however it is not something Council is intending to introduce, and it is not common practice across the outdoor workforces of other Tasmanian Councils.

Council has numerous ways for the public to ask questions or make contact rather than having to identify and approach workmen in the field. In fact, from a work, health and safety perspective, members of the public are discouraged from approaching staff due to the at times high-risk nature of the work which Council undertakes.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Matthew Atkins'.

Matthew Atkins
GENERAL MANAGER

From: [Codie H](#)
To: [Devonport City Council](#)
Subject: Questions for Council Meeting Monday 27th February 2023 from Codie Hutchison
Date: Sunday, 19 February 2023 7:00:11 PM

Hi,

I would like to submit some public questions in writing for the Council Meeting Agenda for the Council Meeting on Monday the 27th of February, 2023.

The questions are as follows:

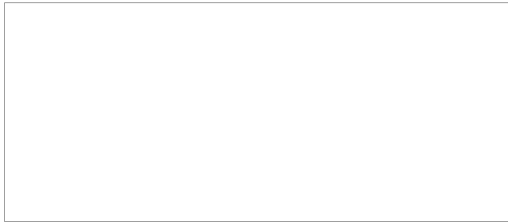
1. Between the dates of January 1st, 2020 and February 20th, 2023, has River Road Consulting (ABN: 81 643 107 724) ever been contracted by Devonport City Council to undertake work or provide services?
2. If so, can Council please provide:
 - a) the start date/(s), and if relevant the finish date/(s) of the contract(s)/consultancy;
 - b) the amount paid to this consulting entity for the contract/(s), and in which financial year/years these were paid;
 - c) the process by which the entity was contracted, either by selection by Council Officers, a tender process brought to Councillors, or otherwise; and
 - d) the nature of the work or services provided to Council.

Thank you for providing the opportunity to ask questions, I look forward to the response.

Regards,

Codie Hutchison

h.family.cch@gmail.com



Devonport City Council

Land Use Planning and Approvals Act 1993

Devonport Interim Planning Scheme 2013

Application for Planning Permit

Use or Development Site

Street Address: 104 Oldaker Street, Devonport

Certificate of Title Reference No.: PID6304742, TITLE REF 60225/36

Applicant's Details

Full Name/Company Name: Nicholas Brandsema

n plus b design Pty Ltd

Postal Address: 8 Brandsema Street, Turners Beach

Telephone: 0417 134 369

Email: nick@nplusb.com.au

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

Full Name/Company Name: Edge Property (TAS) Pty Ltd

Postal Address: _____

Telephone: 0437 065 201

Email: admin@edgebc.net

Sufficient information must be provided with an application to demonstrate compliance with all applicable standards, purpose statements in applicable zones, codes and specific area plans, any relevant local area objectives or desired future character statements.

Please provide one copy of all plans with your application.

Assessment of an application for a Use or Development

What is proposed?: Residential Dwelling

Description of how the use will operate: General Residential

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 certificate of title, including title plan and schedule of easements	
Demonstration of compliance with performance criteria and relevant codes	
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	
• Typography 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	
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:	
• 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	
• Major 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 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	
A plan of the proposed landscaping including:	
• Planting concept	
• Paving materials and drainage treatments and lighting for vehicle areas and footpaths	
• Plantings proposed for screening from adjacent sites or public spaces	
Details of any signage proposed	

If all of the above information is not provided to Council at the time of lodgement the application will not be accepted.

Value of use and/or development

\$ \$450,000

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

If land is not in applicant's ownership

I, Nicholas Brandsema declare that the owner /each of the owners of the land has been notified/will be notified within 7 days from date of making this permit application.

Applicant's signature:  Date: 19/12/2022

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

Devonport City Council consents to the making this permit application.

General Manager's signature: _____ Date: _____

If the application involves land owned or administered by the Crown

Consent must be included with the application.

Signature

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;
- more information may be requested within 21 days of lodgement; and
- The application may take 42 days to determine.

PUBLIC ACCESS TO PLANNING DOCUMENTS

I, the undersigned understand that all documentation included with this application will be made available for inspection by the public. Copies of submitted documentation, with the exception of plans which will be made available for display only, may be provided to members of the public, if requested.

Applicant's signature:  Date: 19/12/2022

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.

Fee & payment options – Please pay fee when lodging your completed application form

	Payment in Person Customer Service hours are between 8.30am and 5.00pm, Mon-Fri. Payment may be made by cash, credit card, cheque or EFTPOS.
	Payment by Mail Cheques should be made payable to Devonport City Council and posted to The General Manager, Devonport City Council, PO Box 604, Devonport, TAS, 7310.
	Credit Card Payment by Phone Please contact the Devonport City Council offices on 6424 0511. Customer Service hours are between 8.30am and 5.00pm, Monday to Friday.

**RESULT OF SEARCH**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME 60225	FOLIO 36
EDITION 7	DATE OF ISSUE 20-Sep-2022

SEARCH DATE : 11-Nov-2022

SEARCH TIME : 09.22 PM

DESCRIPTION OF LAND

City of DEVONPORT

Lot 36 on Diagram 60225 (formerly being 223-31D)

Derivation : Part of Lot 2 Section A.a. Gtd to J Reynolds

Prior CT 3498/60

SCHEDULE 1

M980173 TRANSFER to EDGE PROPERTY (TAS) PTY LTD Registered
20-Sep-2022 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

M981336 MORTGAGE to MyState Bank Limited Registered
20-Sep-2022 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



EDGE PROPERTY (TAS) PTY LTD

PROPOSED UNIT DEVELOPMENT

104 OLDAKER STREET, DEVONPORT

Drawing Schedule

SHEET	DESCRIPTION	REV	ISSUE DATE
A100	COVER PAGE	A	09/01/20
A101	SITE PLAN	A	09/01/20
A102	ELEVATIONS 1 OF 2	A	09/01/20
A103	ELEVATIONS 2 OF 2	A	09/01/20
A104	FLOOR PLAN	A	09/01/20
A105	SETOUT PLAN	A	09/01/20
A106	DRAINAGE PLAN	A	09/01/20
A107	WALL FRAMING PLAN	A	09/01/20
A108	ELECTRICAL PLAN	A	09/01/20
A109	REFLECTED CEILING PLAN	A	09/01/20
A110	ROOF FRAMING PLAN	A	09/01/20
A111	ROOF PLAN	A	09/01/20
A112	SECTION A-A	A	09/01/20
A113	DETAILS 1 OF 2	A	09/01/20
A114	DETAILS 2 OF 2	A	09/01/20
A115	WALL TYPES	A	09/01/20
A116	WATERPROOFING 1 OF 2	A	09/01/20
A117	WATERPROOFING 2 OF 2	A	09/01/20
A118	WINDOW & DOOR SCHEDULE 1 OF 2	A	09/01/20
A119	WINDOW & DOOR SCHEDULE 2 OF 2	A	09/01/20
A120	LIGHTING CALCULATOR	A	09/01/20
A121	CONSTRUCTION NOTES 1 OF 2	A	09/01/20
A122	CONSTRUCTION NOTES 2 OF 2	A	09/01/20
A123	BAL 12.5 CONSTRUCTION NOTES	A	09/01/20
A124	VEHICLE TURNING CIRCLES (B85)	A	09/01/20
A125	PRIVATE OPEN SPACE PLAN	A	09/01/20

GENERAL INFORMATION

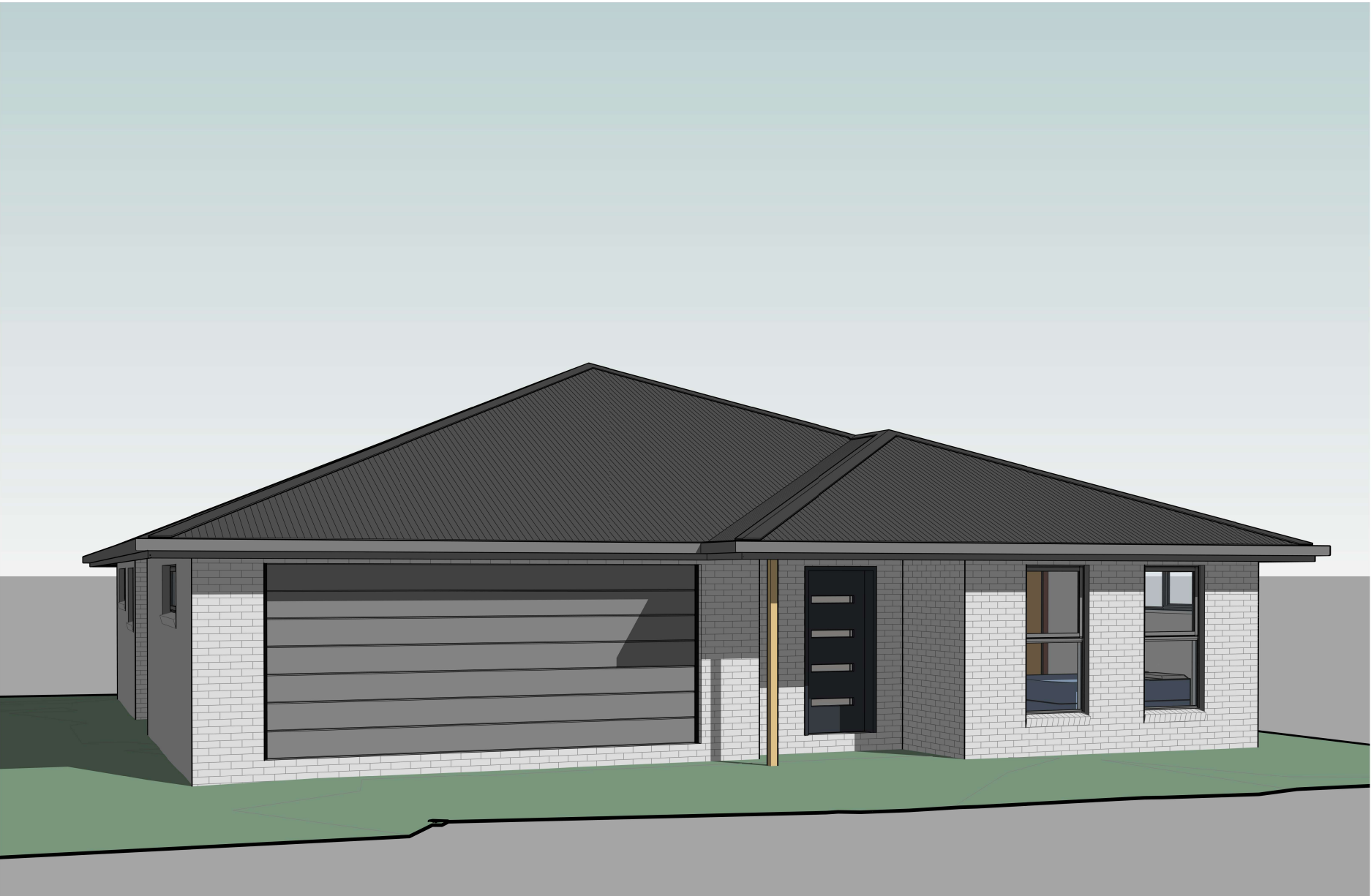
ACCREDITED DESIGNER:	NICHOLAS BRANDSEMA
ACCREDITATION NUMBER:	047538582
LAND TITLE REFERENCE NUMBER:	PID6304742, TITLE REF 60225/36
ENERGY ASSESSMENT:	TBA
COUNCIL ZONE:	GENERAL RESIDENTIAL
COUNCIL:	DEVONPORT CITY COUNCIL

FLOOR AREAS

PROPOSED FLOOR AREA:	184m2
EXISTING FLOOR AREA:	160m2

SITE INFORMATION

SITE AREA:	814m2
DESIGN WIND SPEED:	TBA
SOIL CLASSIFICATION:	TBA
ALPINE AREA:	N/A
CORROSION ENVIRONMENT:	N/A
BUSHFIRE ATTACK LEVEL:	TBA
CLIMATE ZONE:	7



n+b

22 Fieldings Way
Ulverstone, Tasmania
Australia
7315

m 0417 134 369 e nick@nplusb.com.au
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Issued As

PRELIMINARY

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Revision

No.

Date

Description

A

09/01/20

Issued as PRELIMINARY

DO NOT SCALE OFF PLANS
ALL DIMENSIONS ARE IN MILLIMETERS
CONFIRM ALL DIMENSIONS ONSITE
ALL WORK RELEVANT NCC & AS

Project

PROPOSED RESIDENCE

Location

104 OLDAKER STREET, DEVONPORT

Client

EDGE PROPERTY (TAS) PTY LTD

Sheet Title

COVER PAGE

Drawn

Issue Date

Project No.

Revision

NJB

09/01/23

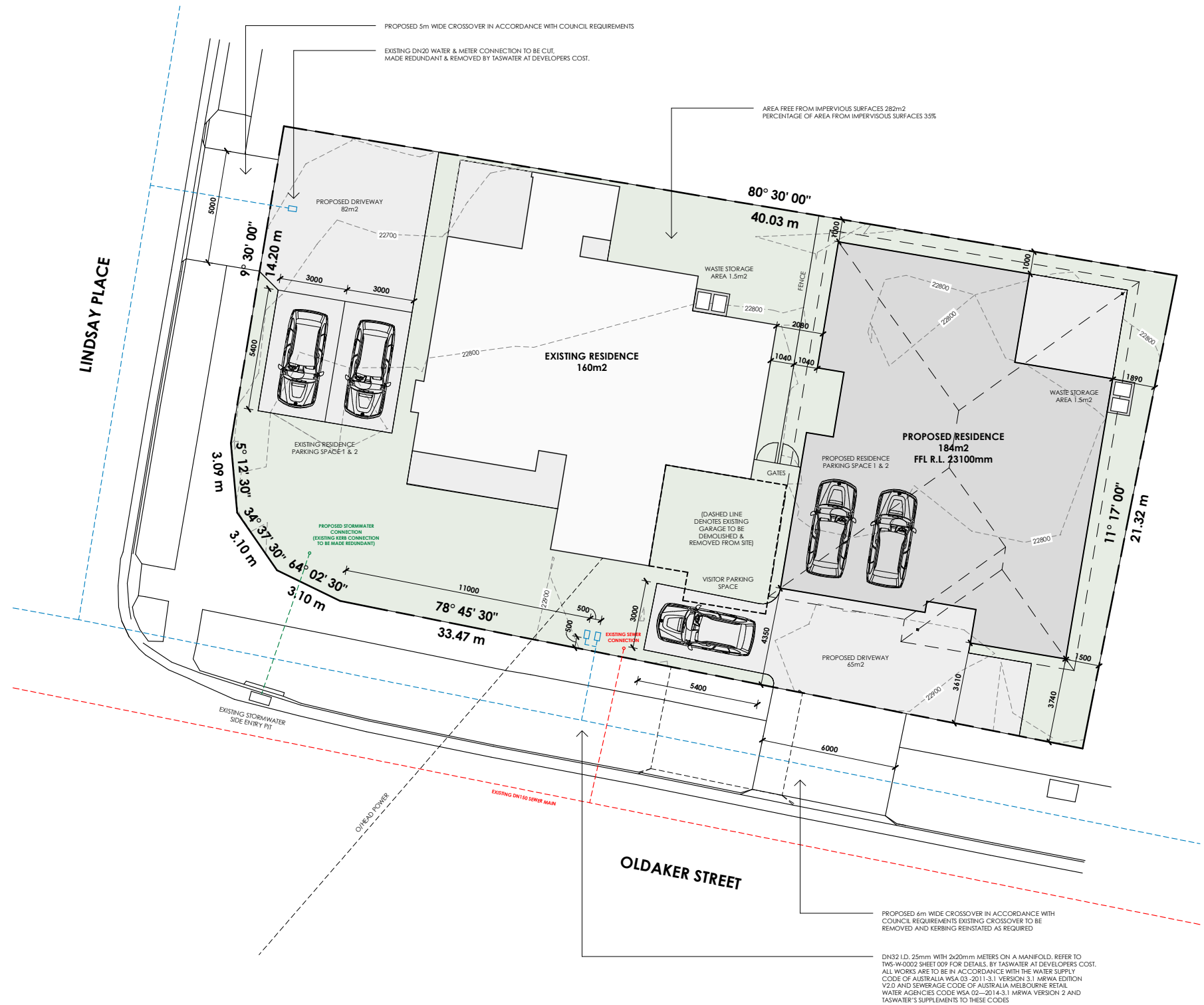
TBA

A

Sheet Number

A100

/A121



SITE PLAN

PRIMARY CONTOUR LINES SHOWN AT 1000mm INTERVALS
SECONDARY CONTOURS SHOWN AT 250mm INTERVALS

ALL RL LEVELS REFER TO FFL LEVEL, SITE DATUM POINT
TBA

DRIVEWAY

EXPOSED AGGREGATE 120mm THICK 25MPa CONCRETE
WITH SAW CUTS AT 4000mm CRS, 24 HOURS AFTER POURING.
AGGREGATE STYLE AND FINISH TO BE CONFIRMED BY OWNER.

GENERAL NOTES:

DURING CONSTRUCTION SOIL AND WATER IS TO BE
APPROPRIATELY MANAGED. THIS INCLUDES THE
PROVISION OF SILT FENCING, FILTER SCREENS OR
DEDICATED SILT TRAPS TO PREVENT THE
DISCHARGE OF GRAVEL, SOIL OR OTHER DEBRIS
TO ANY EXISTING WATER COURSE OR ADJOINING
PROPERTY DURING THE CONSTRUCTION PROCESS.

EXCAVATION:

ALLOW FOR BULK EXCAVATION WHERE REQUIRED
AND ALL EXCAVATION, FILLING, BACK FILLING
AND CONSOLIDATION REQUIRED FOR THE
FOOTINGS AND SLAB. RETAIN ALL ACCESSES
AND SERVICES AS INDICATED. MAKE GOOD.

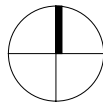
SETTING OUT:

THE BUILDER SHALL ACCURATELY SET-OUT THE
WORKS AND VERIFY ALL DIMENSIONS AND LEVELS
BEFORE COMMENCING ANY WORKS, AND SHALL
MAKE GOOD AT HIS OWN EXPENSE ANY ERRORS
ARISING FROM INACCURACIES OF THE SETOUT.

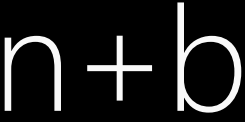
ALL SETOUT DIMENSIONS SHOWN ARE TO THE OUTSIDE
FACE OF THE EXTERNAL BRICK VENEER.

PROTECTION WORK

(SECTION 121 OF THE BUILDING ACT)
IF EXCAVATION IS TO A LEVEL BELOW THAT OF THE ADJOINING
OWNER'S FOOTINGS, ALONG THE TITLE BOUNDARY OR WITHIN 3
METRES OF A BUILDING BELONGING TO AN ADJOINING OWNER,
THE BUILDER MUST (AS A MINIMUM) PROVIDE AND MAINTAIN A
SUPPORT. ADJOINING OWNER TO BE NOTIFIED USING FORM 6
(BUILDING AND PROTECTION WORK NOTICE).



SITE PLAN
Scale 1 : 200

 <div>22 Fieldings Way Ulverstone, Tasmania Australia 7315</div> <div>m 0417 134 369 e nick@nplusb.com.au License No. 047538582 ABN 946 222 219 16</div>	<div>Issued As PRELIMINARY</div> <div>Scale A3 1 : 200</div> <div>©COPYRIGHT THESE DRAWINGS AND DESIGNS AND THE COPYRIGHT THERE OF ARE THE PROPERTY OF NPLUSB DESIGN AND MUST NOT BE USED, RETAINED OR COPIED WITHOUT THE WRITTEN PERMISSION OF NPLUSB DESIGN. ABN 946 222 219 16</div>	<div>Revision No. A Date 09/01/20 Description Issued as PRELIMINARY</div> <div>DO NOT SCALE OFF PLANS ALL DIMENSIONS ARE IN MILLIMETERS CONFIRM ALL DIMENSIONS ON SITE ALL WORK RELEVANT NCC & AS</div>	<div>Project PROPOSED RESIDENCE</div> <div>Location 104 OLDAKER STREET, DEVONPORT</div> <div>Client EDGE PROPERTY (TAS) PTY LTD</div>	Sheet Title SITE PLAN				Sheet Number A101 /A121
				Drawn NJB	Issue Date 09/01/23	Project No. TBA	Revision A	



SOUTH ELEVATION
Scale 1 : 100

WALL | FACADE MATERIALS & FINISHES

WT-1 BRICK VENEER, COLOUR & STYE BY OWNER.



EAVE CONSTRUCTION NCC VOLUME 2 PART 3.5.3.5
EAVE WIDTH OVERHANG - 600mm

EAVES LINED WITH 'HARDIFLEX' CEMENT SHEET
TRIMMERS LOCATED WITHIN 1200mm of
EXTERNAL CORNERS TO BE SPACED @ 500mm
CENTERS. REMAINDER OF SHEET - 700mm CENTERS

FASTENER / FIXINGS WITHIN 1200mm OF
EXTERNAL CORNERS @ 200mm CENTERS,
REMAINDER OF SHEET - 300mm CENTERS

COLORBOND CUSTOM ORB ROOF CLADDING
INSTALLED AS PER MANUFACTURERS SPECIFICATIONS & AS1562
COLOUR BY OWNER, COLOUR TO BE CLASSED AS "DARK"

SELECTED ALUMINIUM FRAMED WINDOWS & DOORS
NCC VOLUME 2 PART 3.6 POWDER COATED ALUMINIUM WINDOW &
DOOR FRAMES, UNLESS OTHERWISE NOTED. REVEALS AS SELECTED.
ALL FLASHING & FIXINGS TO MANUFACTURERS SPECIFICATIONS

GLAZING & FRAME CONSTRUCTION TO AS2047 & AS1288
ALL FIXINGS & FLASHINGS TO MANUFACTURERS REQUIREMENTS



EAST ELEVATION
Scale 1 : 100

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NJB	09/01/23	TBA	A											



NORTH ELEVATION
Scale 1 : 100

WALL | FACADE MATERIALS & FINISHES

WT-1 BRICK VENEER, COLOUR & STYE BY OWNER.



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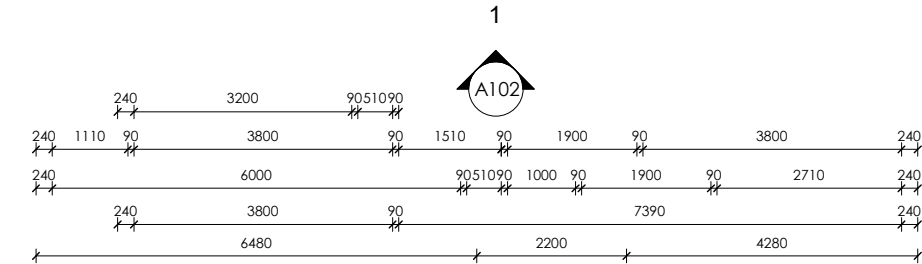
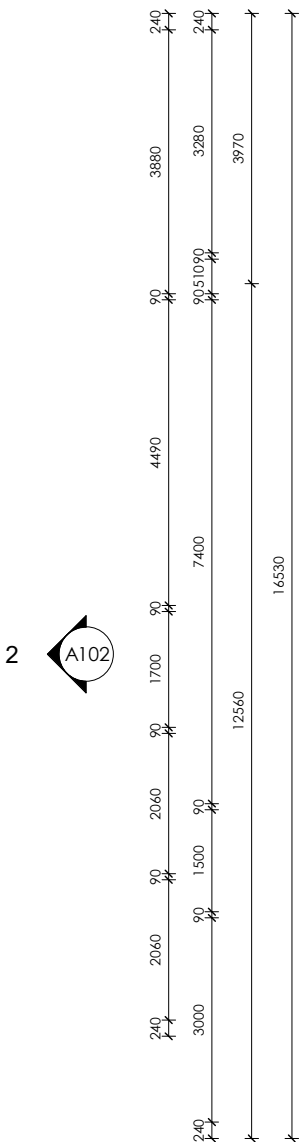
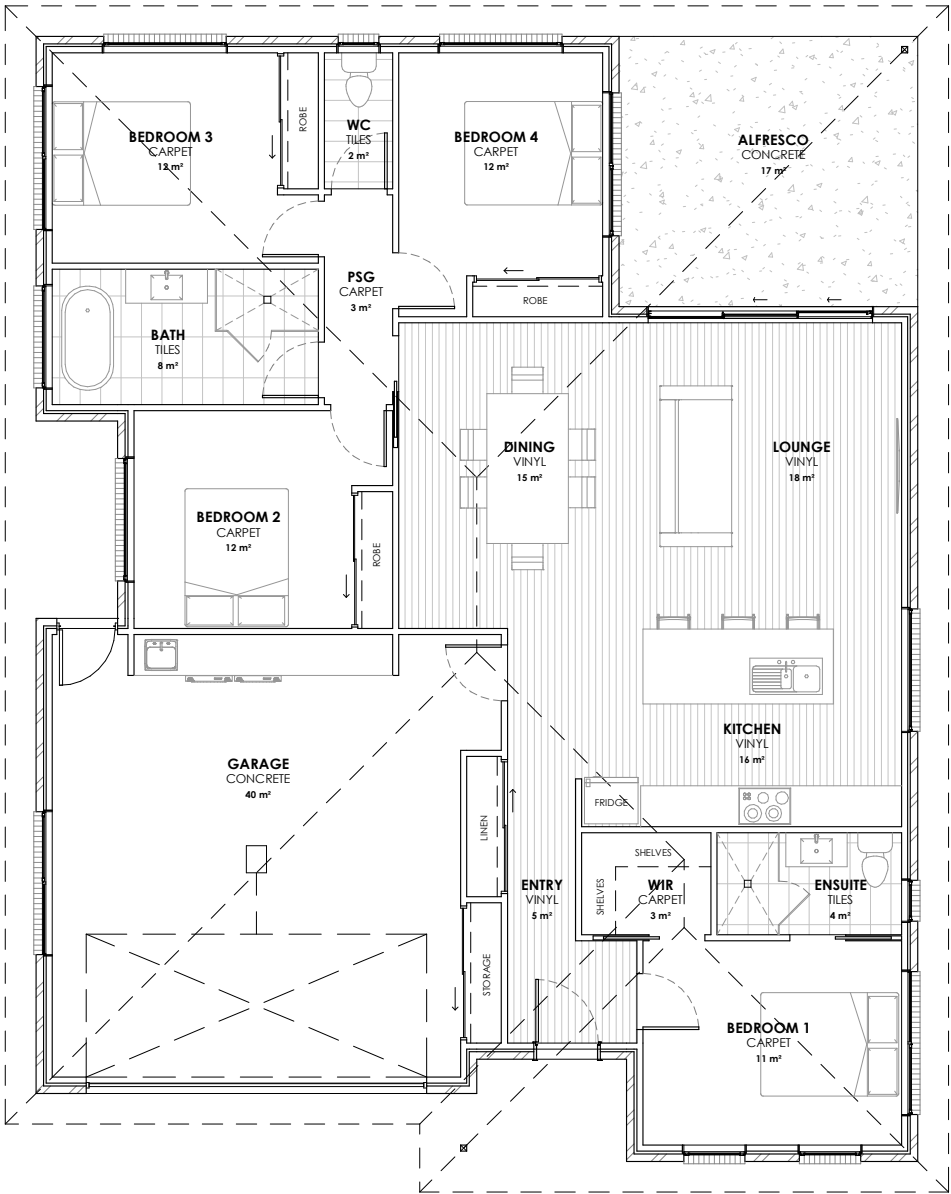
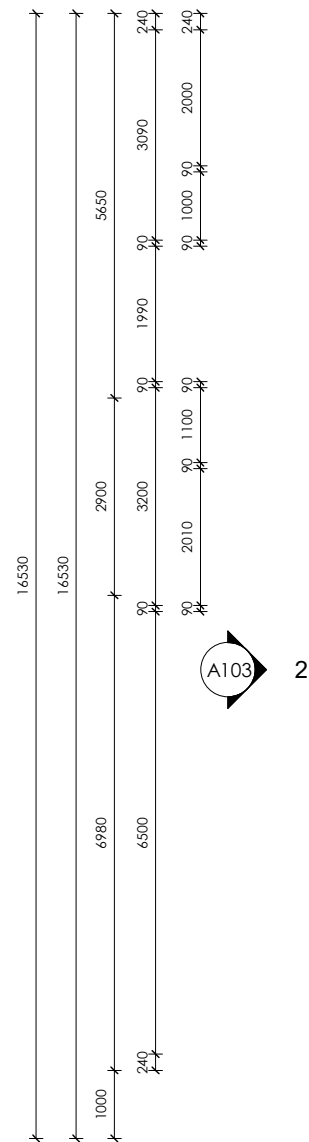
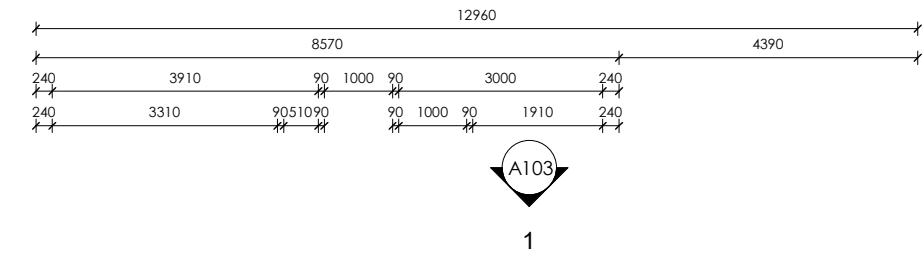
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ALL FLASHING & FIXINGS TO MANUFACTURERS SPECIFICATIONS

GLAZING & FRAME CONSTRUCTION TO AS2047 & AS1288
ALL FIXINGS & FLASHINGS TO MANUFACTURERS REQUIREMENTS



WEST ELEVATION
Scale 1 : 100

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				NJB	09/01/23	TBA	A										



FLOOR AREAS & FINISHES

FLOOR AREA - 184m2

VINYL
FLOOR AREA APPROX - 55m2
5mm SELECTED VINYL PLANK FLOORING

CARPET
FLOOR AREA APPROX - 55m2
SELECTED CARPET AND UNDERLAY

TILES
FLOOR AREA APPROX - 14m2
SELECTED TILES, GROUT, SEALANT, TRIMS
SEALED PRIOR WITH A WATERPROOF
MEMBRANE SYSTEM

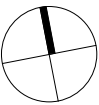
CONCRETE
FLOOR AREA APPROX - 40m2
NO SURFACE FINISH REQUIRED.

SKIRTING 66x18 PRE PRIMED BEVELLED
SKIRTINGBOARD, PAINT TO FINISH.

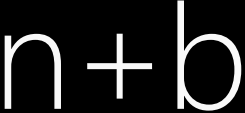
NOTES

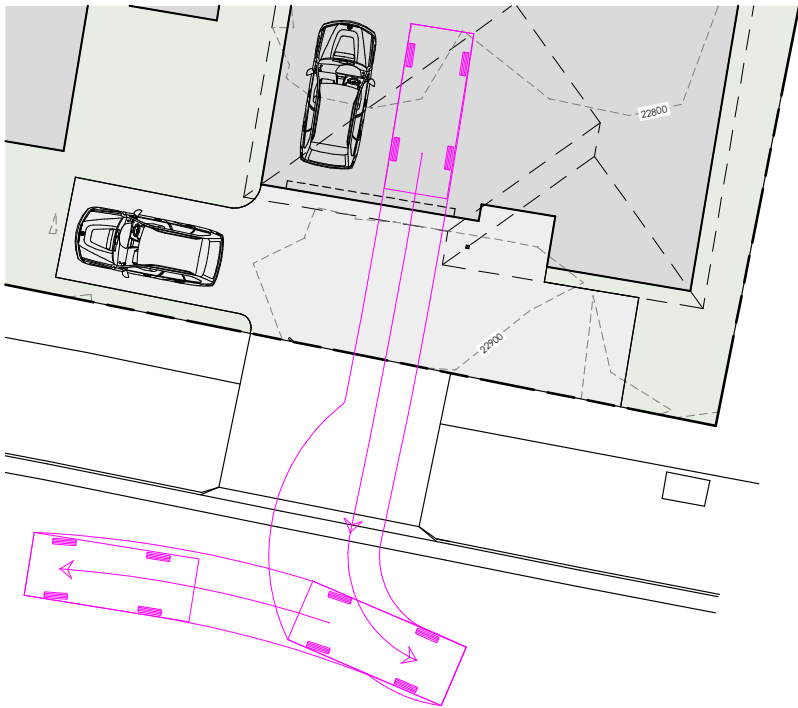
ALL WINDOW DIMENSIONS TO BE CONFIRMED WITH
CLIENT PRIOR TO CONSTRUCTION BEGINNING.

ALL GLAZING TO COMPLY WITH WITH NCC 3.6 & AS1288 & AS2047
ALL WET AREAS TO COMPLY WITH NCC 3.8.1 & AS3740
ALL TIMBER FRAMING TO COMPLY WITH NCC 3.4.3 & AS1684
ALL WORKS TO BE IN COMPLIANCE WITH NCC 3.12 & ENERGY EFFICIENCY

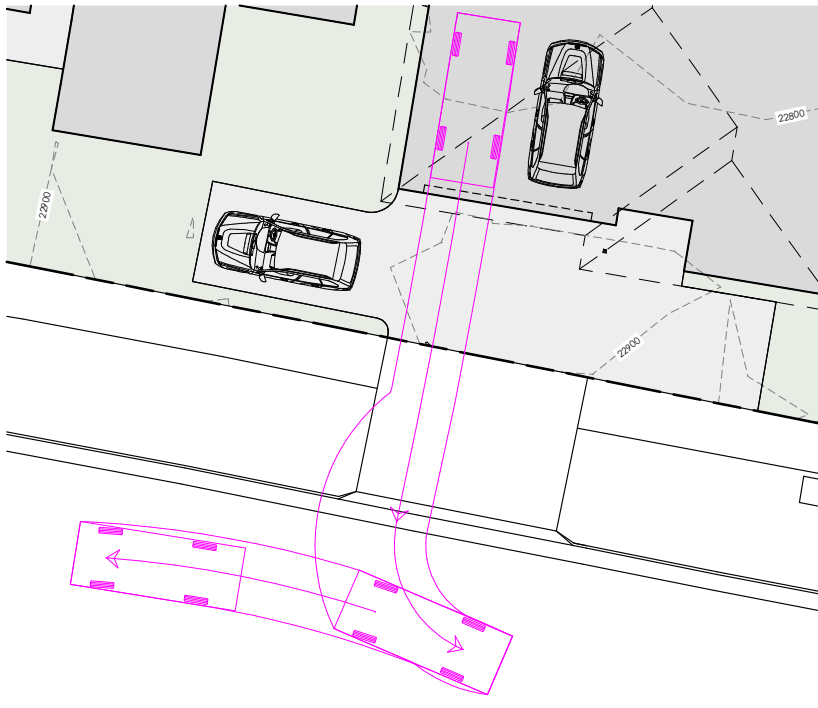


FLOOR PLAN
Scale 1 : 100

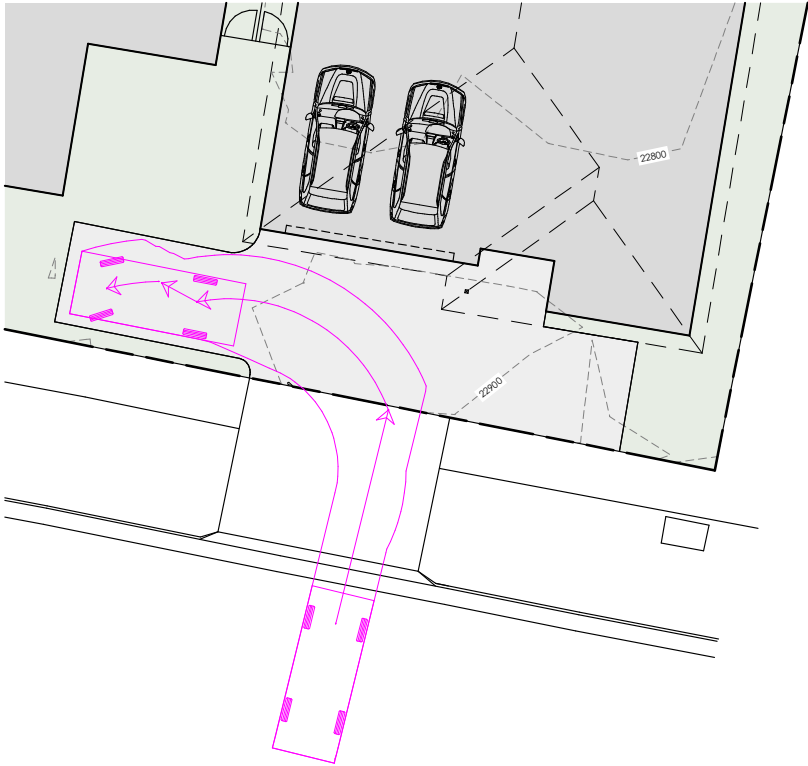
 <div>22 Fieldings Way Ulverstone, Tasmania Australia 7315</div> <div>m 0417 134 369 e nick@nplusb.com.au License No. 047538582 ABN 946 222 219 16</div>	Issued As PRELIMINARY Scale A3 1 : 100 ©COPYRIGHT THESE DRAWINGS AND DESIGNS AND THE COPYRIGHT THERE OF ARE THE PROPERTY OF NPLUSB DESIGN AND MUST NOT BE USED, RETAINED OR COPIED WITHOUT THE WRITTEN PERMISSION OF NPLUSB DESIGN. ABN 946 222 219 16	Revision No. A Date 09/01/20 Description Issued as PRELIMINARY DO NOT SCALE OFF PLANS ALL DIMENSIONS ARE IN MILLIMETERS CONFIRM ALL DIMENSIONS ONSITE ALL WORK RELEVANT NCC & AS	Project PROPOSED RESIDENCE Location 104 OLDAKER STREET, DEVONPORT Client EDGE PROPERTY (TAS) PTY LTD	Sheet Title FLOOR PLAN				Sheet Number A104 /A121
				Drawn NJB	Issue Date 09/01/23	Project No. TBA	Revision A	



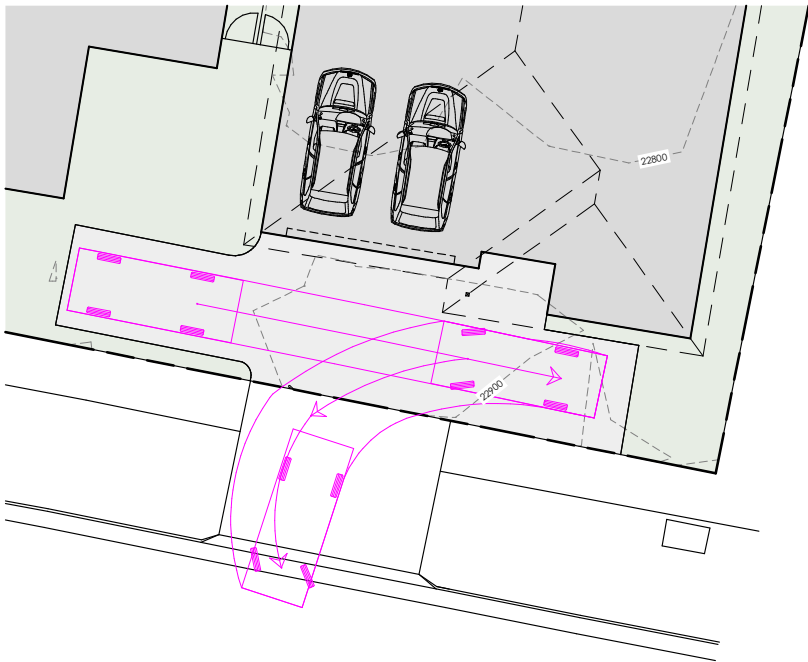
PROPOSED - PARKING SPACE 1
Scale 1 : 200



PROPOSED - PARKING SPACE 2
Scale 1 : 200



VISITOR PARKING SPACE - ENTRY
Scale 1 : 200



VISITOR PARKING SPACE - EXIT
Scale 1 : 200



EXISTING - PARKING SPACE 1
Scale 1 : 200



EXISTING - PARKING SPACE 2
Scale 1 : 200

n+b

22 Fieldings Way
Ulverstone, Tasmania
Australia
7315

m 0417 134 369 e nick@nplusb.com.au
License No. 047538582 ABN 946 222 219 16

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Revision

No. Date Description

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CONFIRM ALL DIMENSIONS ONSITE
ALL WORK RELEVANT NCC & AS

Project

PROPOSED RESIDENCE

Location

104 OLDAKER STREET, DEVONPORT

Client

EDGE PROPERTY (TAS) PTY LTD

Sheet Title

VEHICLE TURNING CIRCLES (B85)

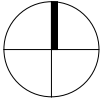
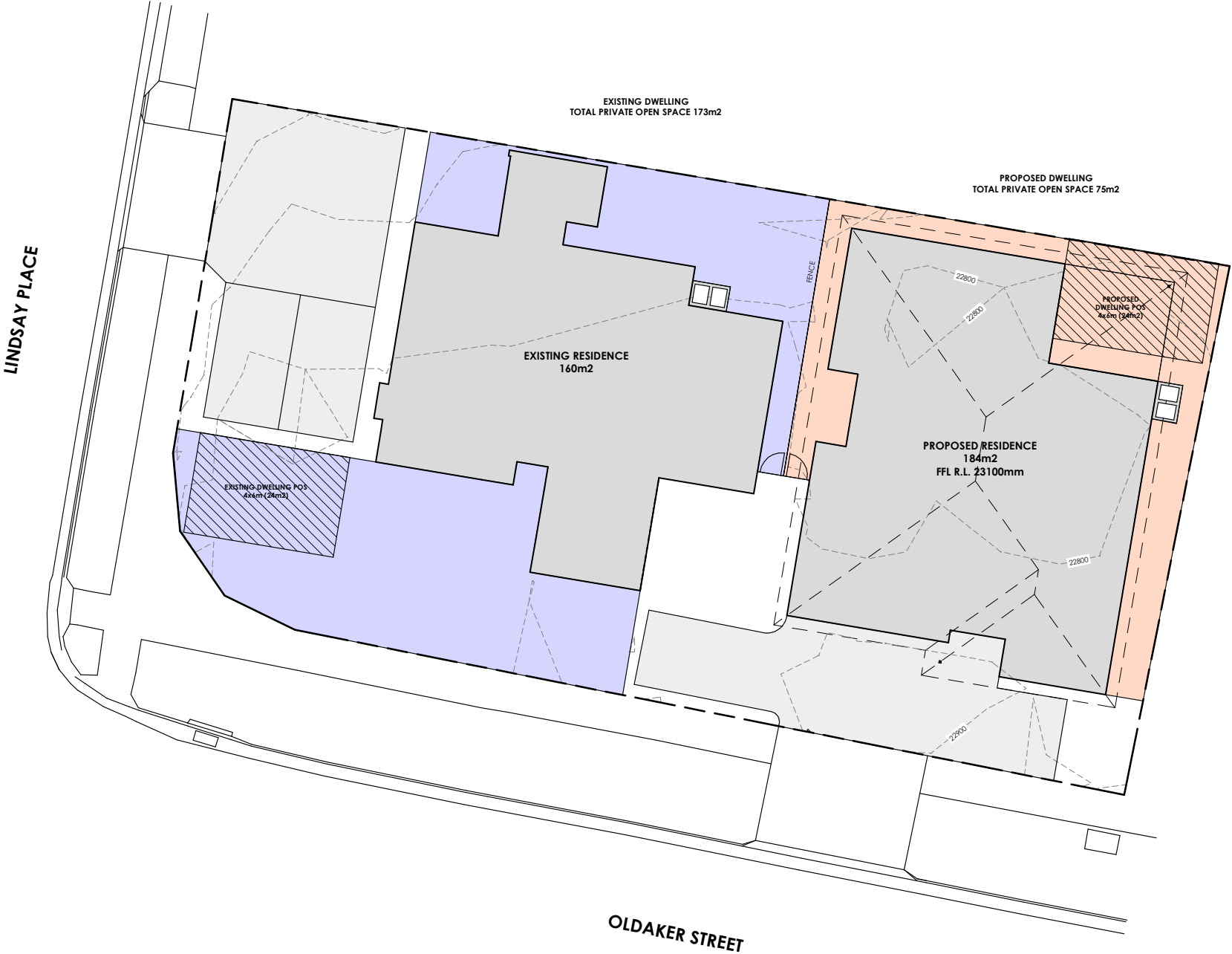
Drawn Issue Date Project No. Revision

NJB 09/01/23 TBA A

Sheet Number

A124

/A121



PRIVATE OPEN SPACE PLAN
Scale 1 : 200

<div>n+b</div> <div>22 Fieldings Way Ulverstone, Tasmania Australia 7315</div> <div>m 0417 134 369 e nick@nplusb.com.au License No. 047538582 ABN 946 222 219 16</div>	<div>Issued As</div> <div>PRELIMINARY</div>	<div>Scale A3</div> <div>1 : 200</div>	<div>Revision</div> <table><tr><th>No.</th><th>Date</th><th>Description</th></tr><tr><td>A</td><td>09/01/20</td><td>Issued as PRELIMINARY</td></tr></table> <div>DO NOT SCALE OFF PLANS ALL DIMENSIONS ARE IN MILLIMETERS CONFIRM ALL DIMENSIONS ONSITE ALL WORK RELEVANT NCC & AS</div>	No.	Date	Description	A	09/01/20	Issued as PRELIMINARY	<div>Project</div> <div>PROPOSED RESIDENCE</div> <div>Location</div> <div>104 OLDAKER STREET, DEVONPORT</div> <div>Client</div> <div>EDGE PROPERTY (TAS) PTY LTD</div>	<div>Sheet Title</div> <div>PRIVATE OPEN SPACE PLAN</div>				<div>Sheet Number</div> <div>A125</div> <div>/A121</div>
	No.	Date	Description												
	A	09/01/20	Issued as PRELIMINARY												
	<div>©COPYRIGHT THESE DRAWINGS AND DESIGNS AND THE COPYRIGHT THERE OF ARE THE PROPERTY OF NPLUSB DESIGN AND MUST NOT BE USED, RETAINED OR COPIED WITHOUT THE WRITTEN PERMISSION OF NPLUSB DESIGN. ABN 946 222 219 16</div>				<div>Drawn</div> <div>NJB</div>	<div>Issue Date</div> <div>09/01/23</div>	<div>Project No.</div> <div>TBA</div>	<div>Revision</div> <div>A</div>							

96 Oldaker Street
Devonport
TASMANIA 7310

19 January 2023

General Manager
Devonport City Council
P.O. Box 604
Devonport
TASMANIA 7310

Email: council@devonport.tas.gov.au

Dear Sir

Planning Application No. PA2022.0217 Residential Multiple Dwellings 104 Oldaker Street,
Devonport.

I wish to make a representation in regard to development of an additional 4 bedroom dwelling on the above lot.

Clause 8.4.2 Setbacks and building envelope for all dwellings

P3 The siting of a dwelling must not cause unreasonable loss of amenity to adjoining properties.

The proposed siting of the additional dwelling is inconsistent with other existing dwellings in the area and does not provide sufficient separation between dwellings as those established in the area.

In addition, the proposal is for multiple dwelling development with the addition of a 4 bedroom dwelling that is unable to meet the permitted setbacks within the building envelope, which may be more suited to larger or single lot than the proposed site. The only private open space area is undercover on the lot which has the potential to be closed in, further impacting on visual impact and amenity of adjoining properties.

Clause C2.6.2 Design and layout of parking areas

P1 All parking, access ways, maneuvering and circulation spaces must be designed and readily identifiable to provide convenient, safe and efficient parking.

The proposed development is unable to provide sufficient area to enable vehicles to exit the site in a forward manner.

Oldaker Street is an extremely busy road at all times, with schools, shops and businesses in the vicinity, on street parking is well utilised at all times. As a resident in the area, I am well aware of how difficult it is to access the street safely.

Dwellings in the local area have a turning circle in the front of their dwellings, this has happened in the past 10 years as traffic in the area has increased. Site distance is impaired due to on street parking and there is also traffic entering the street from Adelaide Street, Lindsay Place and Kempling Street. It is extremely busy at school drop off and pick up times. The footpath is also well utilised by pedestrians in the area.

The proposed dwelling is 4 bedroom, which has the potential to generate multiple movements per day to and from the site, in addition to the existing dwelling on the lot. If on-site vehicles are unable to access the street in a forward manner, this will impact on the safety of both vehicle and pedestrian traffic in the area.

Parking in front of the dwelling is limited to 2 hours during the day, which indicates regular usage of on-street parking along the street to enable access to local shops and businesses.

I strongly disagree with the proposed multiple dwelling development on the site due to the risk of safety of vehicles and pedestrians in the area and is not consistent with existing development in the area.

Regards

Sally Hay

111 Oldaker Street
Devonport
TASMANIA 7310

19 January 2023

General Manager
Devonport City Council
P.O. Box 604
Devonport
TASMANIA 7310

Email: council@devonport.tas.gov.au

Dear Sir

Planning Application No. PA2022.0217 Residential Multiple Dwellings 104 Oldaker Street,
Devonport.

I wish to make a representation in regard to development of an additional 4-bedroom dwelling on the above lot.

I believe that a four-bedroom unit could potentially add excessive vehicle parking to an already busy street. The design for the building proposal only shows single off street parking. There could very well be many more vehicles depending on the new tenants make up.

Clause C2.6.2 Design and layout of parking areas

P1 All parking, access ways, maneuvering and circulation spaces must be designed and readily identifiable to provide convenient, safe and efficient parking.

The proposed development is unable to provide sufficient area to enable vehicles to exit the site in a forward manner.

Oldaker Street is an extremely busy road at all times, with schools, shops and businesses in the vicinity, on street parking is well utilised at all times. As a resident in the area, I am well aware of how difficult it is to access the street safely.

Dwellings in the local area have a turning circle in the front of their dwellings, this has happened in the past 10 years as traffic in the area has increased. Site distance is impaired due to on street parking and there is also traffic entering the street from Adelaide Street, Lindsay Place and Kempling Street. It is extremely busy at school drop off and pick up times. The footpath is also well utilised by pedestrians in the area.

The proposed dwelling is 4 bedroom, (more suited to only a one or two bedroom unit) which has the potential to generate multiple movements per day to and from the site, in addition to the existing dwelling on the lot. If on-site vehicles are unable to access the street in a forward manner, this will impact on the safety of both vehicle and pedestrian traffic in the area.

Parking in front of the dwelling is limited to 2 hours during the day, which indicates regular usage of on-street parking along the street to enable access to local shops and businesses.

I strongly disagree with the proposed multiple dwelling development on the site due to the risk of safety of vehicles and pedestrians in the area and is not consistent with existing development in the area.

Regards

David Cox



Submission to Planning Authority Notice

Council Planning Permit No.	PA2022.0217	Council notice date	3/01/2023
TasWater details			
TasWater Reference No.	TWDA 2023/00002-DCC	Date of response	5/01/2023
TasWater Contact	Ethar Rababah	Phone No.	0499 860 609
Response issued to			
Council name	DEVONPORT COUNCIL		
Contact details	council@devonport.tas.gov.au		
Development details			
Address	104 OLDAKER ST, DEVONPORT	Property ID (PID)	6304742
Description of development	Multiple Dwellings x2 (x1 ex + x1 new)		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
n + b	Site Plan/A101	A	09/01/20
Conditions			
<p>SUBMISSION TO PLANNING AUTHORITY NOTICE OF PLANNING APPLICATION REFERRAL</p> <p>Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p> <p>CONNECTIONS, METERING & BACKFLOW</p> <ol style="list-style-type: none"> 1. A suitably sized water supply with metered connection and sewerage system and connection to the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. 3. Prior to commencing construction/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater. <p>DEVELOPMENT ASSESSMENT FEES</p> <ol style="list-style-type: none"> 4. The applicant or landowner as the case may be, must pay a development assessment fee of \$226.71 to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date paid to TasWater. <p>The payment is required within 30 days of the issue of an invoice by TasWater.</p>			
Advice			
<p>Water Submetering</p> <p>As of July 1 2022, TasWater's Sub-Metering Policy no longer permits TasWater sub-meters to be installed for new developments. Please ensure plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing) reflect this. For clarity, TasWater does not object to private sub-metering arrangements. Further information is available on our website (www.taswater.com.au) within our Sub-Metering Policy and Water Metering Guidelines.</p>			



General

For information on TasWater development standards, please visit <https://www.taswater.com.au/building-and-development/technical-standards>

For application forms please visit <https://www.taswater.com.au/building-and-development/development-application-form>

Service Locations

Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.

- (a) A permit is required to work within TasWater's easements or in the vicinity of its infrastructure.
Further information can be obtained from TasWater.
- (b) TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit www.taswater.com.au/Development/Service-location for a list of companies.
- (c) Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

TasWater Contact Details

Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au



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

2 Chalmers Lane
Devonport 7310

Certificate of Title Reference No.:

61151/2

Applicant's Details

Who is applying

Individual

Full Name

Stacey Sheehan

Postal Address

59 Best Street
Devonport, Tasmania 7310
Australia

Telephone

0364206000

Email

stacey.sheehan@oneagencycollinsre.com.au

Do you own the property that is being developed?

Yes

Assessment of an application for a Use or Development

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



Submission Date: 13/12/2022

What is proposed?

See attached

Description of how the use will operate

See attached

Supporting Documents for Proposal (Optional)

- [2-Chalmers-lane-DA-supporting-letter.pdf](#)
- [221206-Stack-House-Approval-drawings-1.pdf](#)

Value of use and/or development

\$ 2,500,000.00

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

- [ScheduleOfEasements-61151-2.pdf](#)
- [FolioPlan-61151-2.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

- [FolioPlan-61151-21.pdf](#)

Upload Site Analysis

- [221206-Stack-House-Approval-drawings-11.pdf](#)



Submission Date: 13/12/2022

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

I,

Stacey Sheehan

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

Date

13/12/2022

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



Submission Date: 13/12/2022

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

13/12/2022

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.

DEVONPORT



13 December 2022

The General Manager
Devonport City Council
PO Box 604
DEVONPORT 7310

RE Development Application for 2 Chalmers Lane Devonport Tasmania 7310

 Meeting with Neighbours

Whilst acknowledging that council will appropriately advertise and notify neighbours to my application, I have undertaken presentations to several neighbours in the lane, including those to my immediate west, Richard and Sharyn Bovill, who are currently developing 3 Chalmers Lane.

From these meetings and discussions, the Bovills raised some concerns re solar and view access.

Whilst the design intent was to minimise all impacts and issues of privacy upon my neighbours, I requested my architects to study these particular concerns in detail to ascertain that my intent of minimal impact had resulted in an appropriate outcomes. This study is included in the Development Application Drawing pack.

Supporting commentary in relation to the enclosed studies are as follows:

1. SOLAR ACCESS

- Solar access plan drawings have been produced for the summer and winter solstice.
- The early morning winter solstice shadows were further studied in 3D to understand the impact on 3 Chalmers Lane – particularly their upper-level deck
- The winter solstice is the worst-case scenario through the calendar year, being mid-winter.
- As expected, an unpublished test for the equinox's demonstrated that there was no shading to this upper-level deck from 7:30am onwards
- The computer 3D model for the building under construction at 3 Chalmers Lane was provided by their architect, and assembled in the surveyor supplied context - assuring that the study was as accurate as possible
- This study demonstrated that my application will produce some shadowing of the terrace and not accessible roof garden up to 9:30am on this date. There is no further shadowing after this time to this space from my proposal, with further shadowing a result of their proposed eastern privacy screen behind their BBQ.
- No further shadowing is demonstrated on the subsequent 9:30am, 10:00am and 11:00am shadow diagrams.
- The shadowing is not a result of the living room stack, but the study stack which is to the western edge of my proposal

2. VIEW ACCESS

- View studies were completed in a before and after state for the completed home at 3 Chalmers Lane
- These studies look only at the north east and eastern aspect views over my property only, with the north, north west and western views from 3 Chalmers Lane unaltered
- The Bluff lighthouse is accurately modelled as can be seen in the overall context modelling and can be used as a visual marker
- My proposal does reduce some views to the east over my property from 3 Chalmers Lane, but not as significantly as my views to the west have been reduced.
- The height of the application does not affect this view reduction, with it being defined by the building front alignment as an average between that of my neighbours.
- No1 Chalmers Lane also limits the current views over my existing roof line to the east as demonstrated on drawing DA-26, DA-27 and DA-29
- The privacy screen to the eastern side of the upper terrace of 3 Chalmers Lane provides the most obstruction to these eastern views

I consider that these studies demonstrate our intent to minimise the impact on our neighbours by carefully designing my new home to minimise solar access, maximise visual privacy to internal and external living spaces, and provide an equality of visual access to our northern aspect.

Should council require further information, I am happy to provide such.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Stacey Sheehan'.

Stacey Sheehan

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME 61151	FOLIO 2
EDITION 4	DATE OF ISSUE 15-Nov-2017

SEARCH DATE : 15-Dec-2022

SEARCH TIME : 09.36 AM

DESCRIPTION OF LAND

City of DEVONPORT

Lot 2 on Sealed Plan 61151 (formerly being SP60)

Derivation : Part of 8A-1R-21Ps. Section D10 Gtd. to J. Barrett

Prior CT 2071/15

SCHEDULE 1

C734807, C905911 & M651700 TRANSFER to STACEY MARGARET
SHEEHAN and GERALDINE MERLE SHEEHAN Registered
15-Nov-2017 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
BENEFITING EASEMENT a right of carriageway over the Road on
Sealed Plan No. 61151
A192193 FENCING CONDITION in Transfer
C734808 MORTGAGE to Australia and New Zealand Banking Group
Limited Registered 11-Aug-2006 at 12.01 PM
C917612 PARTIAL DISCHARGE OF MORTGAGE C734808 as relates to
the personal responsibility of Douglas Sheehan
Registered 18-Jun-2009 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Issued Pursuant to the Land Titles Act 1980

PAGE 32

SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SCHEDULE OF EASEMENTS

Sheet of Sheets

Office use only

PLAN No.

S.P.60

This is the schedule of easements attached to the plan of Lots 1 and 2

comprising part of the land in Certs. of Title Vol. 1108 Fol. 27 and Vol. 832 Fol. 73 (indemnity reference)

MUNICIPALITY OF DEVONPORT on 26th May 1964

Robert Smith
Council Clerk/Town Clerk

No easements, profits a preponder, or covenants are created to benefit or burden any lots shown on the plan.

George Clarence Smith
John Temple-Smith
Jean Glade Temple-Smith

Registered proprietors of the land shown on the plan comprised in Certificate of Title Volume 1108 Folio 27

George Clarence Smith
Registered proprietor of the land shown on the plan comprised in Certificate of Title Volume 832 Folio 73

SIGNED by the said GEORGE CLARENCE SMITH by his attorney John Temple-Smith under Power of Attorney No. 16767 in the presence of
Robert Smith
SOLICITOR,
DEVONPORT.

George Clarence Smith
by his attorney
John Temple-Smith

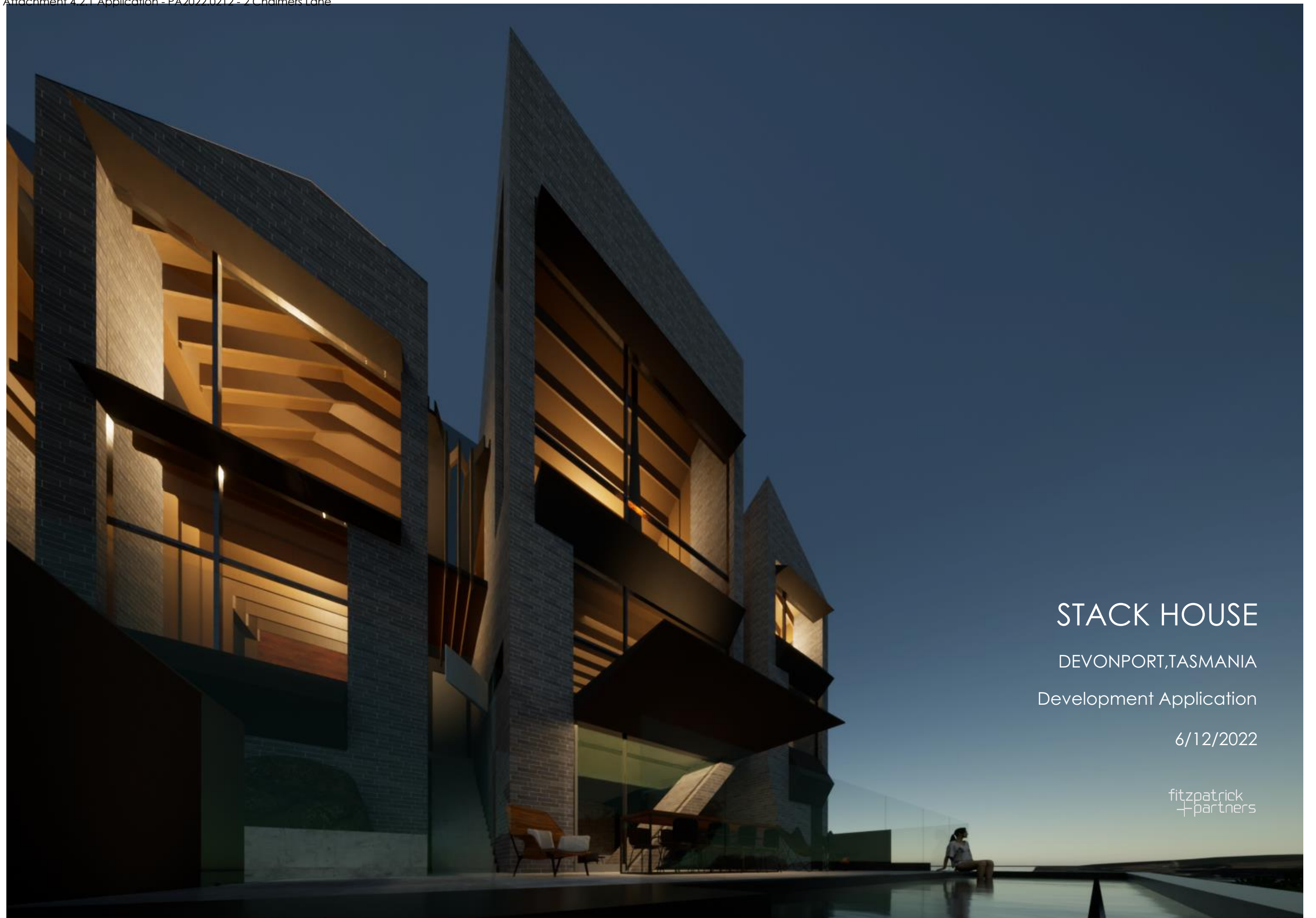
SIGNED by the said JOHN TEMPLE-SMITH in the presence of
Robert Smith
SOLICITOR,
DEVONPORT.

John Temple-Smith

SIGNED by the said JEAN GLADE TEMPLE-SMITH in the presence of
A. A. Smith
SOLICITOR,
DEVONPORT.

J. Temple-Smith

WRITE ON THIS SIDE OF THE PAPER ONLY



STACK HOUSE

DEVONPORT, TASMANIA

Development Application

6/12/2022

fitzpatrick
+ partners

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DA-04	DESIGN STATEMENT
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DA-06	SURVEY WITH IMAGE
DA-07	DEMOLITION PLAN
DA-08	SITE PLAN
DA-09	ROOF PLAN
DA-10	LEVEL 2 ENTRY AND LIVING LEVEL PLAN
DA-11	LEVEL 1 BEDROOM PLAN
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DA-34	VIEW FROM THE POOL
DA-35	VIEW FROM COLES BEACH

This home has been designed by fitzpatrick+partners for Stacey Sheehan and Family.

November 2022



Fitzpatrick+partners architects
Level 6, 9 Castlereagh Street
SYDNEY NSW 2000

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enquiries@fitzpatrickpartners.com

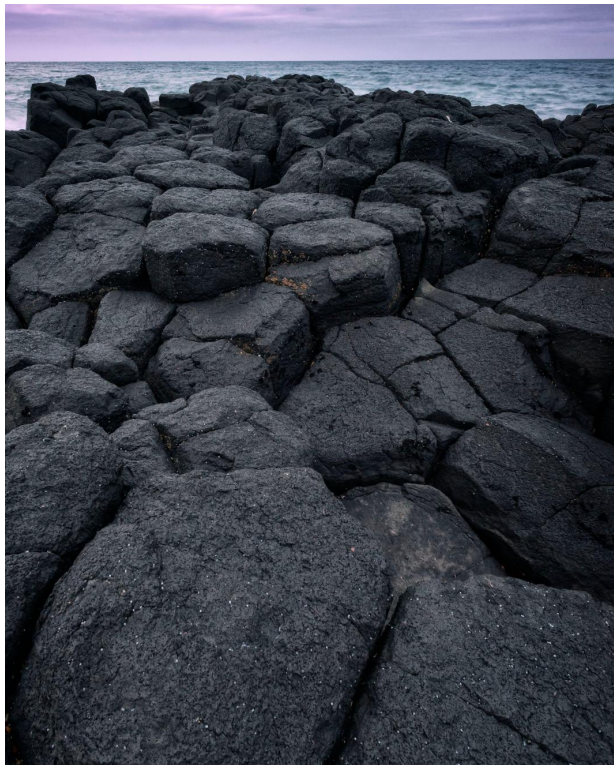
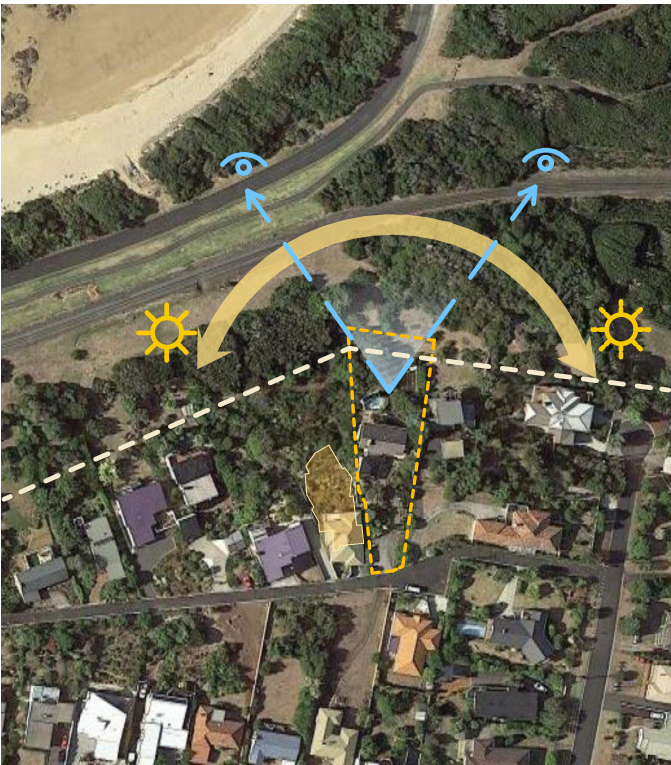
Nominated Architects:
James Austin Fitzpatrick, NSW-9303, TAS-1353, DEP 0002561
Paul Reidy - 11839
Rod Pindar NSW-9019

ABN 19 081 636 900

As a reflection of our recognition of the deep indigenous history and culture of Tasmania, we wish to acknowledge the Punnilerpanner people of the Palawa nation on whose original land we propose to build. We acknowledge and pay respect to elders past, present and emerging.

Fitzpatrick+partners studio is based on the lands of the Gadigal people from the Eora Nation (Sydney).





Coles Beach stretches from the mouth of the Don River to a rocky outcrop directly below the project site. Back Beach then continues east to the Bluff Headland, finalised with the 1889 red striped lighthouse.

This Rocky midpoint between Coles Beach and Back Beach is formed primarily of projecting dolerite weathered rock stacks. These “stacks” create a textured undulating landscape ground plane - walked over, experienced and explored by a millennia of fishermen, families and children.

Behind this edge is the modern intervention of the meandering coastal road, walking tracks and the main north west coast rail line. These are an expression of modern histories - of industry and patterns of life, informing another layer to the history of the site, still adding character by its ever changing patterns of use throughout a day.

This in turn is edged with strong remnant plantings of Tea-tree and Paperbark providing habitat for a multitude of birds and marsupials. Breaking into abstract grassed open spaces, the land form stretches up between the dolerite outcrops and boulders interspersed with differing plantings responding to changing soil dynamic of light coloured sands to the rich volcanic red clays.

2 Chalmers Lane sits upon this escarpment, obtaining a panoramic northern view over Bass Strait from Don Heads to the West and the Bluff to the north. The site is exposed to the beauty of sunrise and sunset, the changing character of Bass Strait and the extremes of wind and rain. It witnesses the changes as recorded over centuries.

The proposed new home for Stacey Sheehan and family is informed by this unique landscape, the northern aspect, the impact of the environment upon the site, an understanding of country and the materials, colours and forms of place.

Like the original indigenous inhabitants who lived along the beachfront and met with many at The Bluff, this home will sit in harmony with the earth and the sky. It will allow those that similarly live or meet together now to physically or emotively record the ever changing astrological, environmental and natural characteristics of this special place.

The new home is envisaged as a series of “stacks” mimicking those of the rocks below, rising out of the escarpment. Whilst singular in nature, they similarly appear to have been weathered over time – staggered and cut tops, deep recesses and undercuts. The silhouette of the forms expressed either from the east or west or directly below defines the architectural form and in turn apprises the internal programme.

The home consists of 9 “stacks”, all wrapped in an innovative rainscreen cladding system, utilising external bricks slips (front faces of bricks) held in a metal frame over a rigid insulation barrier. This system allows the outer skin of the building to breathe, whilst providing a light weight durable maintenance free exterior to the home. Deep recesses house large double glazed window units, carefully placed in the overall composition to create plays of light and dark. The windows sit below projecting sun-hoods, accurately designed to maximise deep winter sun access whilst protecting from the midday heat of summer. Windows and side projecting privacy screens assure privacy to the occupants within whilst maintaining privacy to the neighbours beyond.

The wall system is supported over a timber substructure created from Cross Laminated Timber Panels (CLT) combined with glulam timber beams. These locally manufactured wall panels and beams are created from Eucalypt Nitens – a hardwood species previously grown for paper pulp. The timber material is the finished product, with the house interiors also informed by the strength of the other raw materials used in the construction process.

Whilst informed by its landscape and how it responds robustly to the elements to which it is exposed, it also nods to the modernist local history. Of neighbouring and surrounding homes which were simply expressed volumes, built with natural materials allowed to weather and respond to place. This new home is perhaps a statement of continuity, of working within a contemporary architectural language, utilising technology and knowledge of time, overlaid on an understanding of place.



The home responds appropriately to its environment, providing high levels of insulation to the internal volumes, whilst allowing for protection from summer sun, and deep access for winter sun. The home is designed with a minimal low carbon collective of materials. Where green concrete is used, it is exposed as a thermal mass and boosted with an infloor hydronic floor heating system. Existing concrete slabs are reused where possible so to minimise the additional carbon requirements.

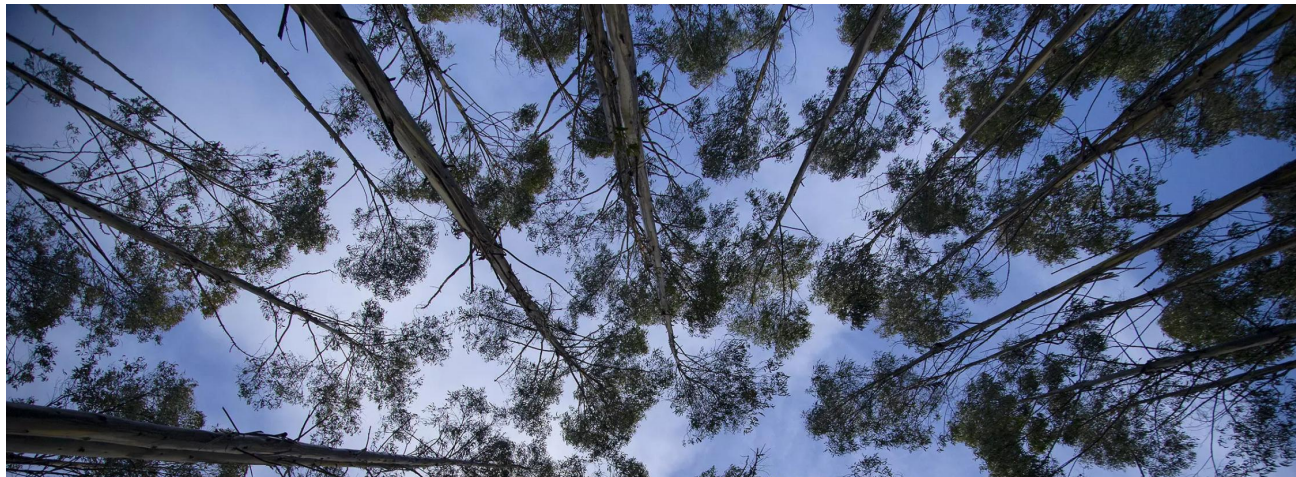
The home integrates solar panels and power storage, utilising the latest in heat pump technology to boost the solar hot water systems. No gas use is proposed. The extensive use of timber throughout the house, combined with the low carbon cladding materials, high thermally performing building skin means the building will sequester significant amounts of carbon, minimise the carbon content in the overall build and minimise its ongoing carbon spend in its operation and maintenance.

It is designed with the knowledge that the timber used is locally sourced, plantation grown and will be replaced with new plantings in the more appropriate mixed species plantations.

The existing landscape will be further enhanced with significant plantings to the edges of the new build – utilising endemic species wherever possible.

The client specifically has requested that the majority of buildings materials be sourced locally, and that the skills of the local community are utilised wherever possible. This has informed early discussions with building contractors and material suppliers to understand their construction processes which are unique to the local market.

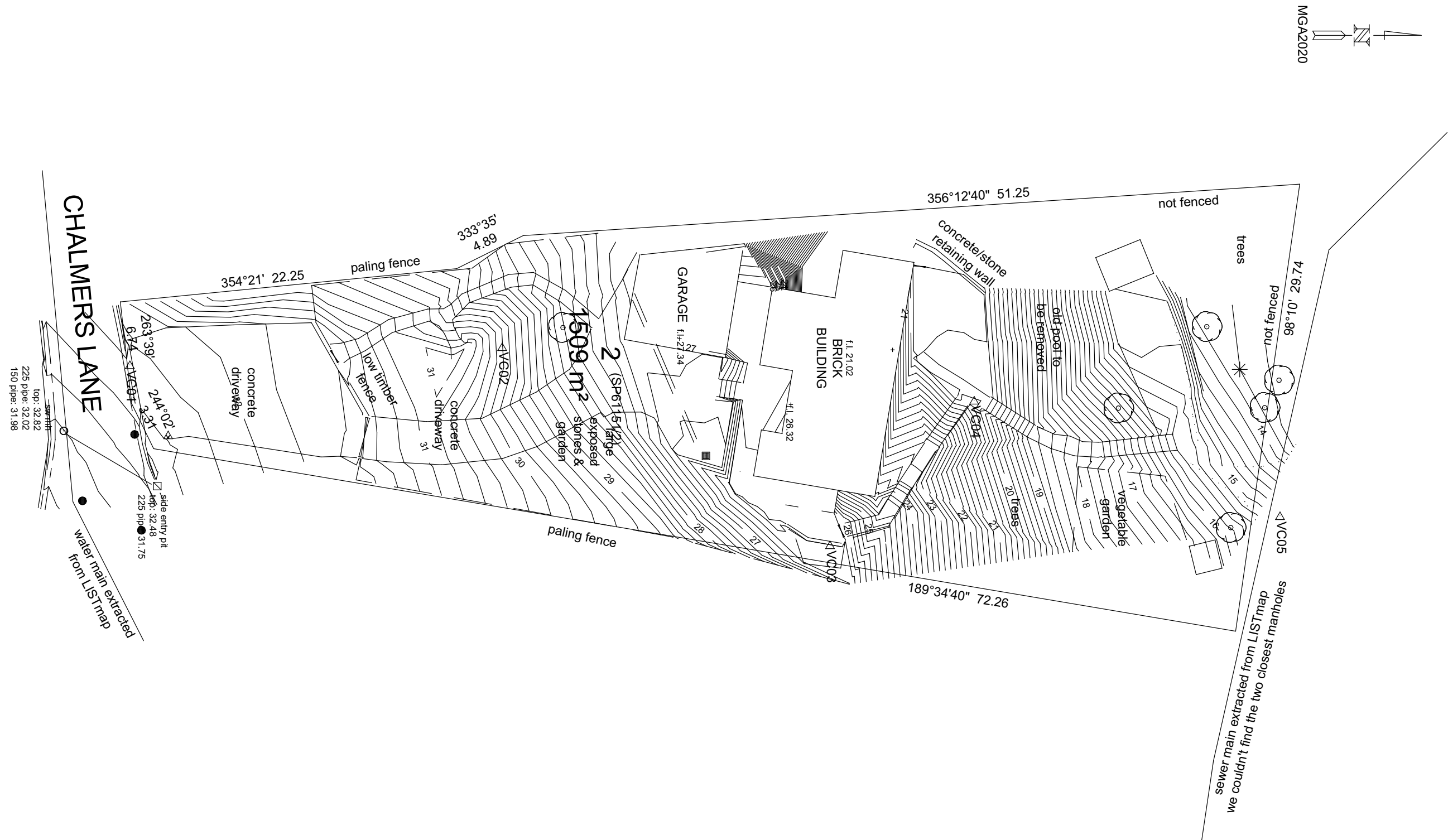
The Stack House will showcase the materials and skills of the northwest of Tasmania.



The Stack House

- Understanding of place
- Informed by knowledge of the past
- Innovating with technology of today
- Socially responsive to the climate emergency of now
- Respect of community and country





DEVELOP
WITH
CONFIDENCE™

Suite 1, Level 3, "Kirksway House"
2-8 Kirksway Place
Battery Point TAS 7004
03 6232 0400
hobart@veris.com.au
veris.com.au
ABN 25 098 991 210

NO	DATE	DRN	CHKD	DESCRIPTION
2	14/02/22	CP/AL	CP	ADDED NEW IMAGE
1	17/01/22	CP/AL	CP	ADDED POINT CLOUD AND IMAGE
0	20/12/21	CP	CP	FIRST ISSUE

This plan is not intended for attachment to
sale contract documents

OUR REF: 303874 D01-0.DWG
CONTOUR INTERVAL: 0.20m
DATUM: GDA2020
SCALE: 1:250
DATE OF SURVEY: 03/12/2021
DRAWING No: 303874

SHEET SIZE: A3
CP/GG
REV 00
SHEET No: 1 OF 1

FITZPATRICK & PARTNERS
DETAIL & SCANNING
2 CHALMERS LANE
DEVONPORT

Agenda - COUNCIL MEETING - 27 FEBRUARY 2023 ATTACHMENTS

PAGE 38



IMPORTANT NOTE:

THIS PLAN HAS BEEN PREPARED FOR FITZPATRICK AND PARTNERS FROM A COMBINATION OF FIELD SURVEY AND EXISTING RECORDS FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS ON THE LAND AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.

UNDERGROUND SERVICES HAVE BEEN LOCATED BY THEIR ABOVE GROUND INDICATORS ONLY.

THE RELEVANT AUTHORITIES SHOULD BE CONTACTED REGARDING THE LOCATION OF UNDERGROUND UTILITIES (TELSTRA, WATER MAINS, SEWER, DRAINAGE, GAS) WHICH REQUIRE VERIFICATION ON SITE BEFORE CONSTRUCTION.

THIS DATA IS ON A PLANE COORDINATE SYSTEM:

DISTANCES ARE WHAT WOULD BE MEASURED ON THE GROUND USING A TAPE MEASURE. THE COORDINATES HAVE AN MGA ORIGIN AT SPM6931 (E: 444915.195 N: 5442769.248)

THE COMBINED SCALE FACTOR (CSF) TO BE APPLIED TO CONVERT TO MGA COORDINATE SYSTEM IS 0.9996 USE SPM6931 AS THE SCALE ORIGIN POINT.

THIS NOTE IS AN INTEGRAL PART OF THE PLAN.

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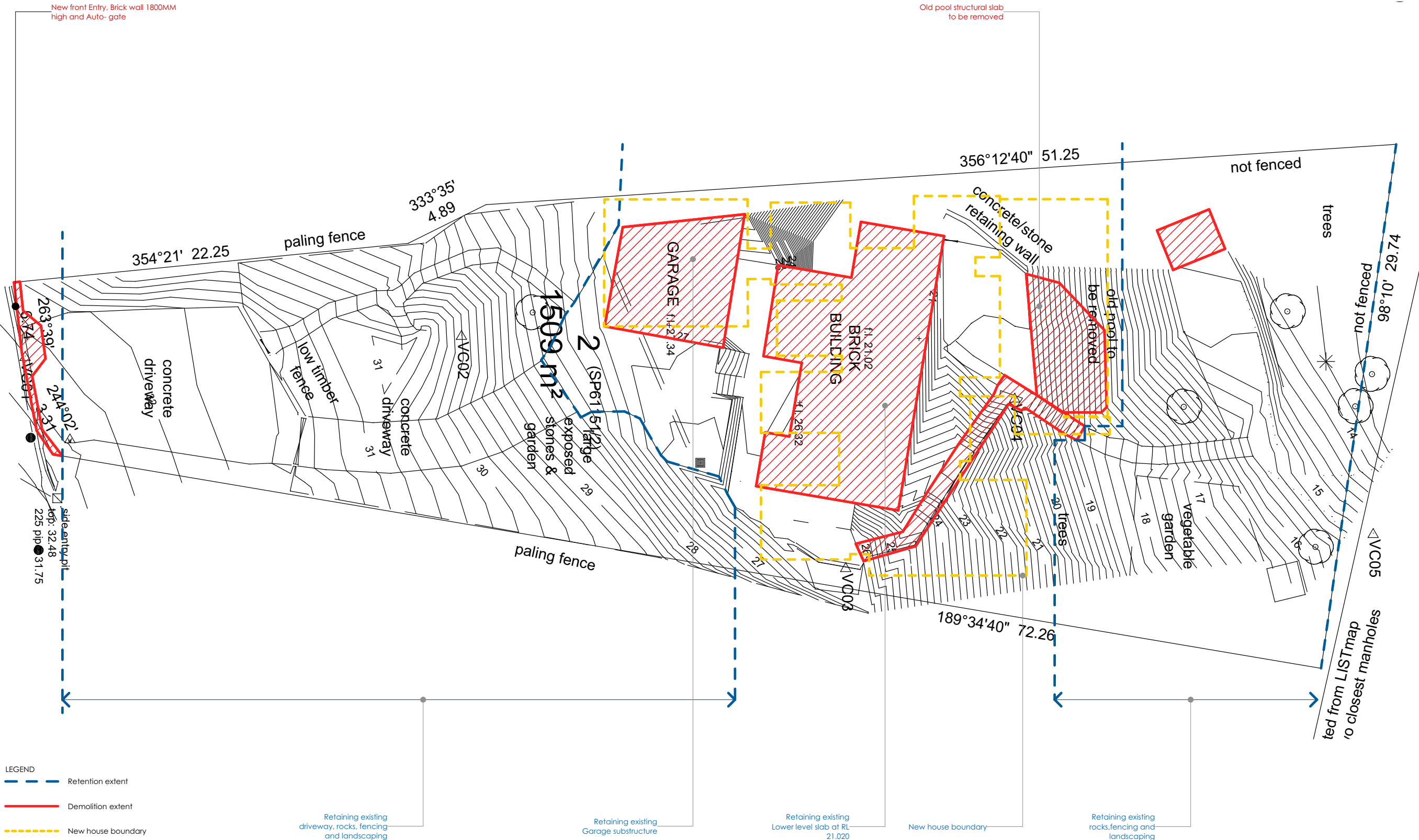
Suite 1, Level 3, "Kirksway House"
2-8 Kirksway Place
Battery Point TAS 7004
03 6232 0400
hobart@veris.com.au
veris.com.au
ABN 25 098 991 210

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CONTOUR INTERVAL: 0.20m			
DATUM: GDA2020			
SCALE: 1:250		SHEET SIZE: A3	
DATE OF SURVEY: 03/12/2021		CP/GG	
DRAWING No:	303874	REV 00	SHEET No: 1 OF 1

FITZPATRICK & PARTNERS
DETAIL & SCANNING
2 CHALMERS LANE
DEVONPORT



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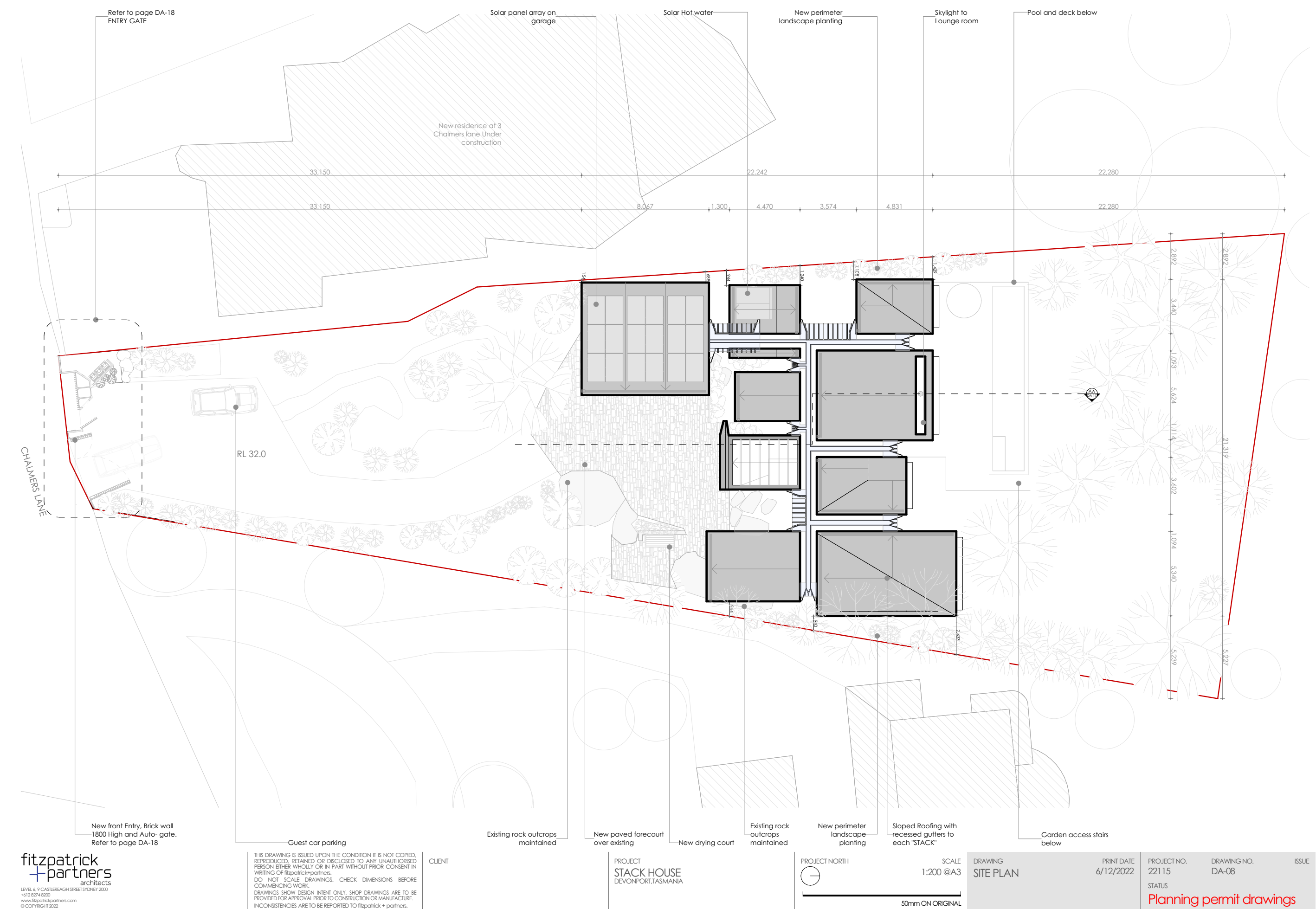
PROJECT
STACK HOUSE
DEVONPORT, TASMANIA

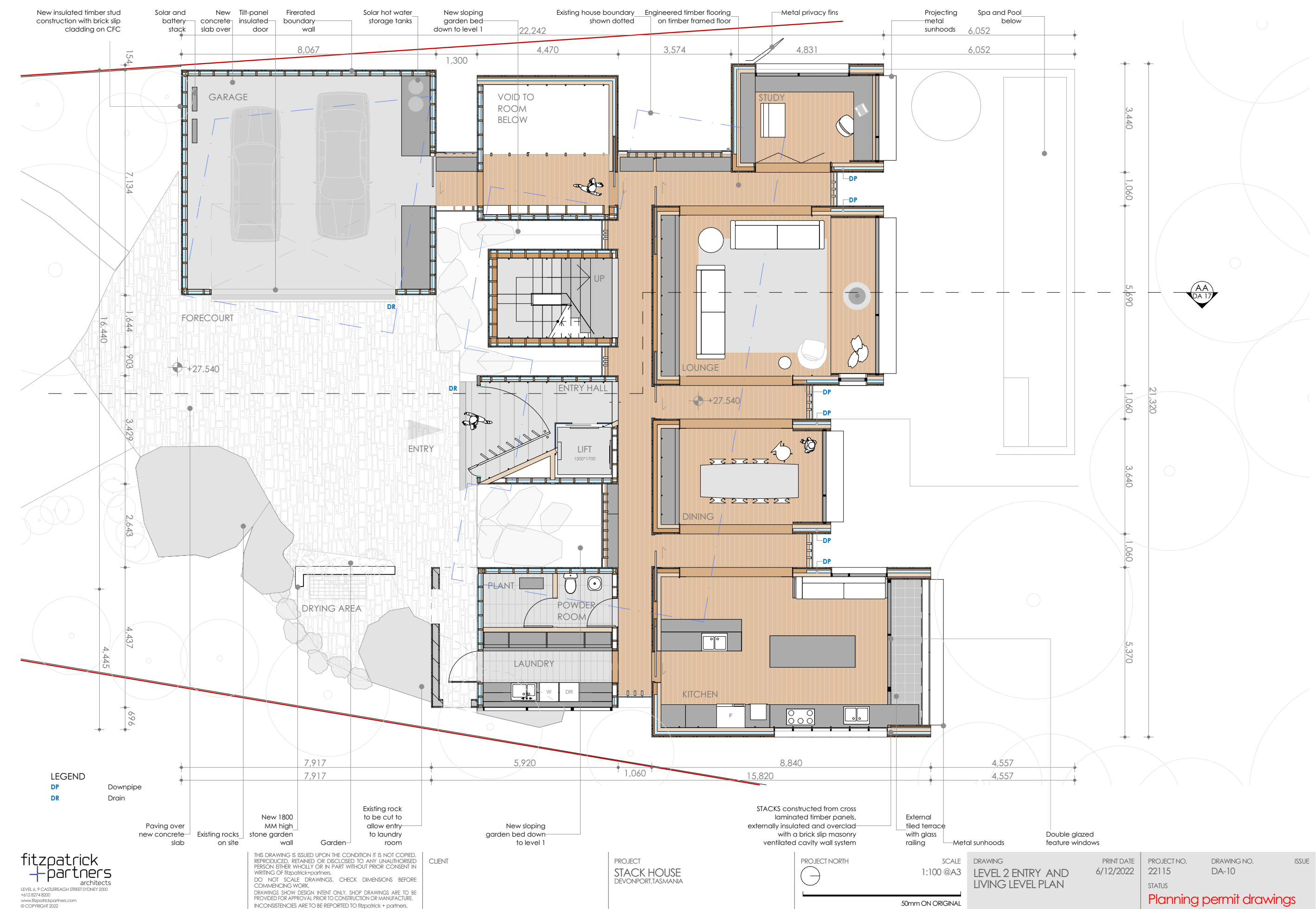
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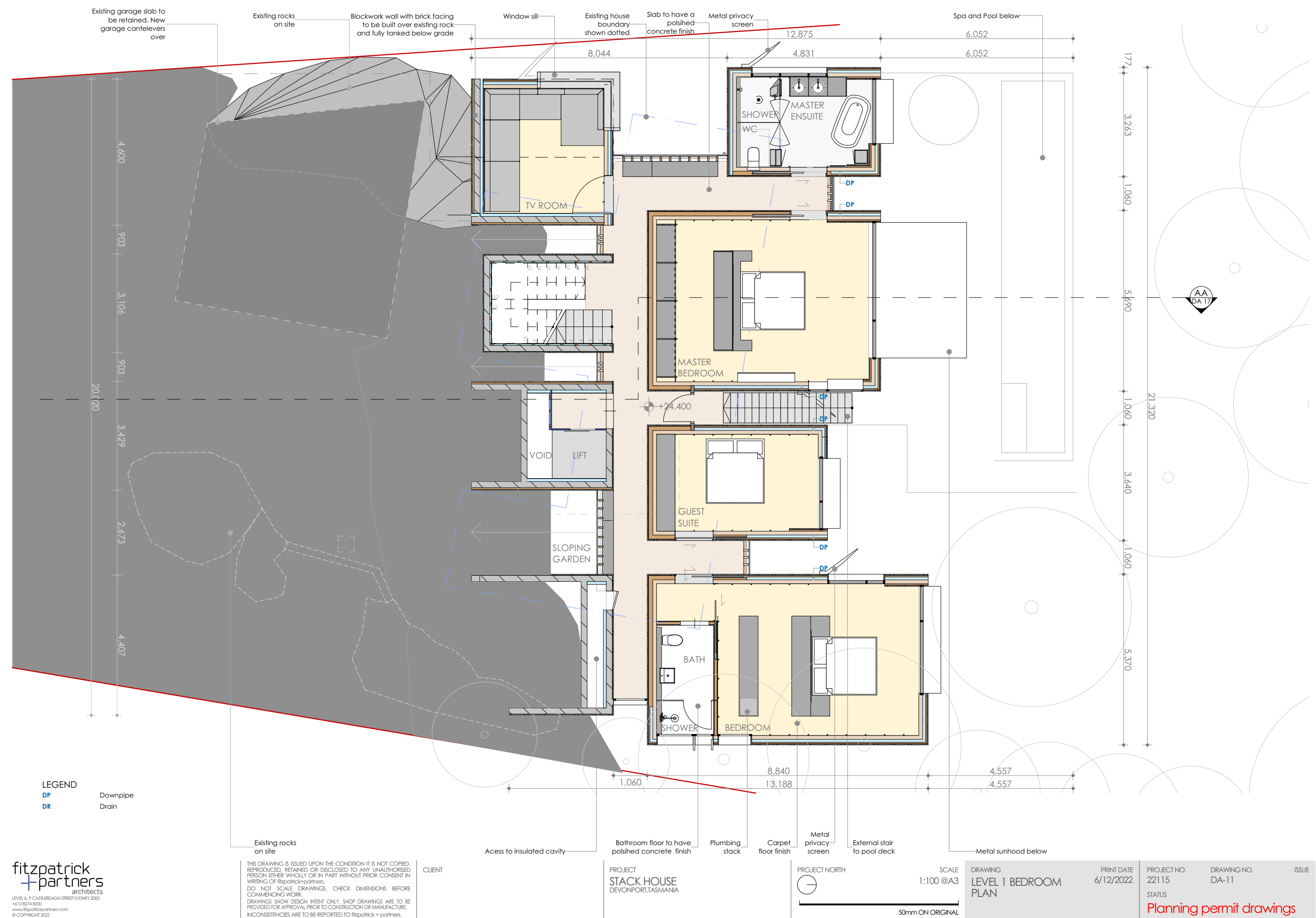
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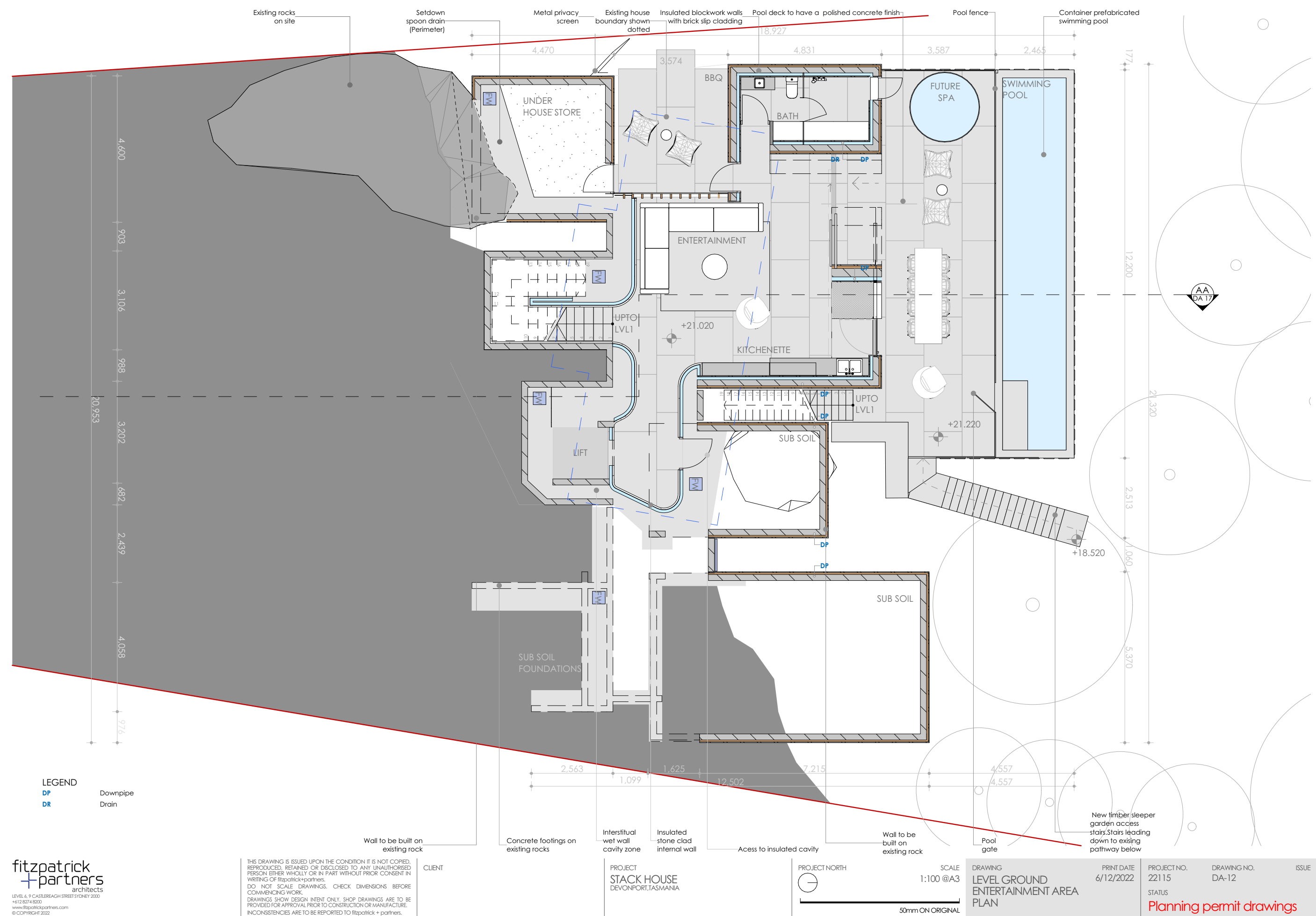
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DRAWING DEMOLITION PLAN	PRINT DATE 6/12/2022	PROJECT NO. 22115	DRAWING NO. DA-07	ISSUE
STATUS Planning permit drawings				











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PROJECT
STACK HOUSE
DEVONPORT, TASMANIA

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DRAWING
NORTH ELEVATION

PRINT DATE
6/12/2022

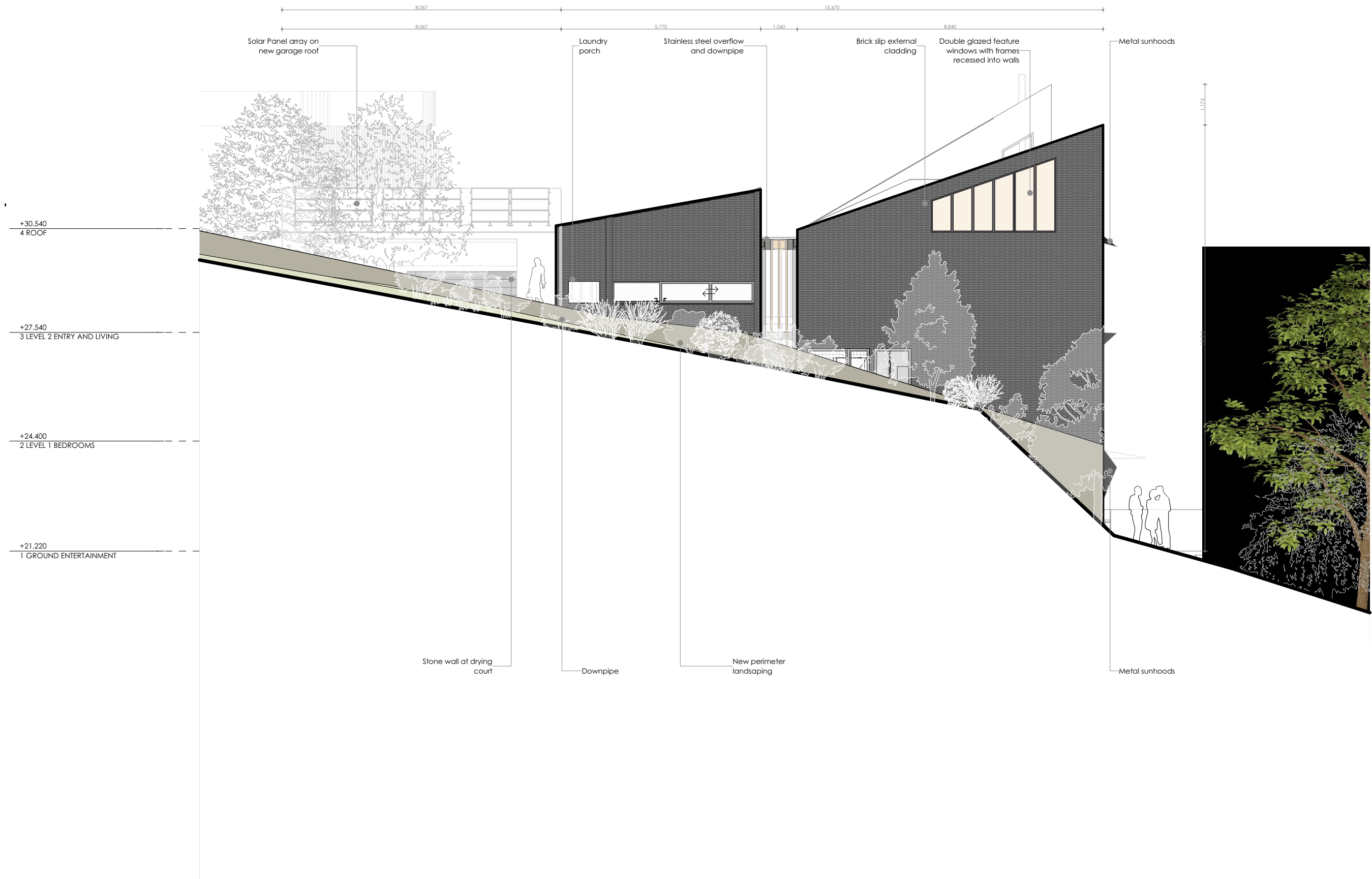
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22115

DRAWING NO.
DA-13

ISSUE

STATUS

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PROJECT
STACK HOUSE
DEVONPORT, TASMANIA

SCALE
1:100 @A3

DRAWING
EAST ELEVATION

PRINT DATE
6/12/2022

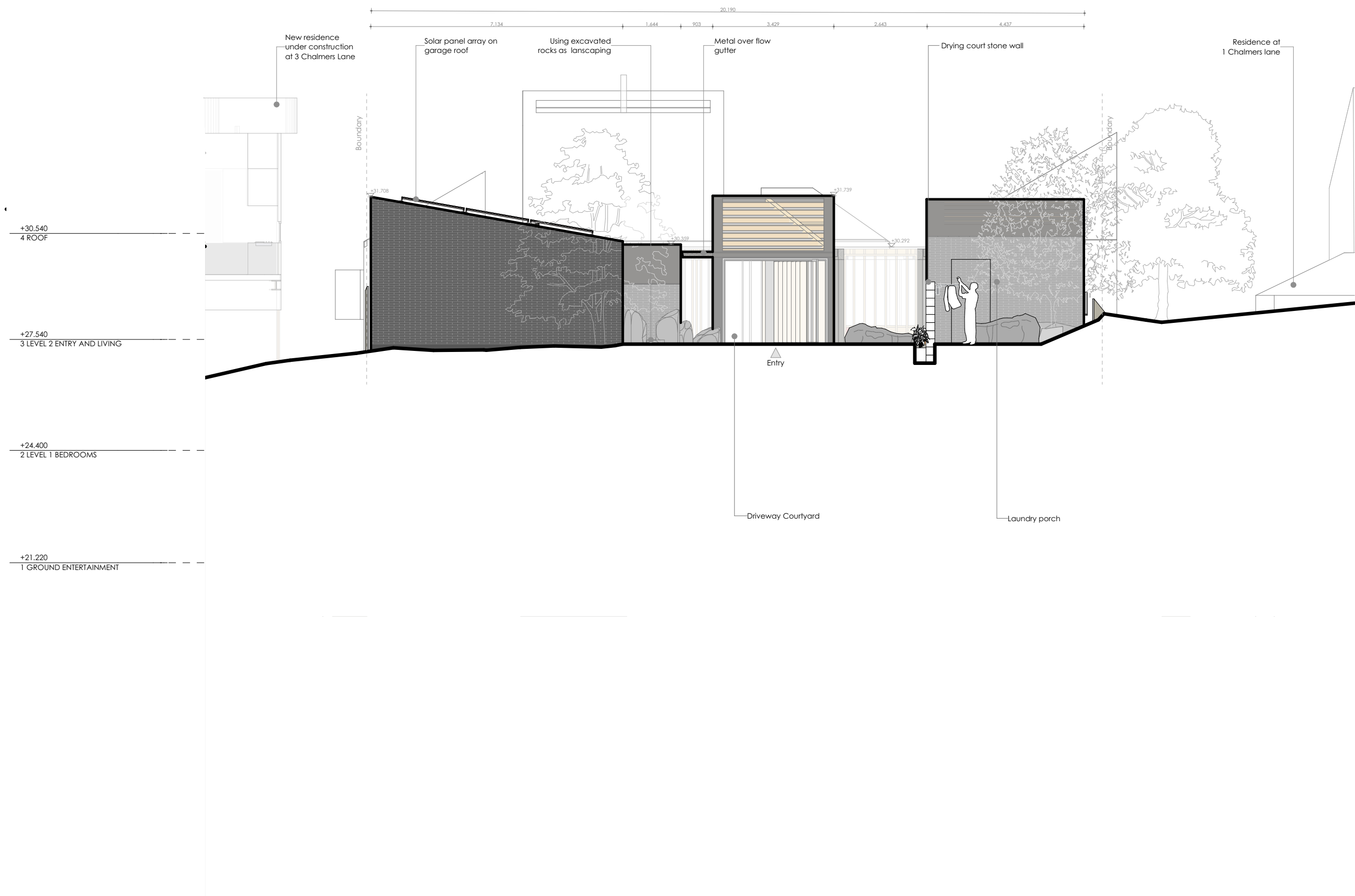
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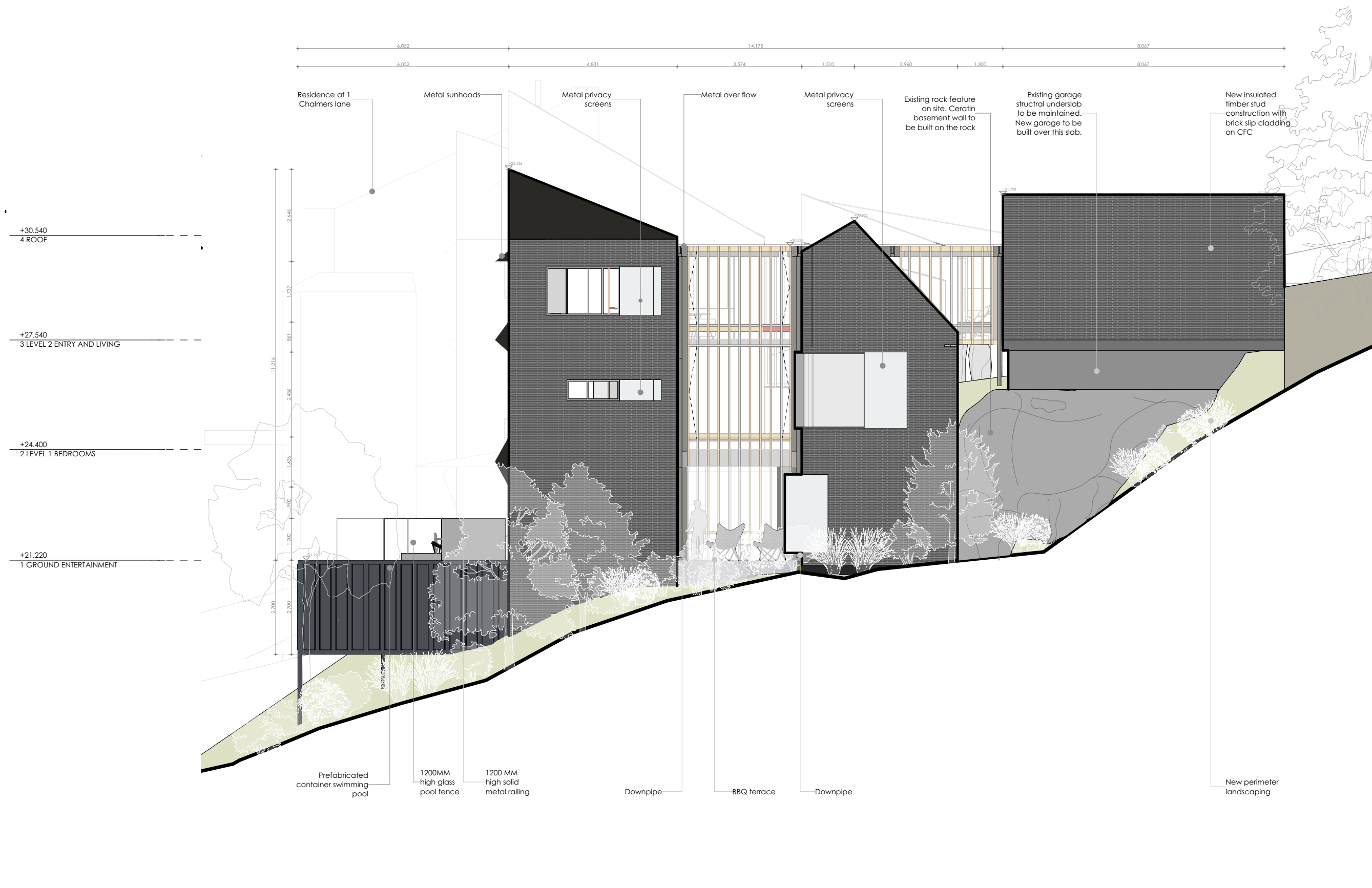
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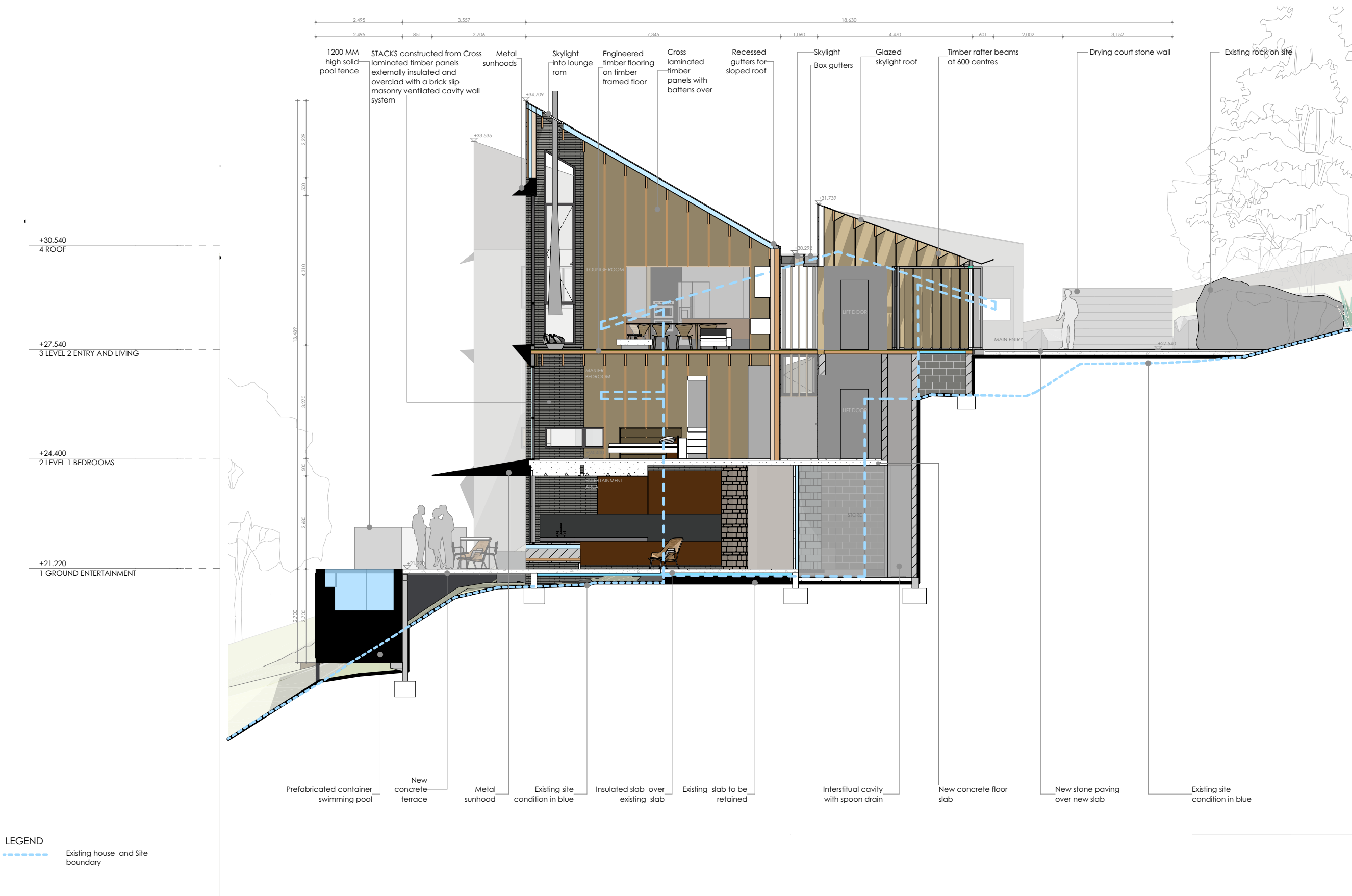
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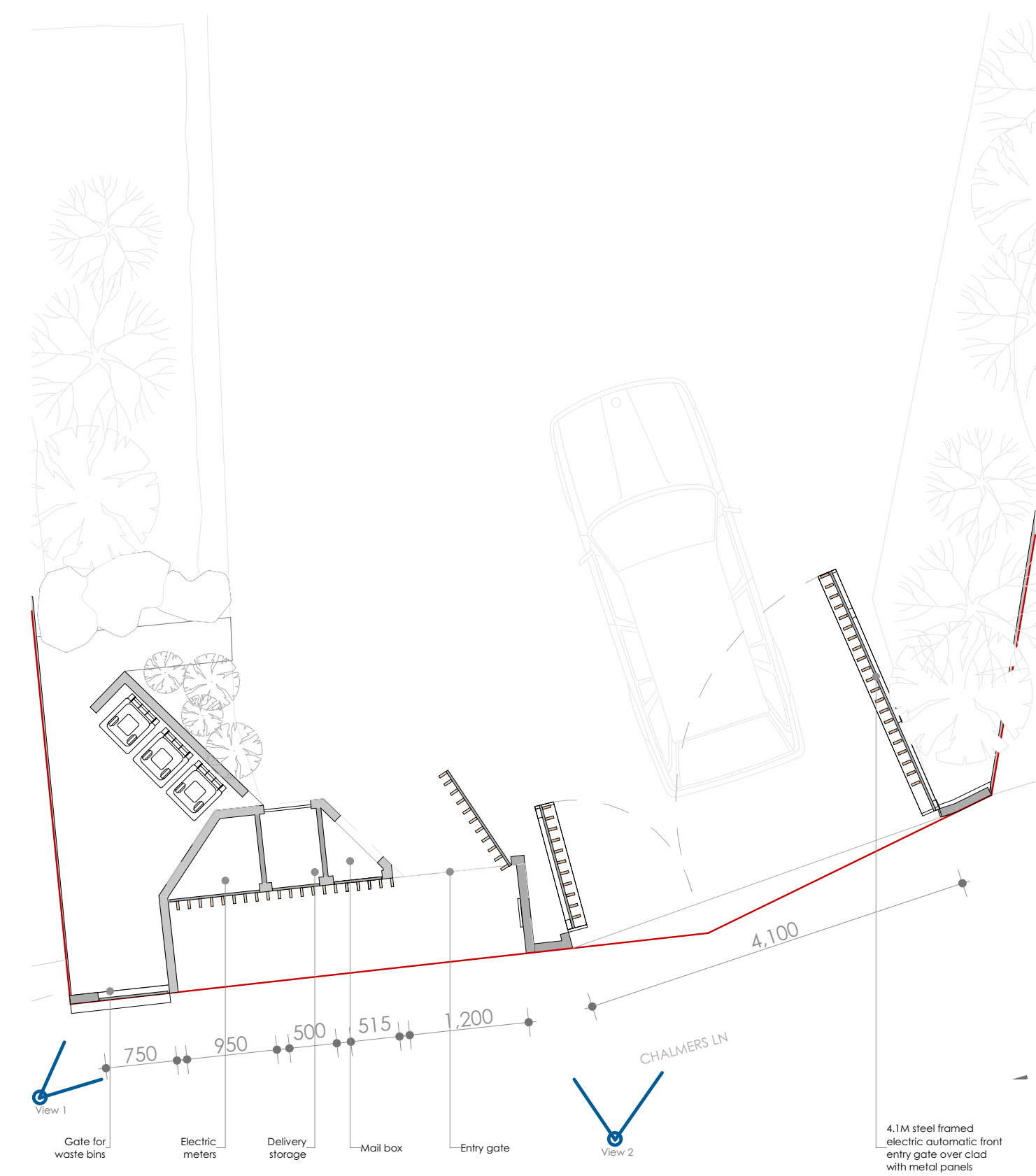
STATUS

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CLIENT

PROJECT
STACK HOUSE
DEVONPORT, TASMANIA

4.1M steel framed
electric automatic front
entry gate over clad
with metal panels



VIEW 1



VIEW 2

Gate for
waste bins
overclad with
brick slips

Gate for electric meter,
mail box, delivery
storage overclad with
timber battens

Entry gate
brick wall

4.1M steel framed
electric automatic front
entry gate over clad
with metal panels and
timber battens



SCALE
1:50 @A3

50mm ON ORIGINAL

DRAWING
ENTRY GATE

PRINT DATE
6/12/2022

PROJECT NO.
22115

DRAWING NO.
DA-18

ISSUE

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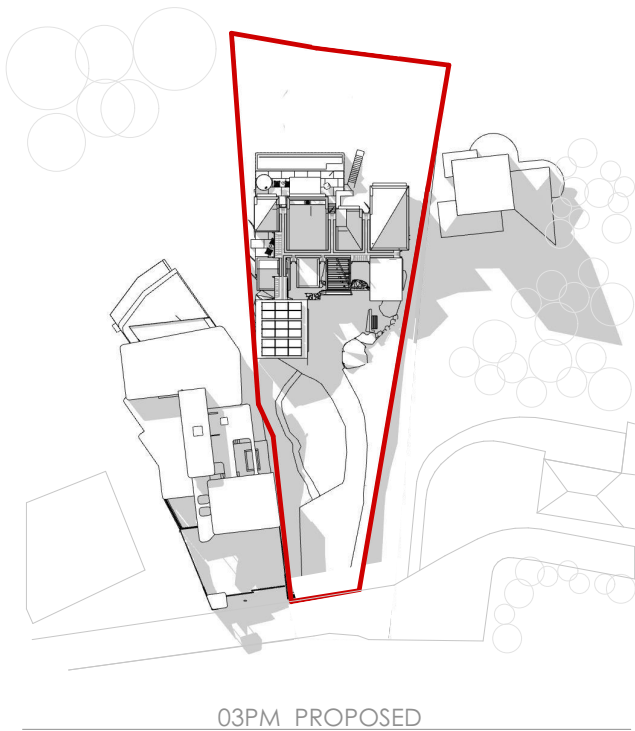
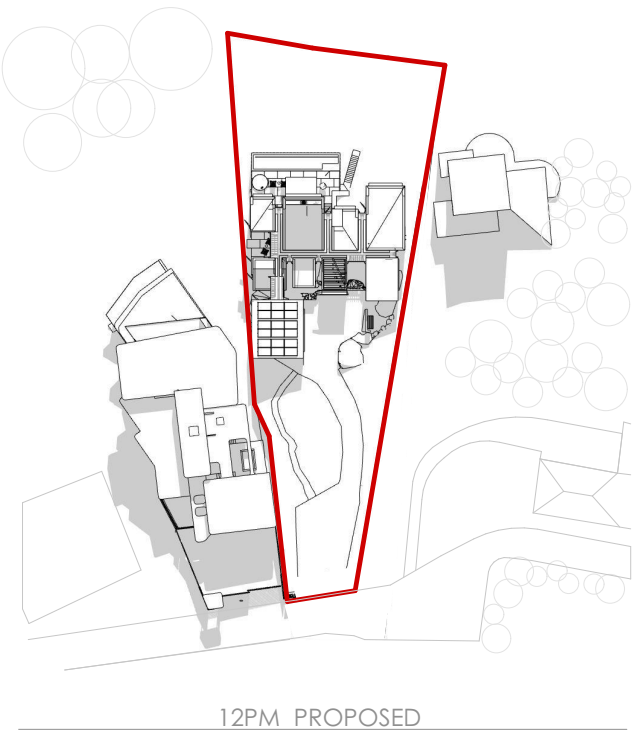
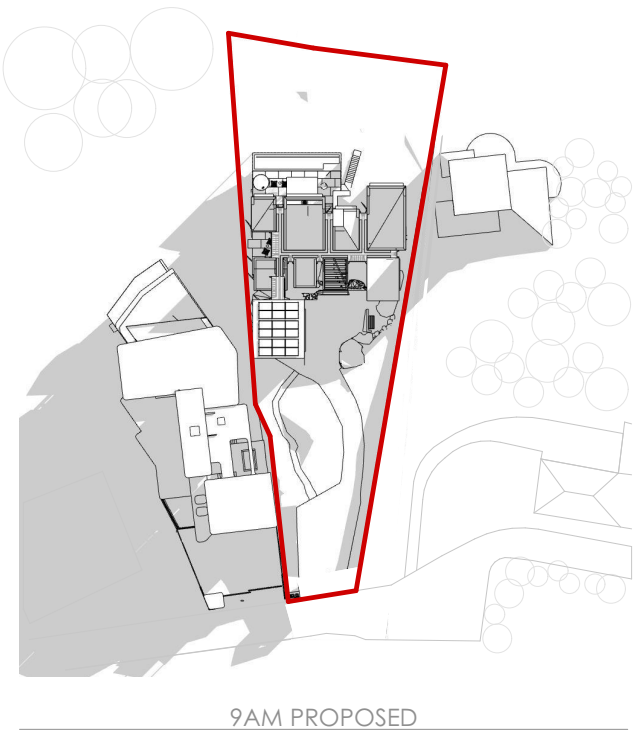
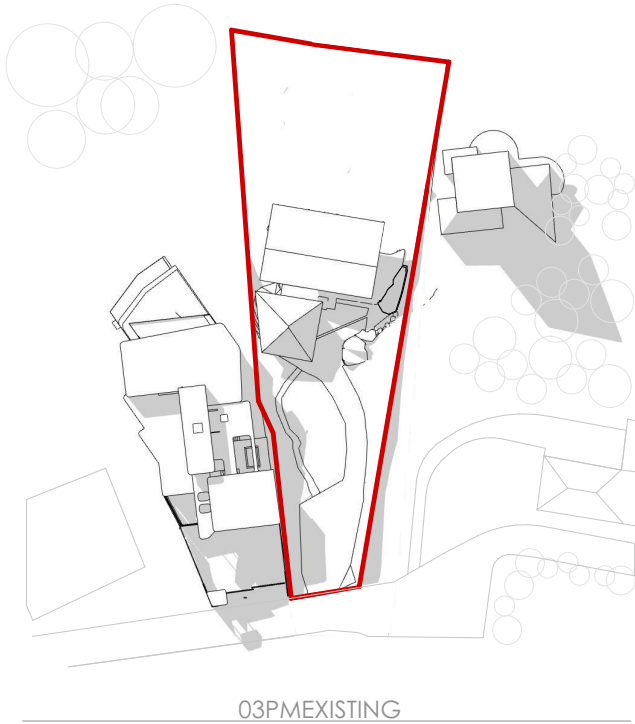
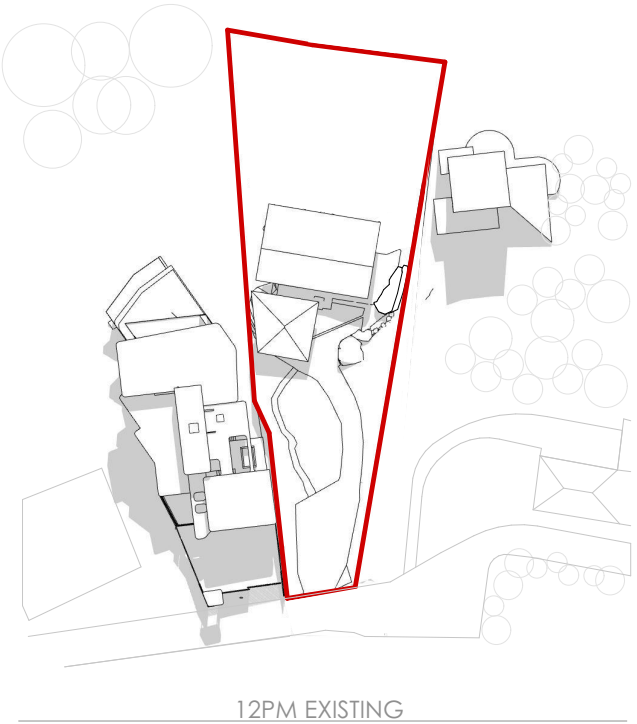
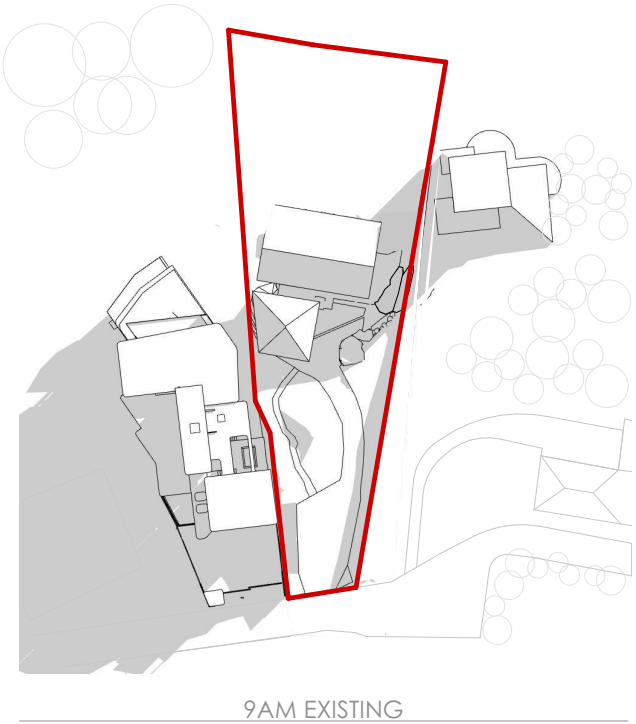
Planning permit drawings

This shadow study analyses the impact of the proposed new dwelling at 2 Chalmers lane on the neighbouring residential buildings. Sun shadow analysis is shown for the existing and proposed houses for 9 AM, 12 PM and 3 PM for the winter solstice (22nd June) and the summer solstice (Dec 21st) days.

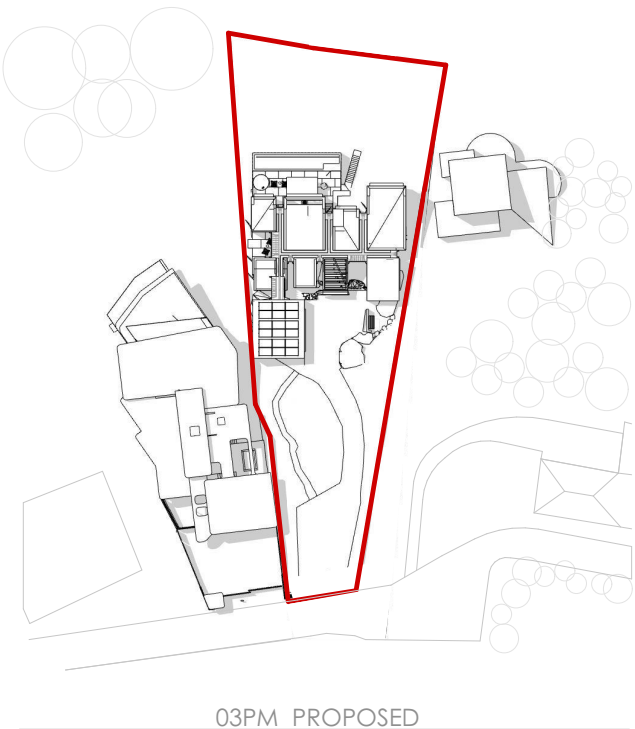
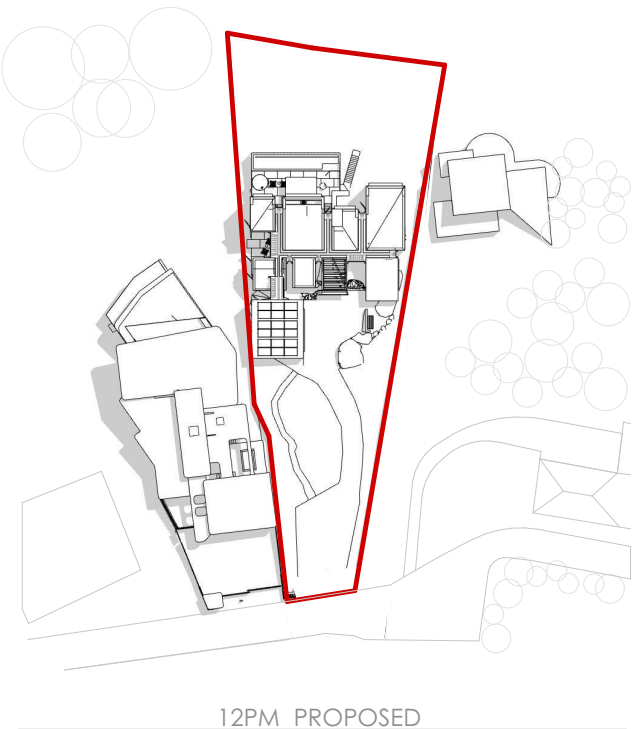
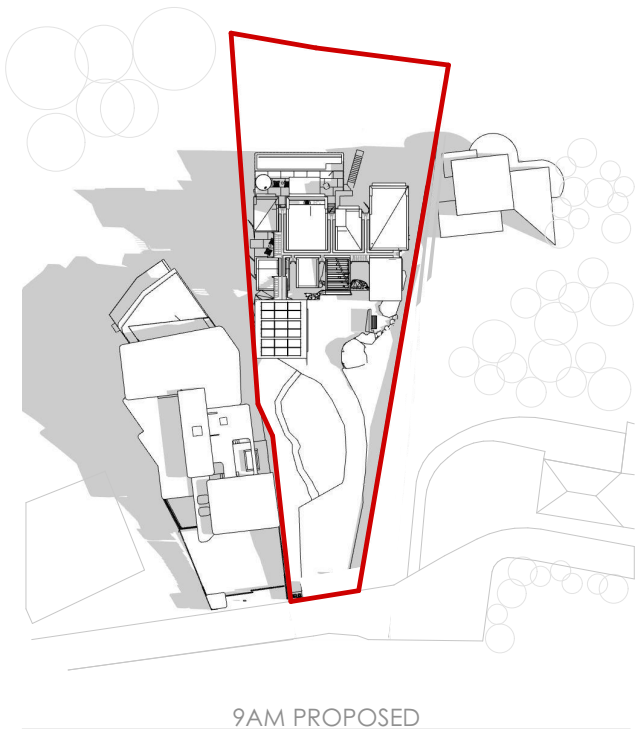
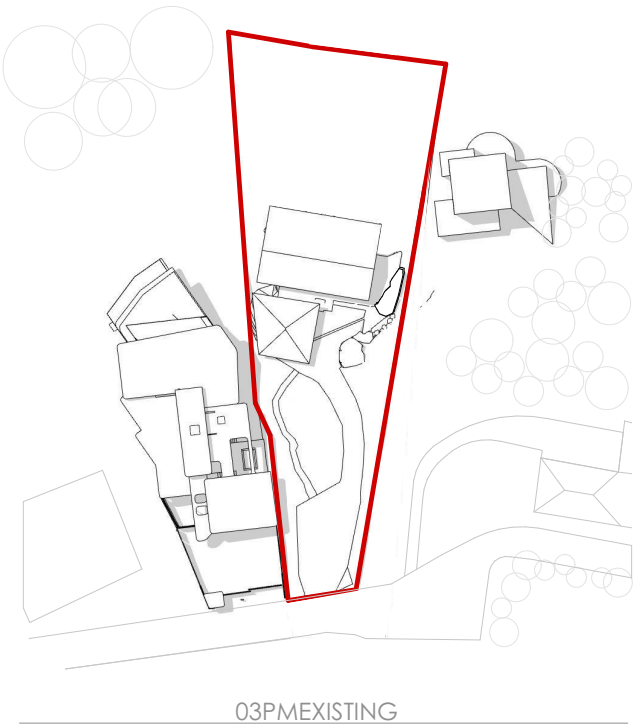
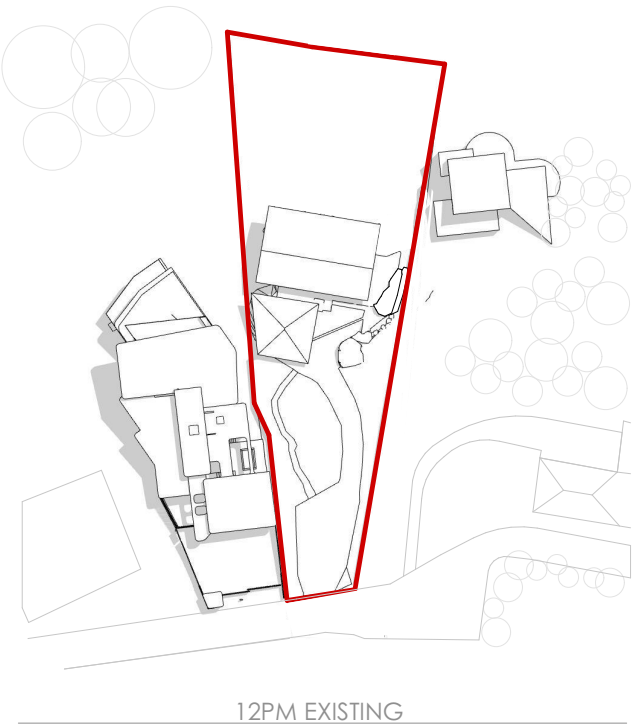
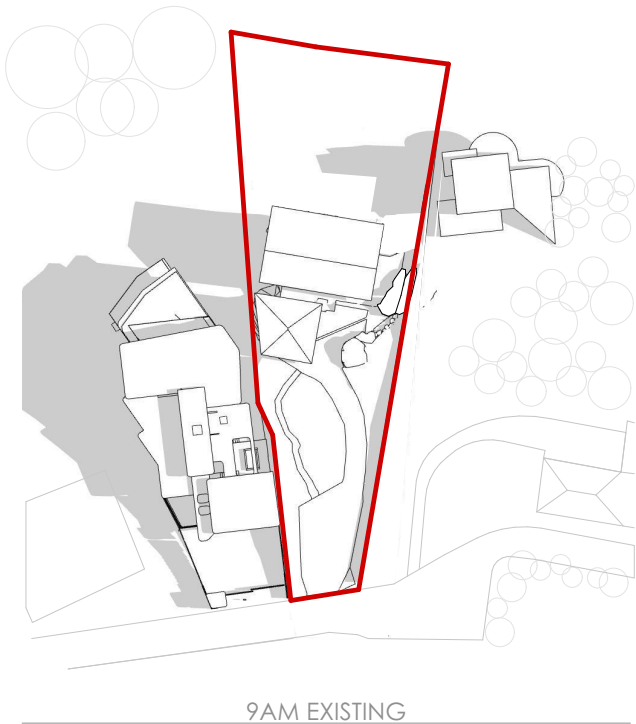
At the winter solstice (22 June), there is minimal impact on the neighbouring residential building to the west (3 Chalmers Lane).

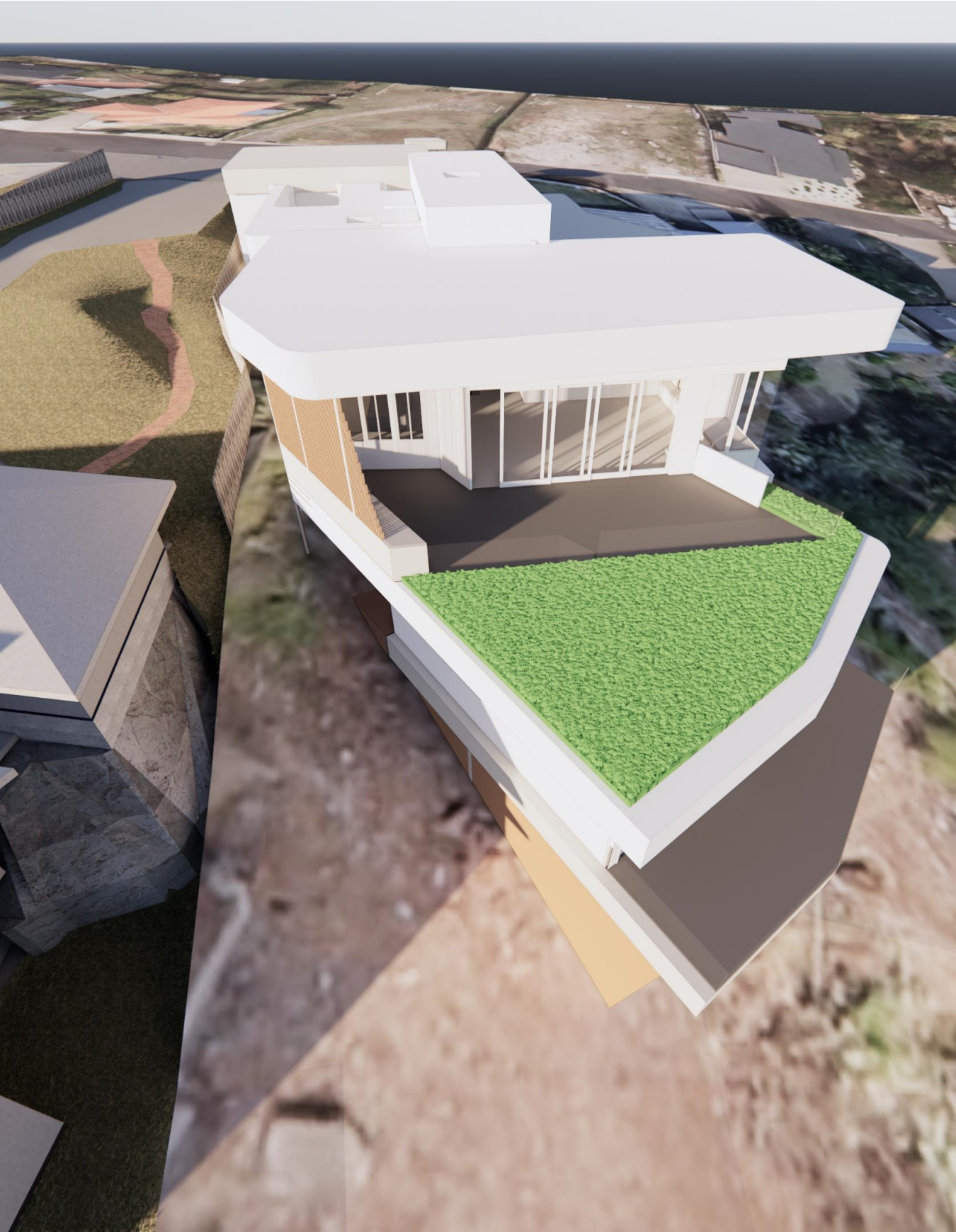
- At 9am, the shadow created by the proposed new dwelling primarily falls on the landscaped ground plane, approximately 35% of the rooftop garden and a small area of the upper terrace (in addition to that caused by the privacy screen to the east elevation of this terrace).
- By 10 AM, the shadow created by the proposed new dwelling is contained only to the ground plane and the eastern elevation wall elevation of 3 Chalmers Lane. The shadow shown on the terrace is created by the privacy screen to the east elevation of this terrace.

There is no further sun shadow impact on 3 Chalmers Lane.

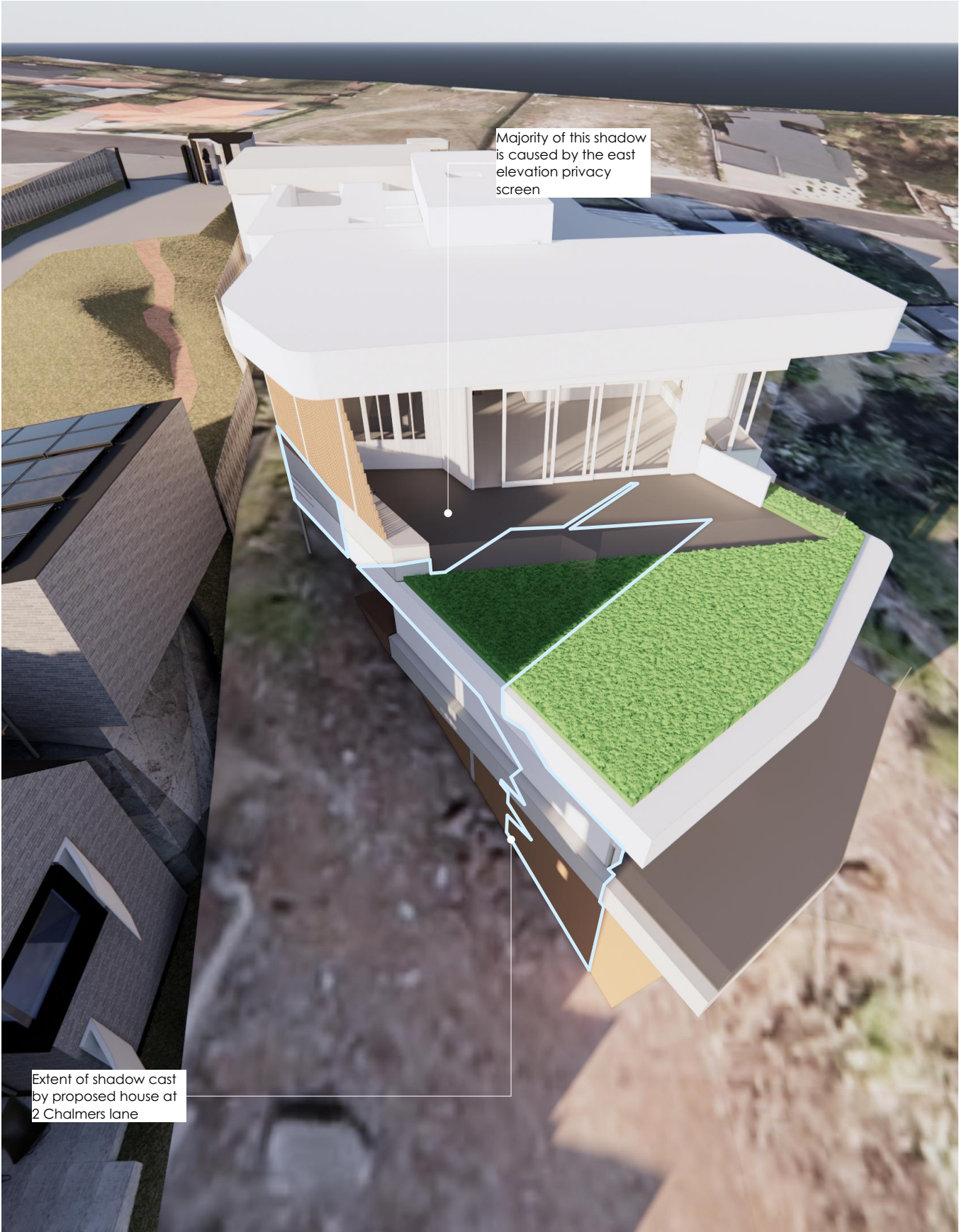


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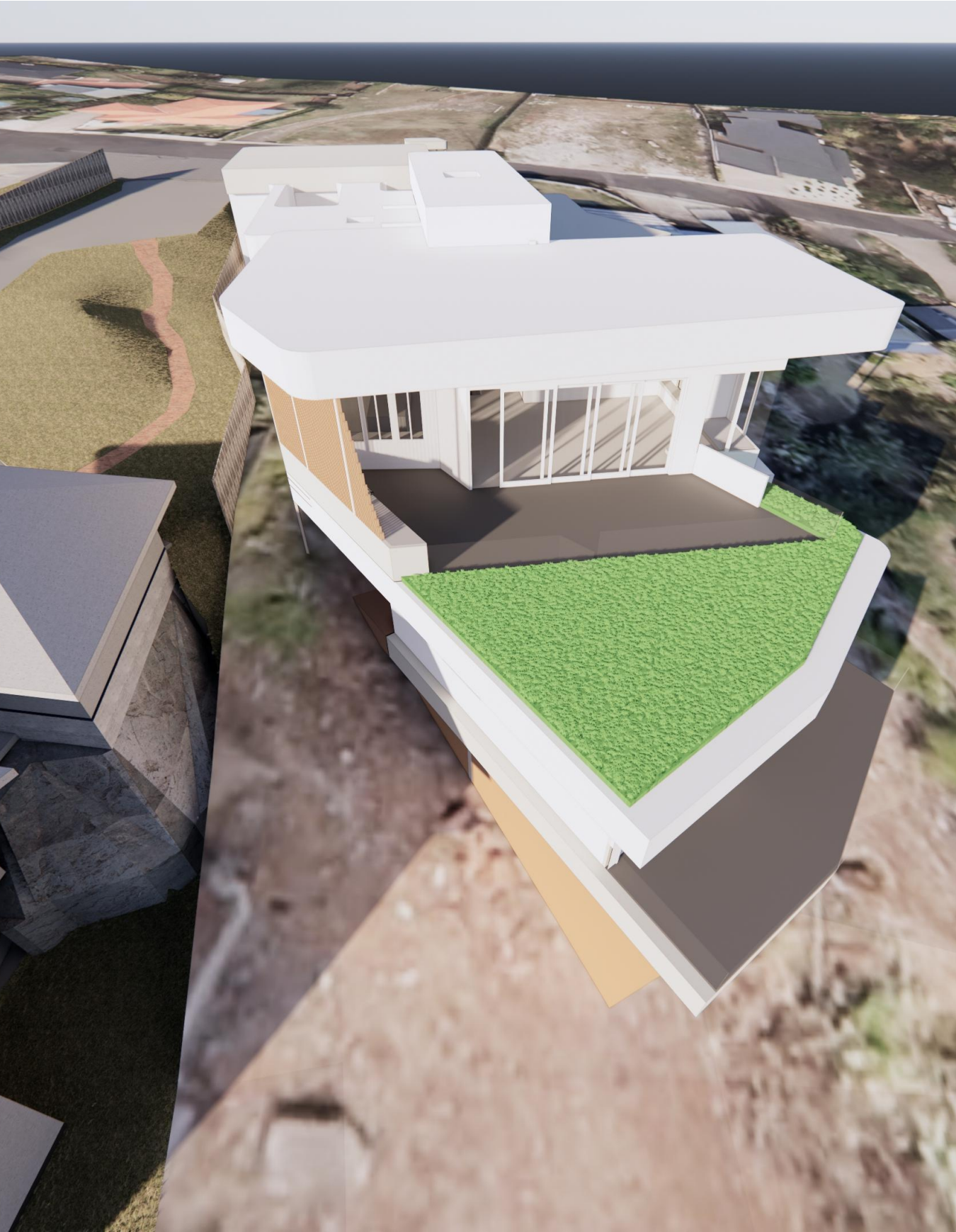




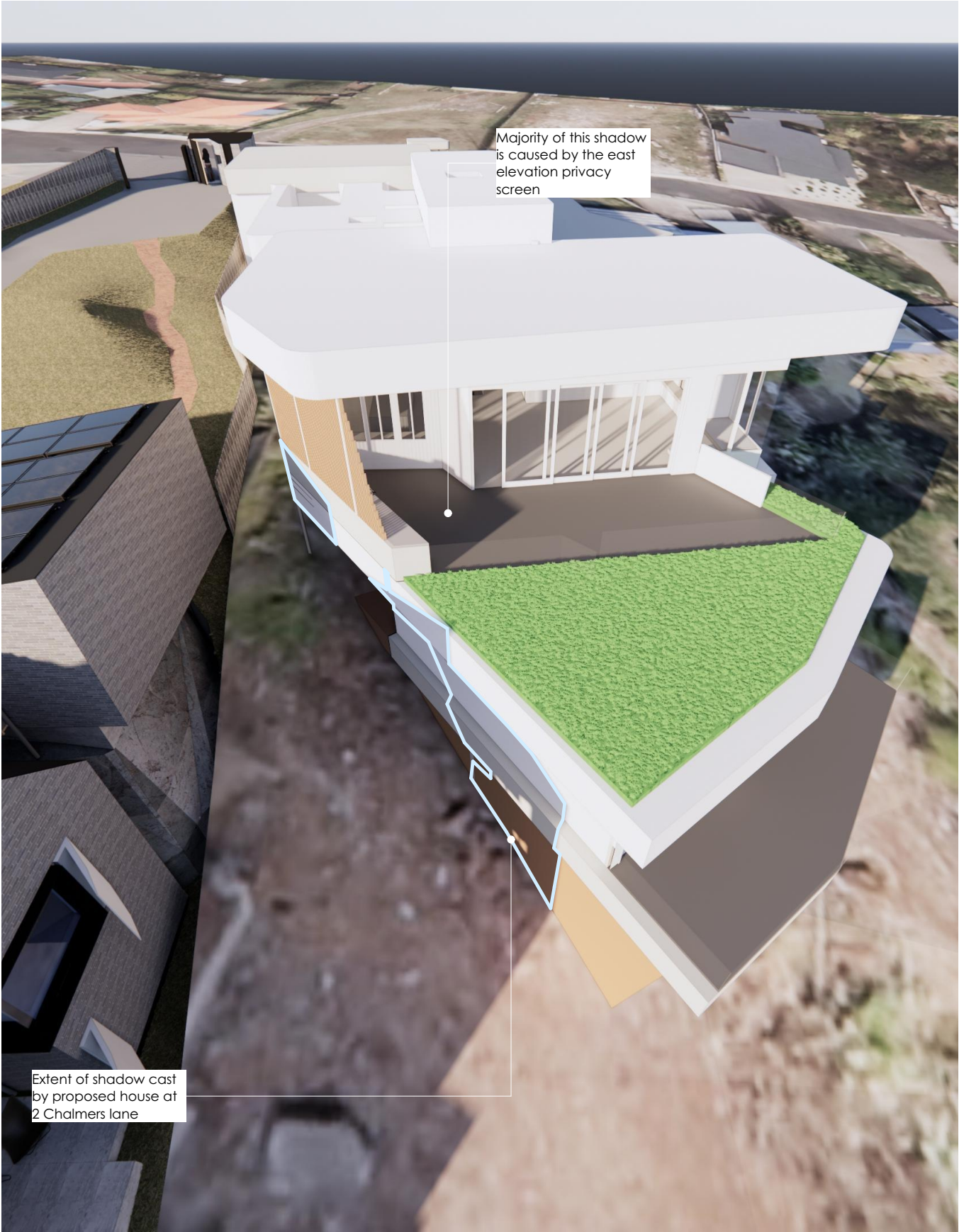
VIEW WITH EXISTING HOUSE



VIEW WITH PROPOSED HOUSE



VIEW WITH EXISTING HOUSE



VIEW WITH PROPOSED HOUSE

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PROJECT

STACK HOUSE

DEVONPORT, TASMANIA

50mm ON ORIGINAL

DRAWING

SHADOW IMPACT ON
3 CHALMERS LANE
930 AM 22 JUNE

PRINT DATE

6/12/2022

PROJECT NO.

22115

DRAWING NO.

DA-22

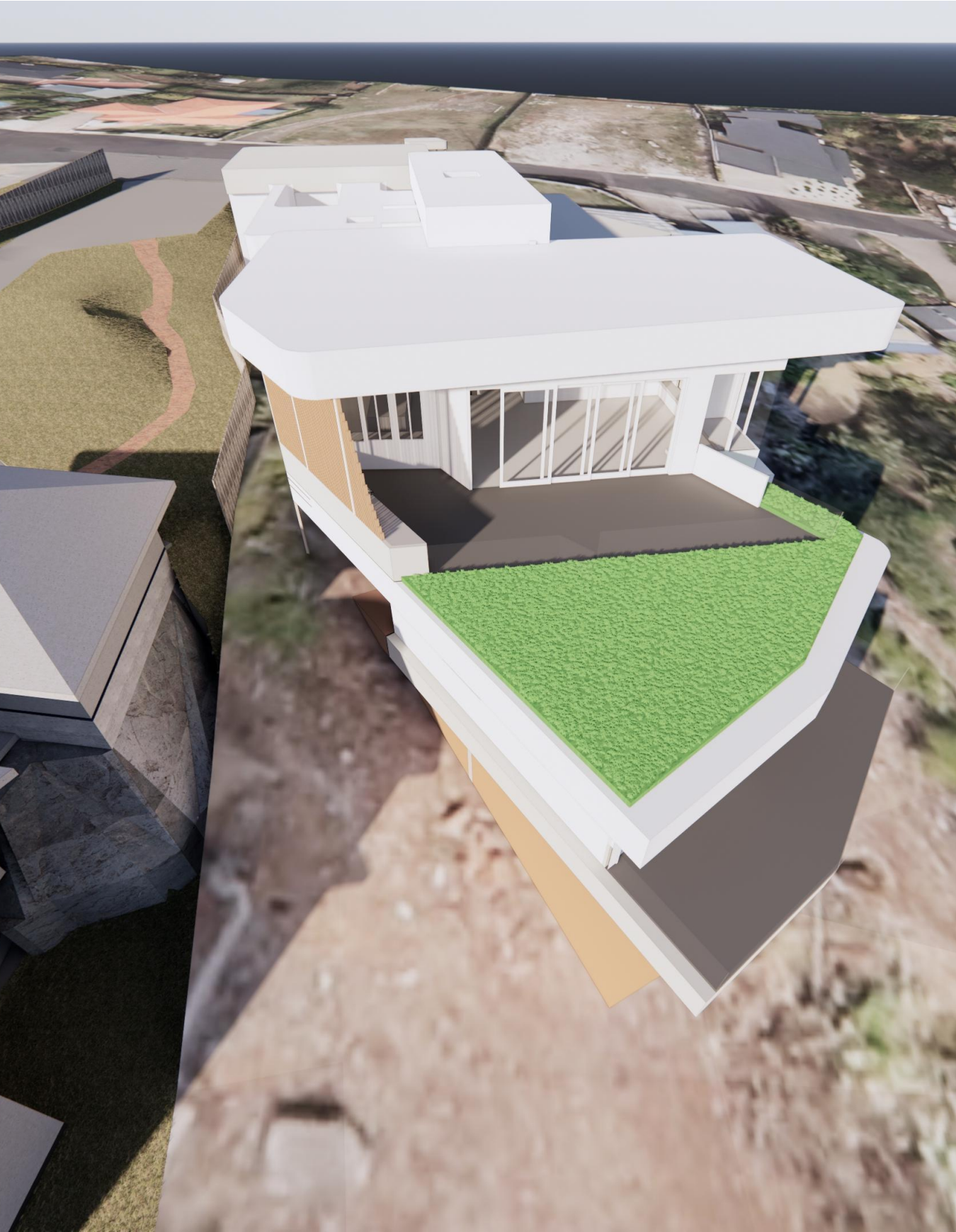
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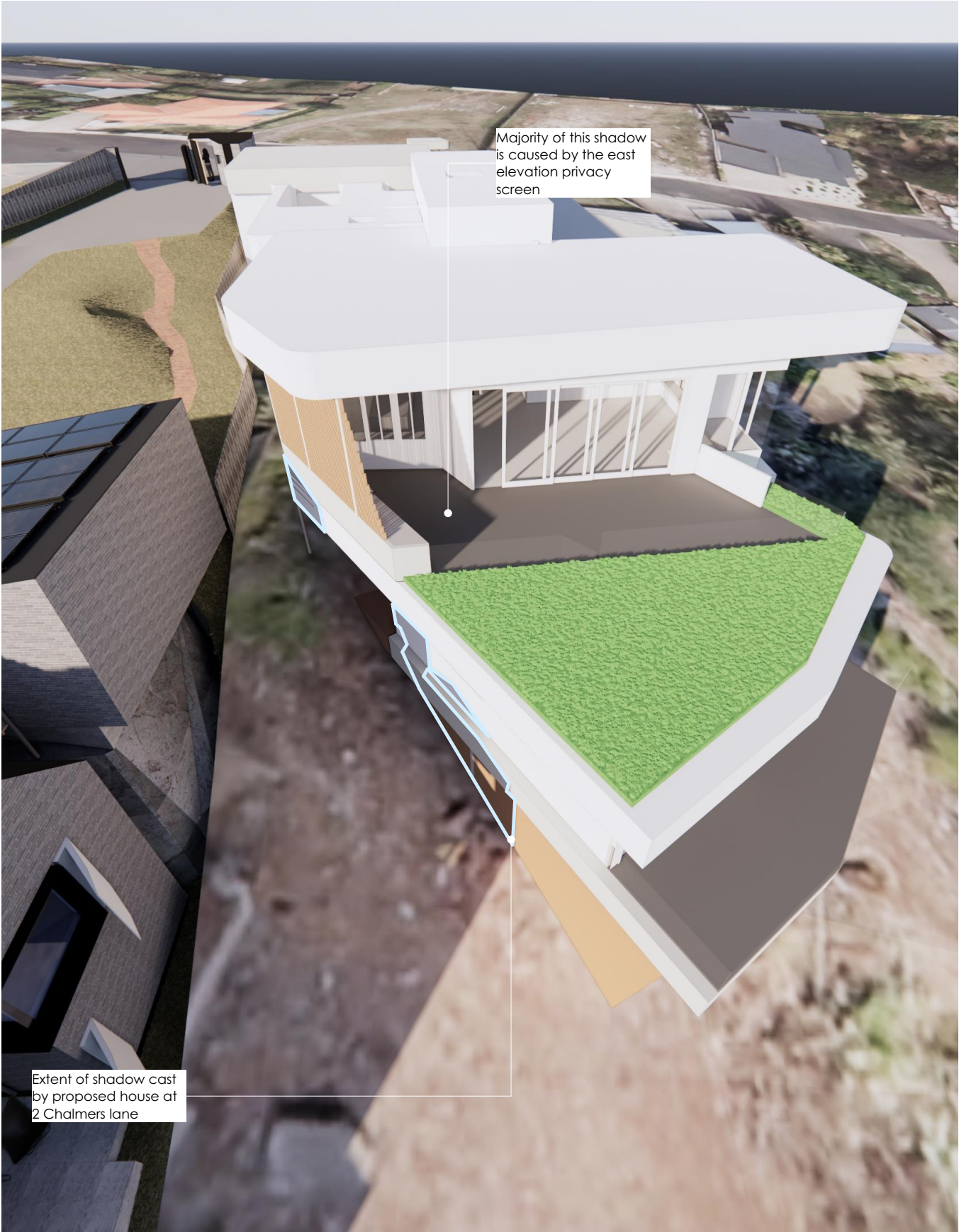
Planning permit drawings

Agenda - COUNCIL MEETING - 27 FEBRUARY 2023 ATTACHMENTS

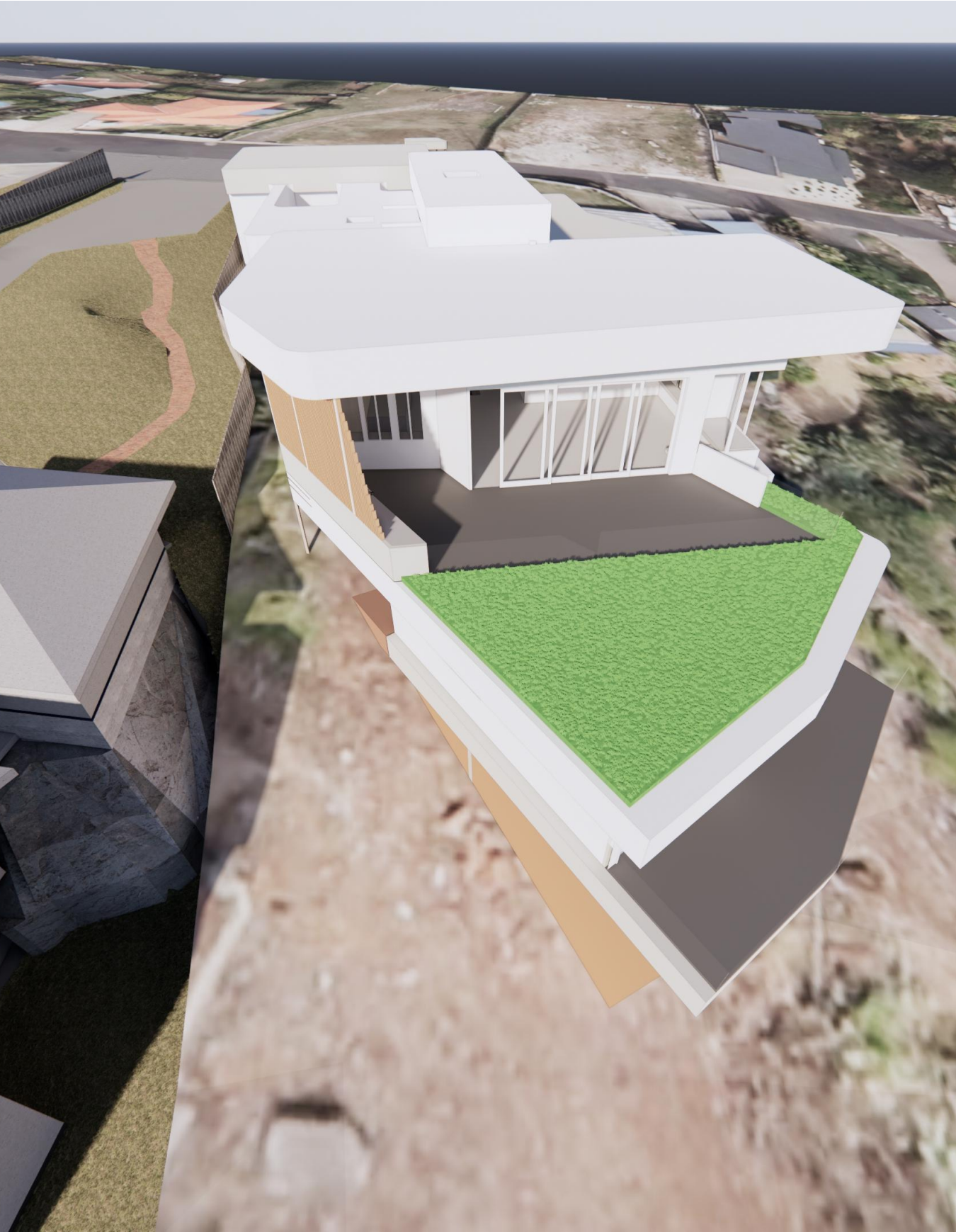
PAGE 55



VIEW WITH EXISTING HOUSE



VIEW WITH PROPOSED HOUSE



VIEW WITH EXISTING HOUSE



VIEW WITH PROPOSED HOUSE

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PROJECT
STACK HOUSE
DEVONPORT, TASMANIA

DRAWING
**SHADOW IMPACT ON
3 CHALMERS LANE**
11AM 22 JUNE

PRINT DATE
6/12/2022

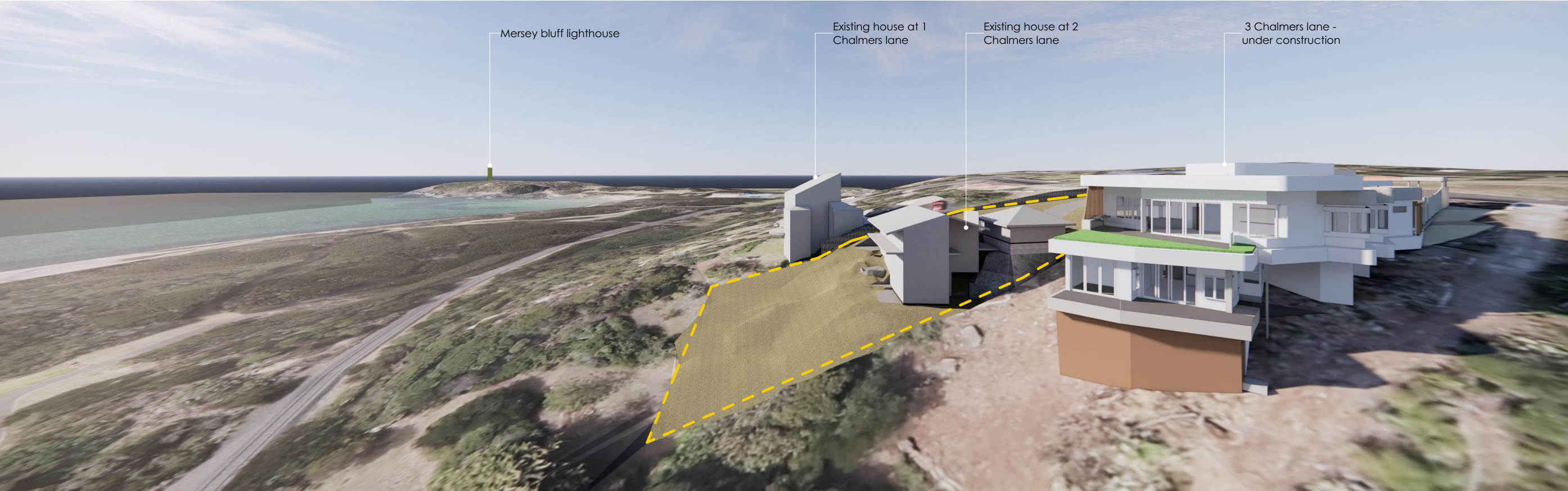
PROJECT NO.
22115

DRAWING NO.
DA-24

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STATUS
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50mm ON ORIGINAL



EXISTING HOUSE AND CONTEXT CONDITIONS



PROPOSED HOUSE AND CONTEXT CONDITIONS

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PROJECT
STACK HOUSE
DEVONPORT, TASMANIA

DRAWING
MODEL OF EXISTING AND PROPOSED HOUSE WITH CONTEXT

PRINT DATE
6/12/2022

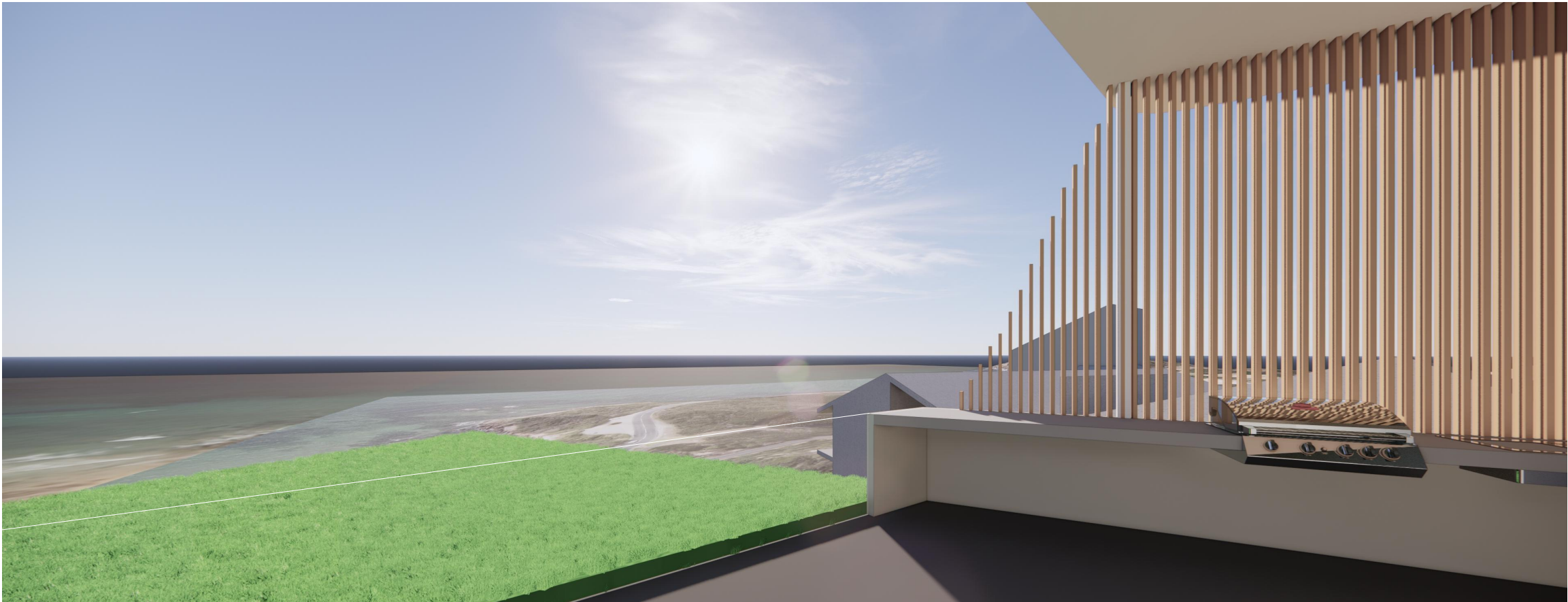
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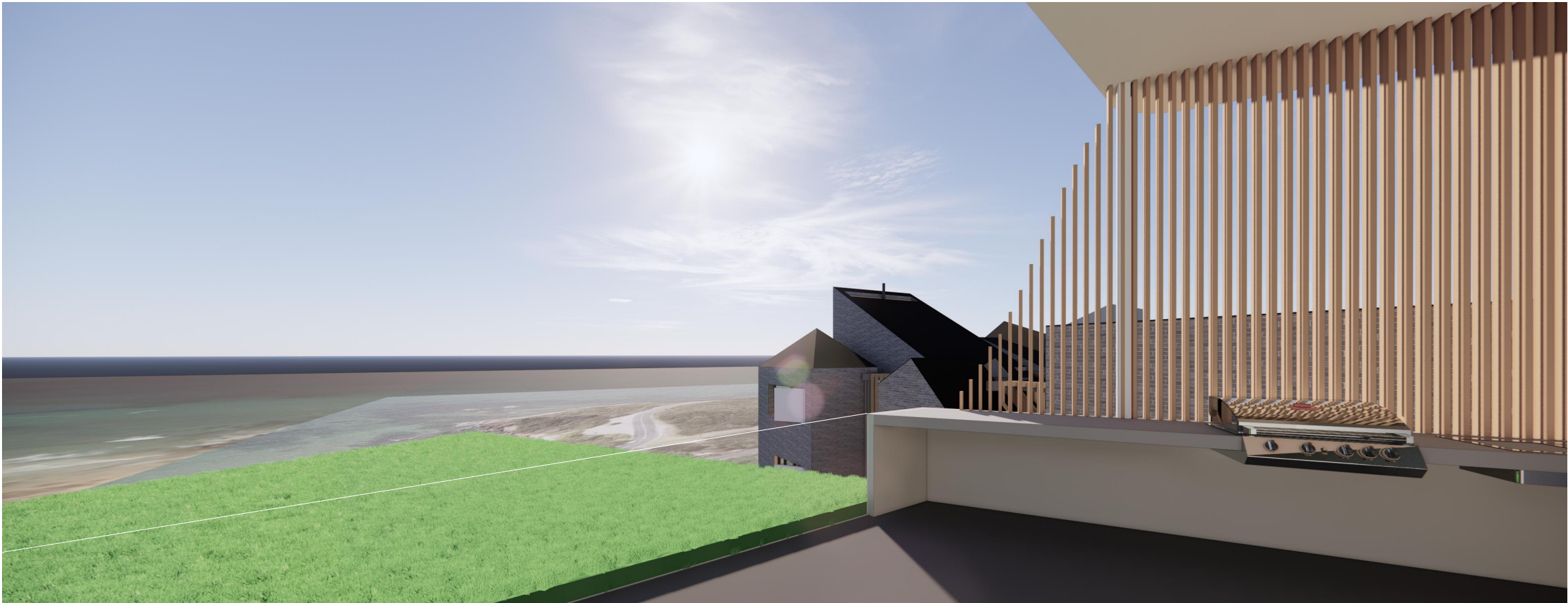
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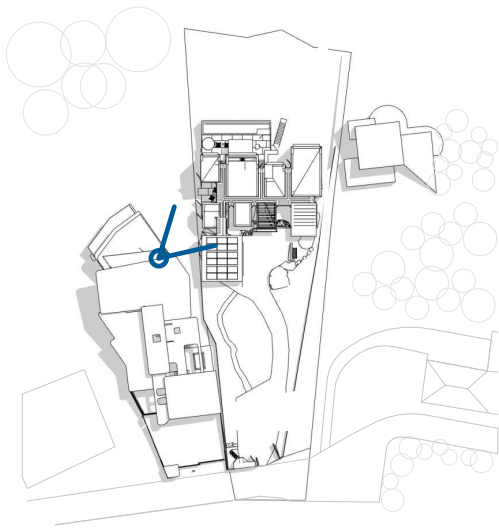
50mm ON ORIGINAL



VIEW WITH EXISTING HOUSE



VIEW WITH PROPOSED HOUSE



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PROJECT
STACK HOUSE
DEVONPORT, TASMANIA

50mm ON ORIGINAL

DRAWING
VIEW FROM 3
CHALMERS LANE -
UPPER LEVEL BALCONY

PRINT DATE
6/12/2022

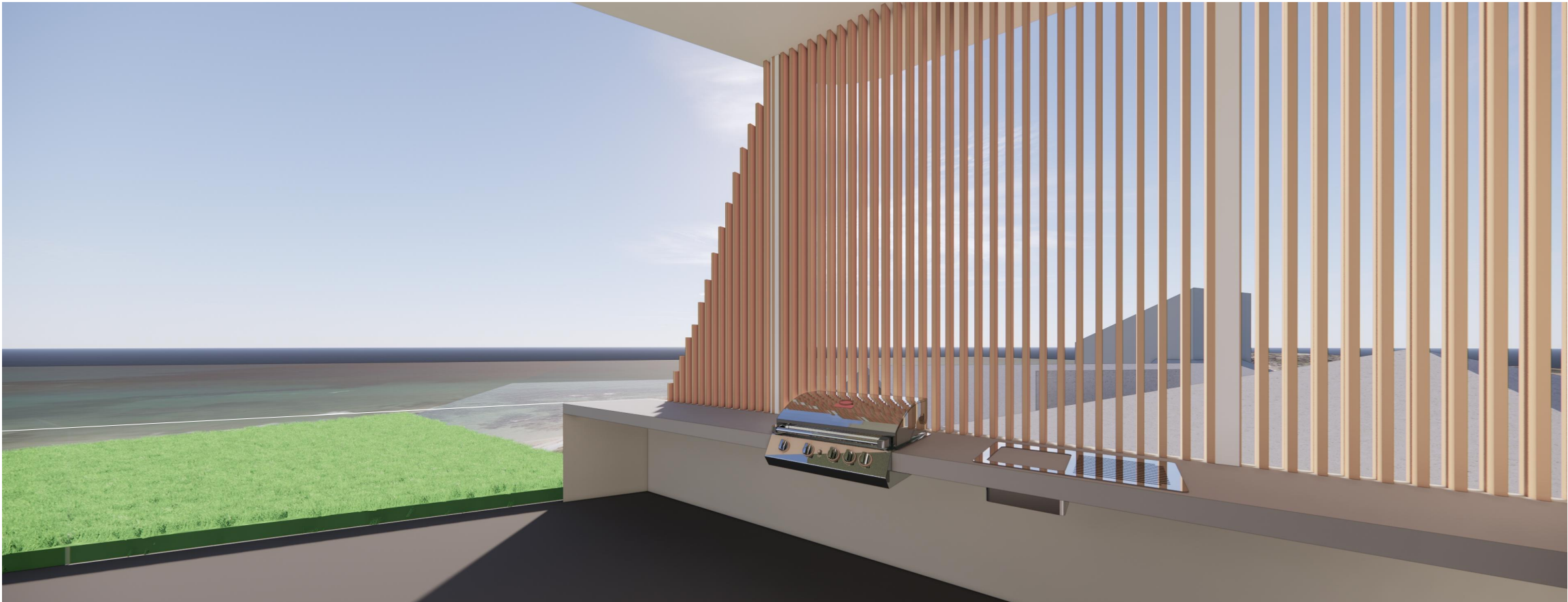
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22115

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DA-26

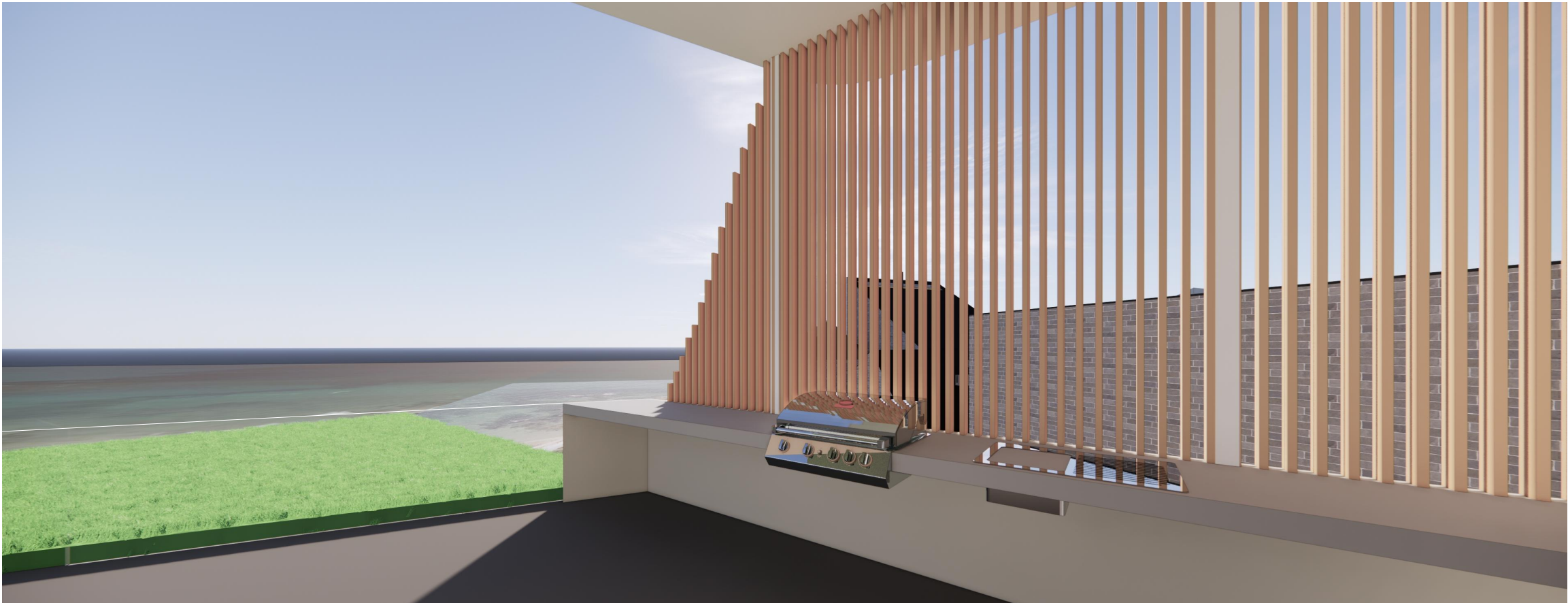
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STATUS

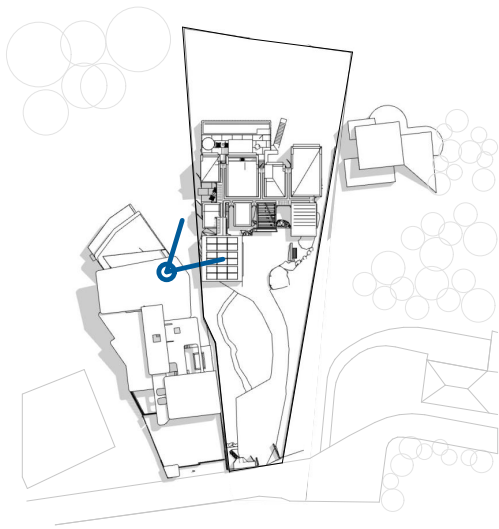
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VIEW WITH EXISTING HOUSE



VIEW WITH PROPOSED HOUSE



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PROJECT
STACK HOUSE
DEVONPORT, TASMANIA

50mm ON ORIGINAL

DRAWING
VIEW FROM 3
CHALMERS LANE -
UPPER LEVEL BALCONY

PRINT DATE
6/12/2022

PROJECT NO.
22115

DRAWING NO.
DA-27

ISSUE

STATUS

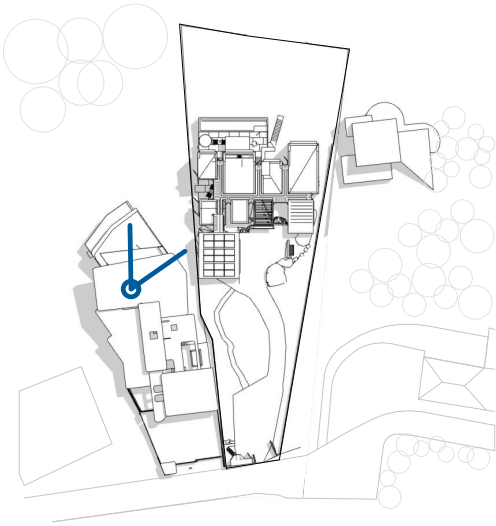
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VIEW WITH EXISTING HOUSE



VIEW WITH PROPOSED HOUSE



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PROJECT
STACK HOUSE
DEVONPORT, TASMANIA

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DRAWING
VIEW FROM 3
CHALMERS LANE -
LIVING ROOM AND
DINING

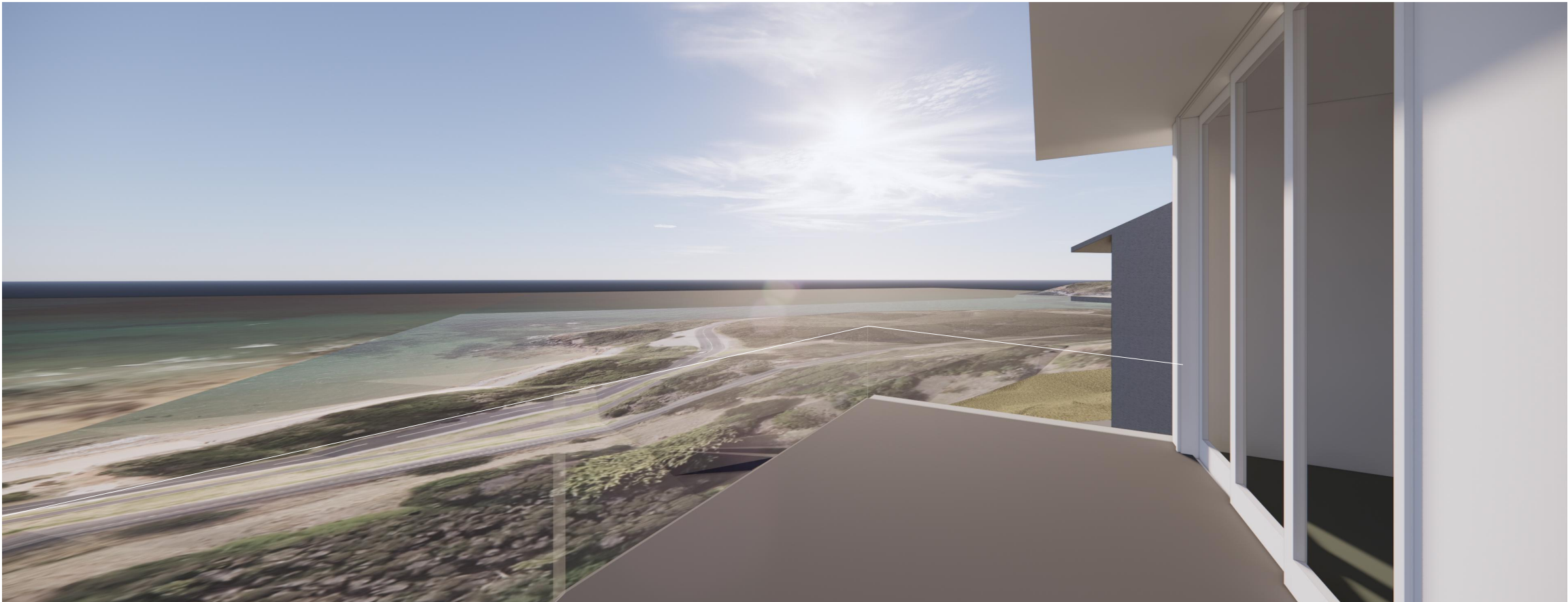
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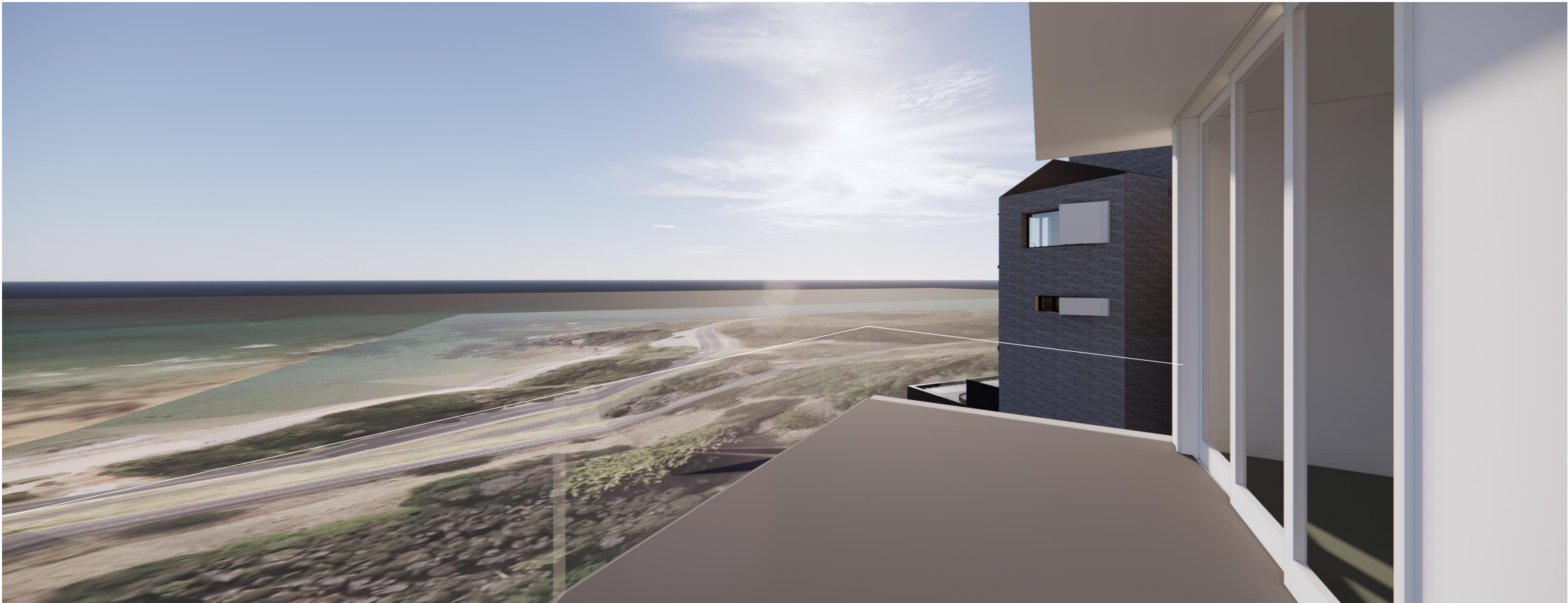
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DA-28

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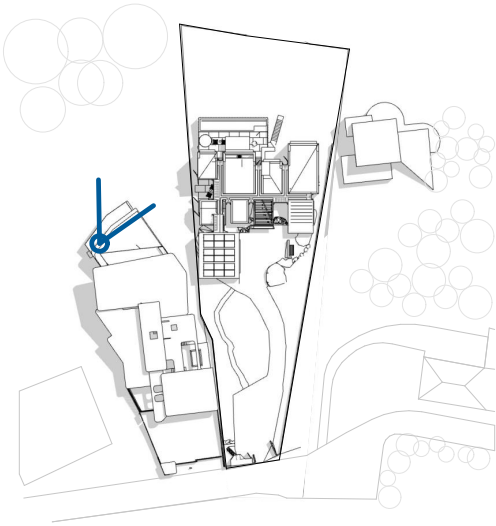
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VIEW WITH EXISTING HOUSE



VIEW WITH PROPOSED HOUSE



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PROJECT
STACK HOUSE
DEVONPORT, TASMANIA

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DRAWING
VIEW FROM 3
CHALMERS LANE -
LOWER LEVEL
BALCONY

PRINT DATE
6/12/2022

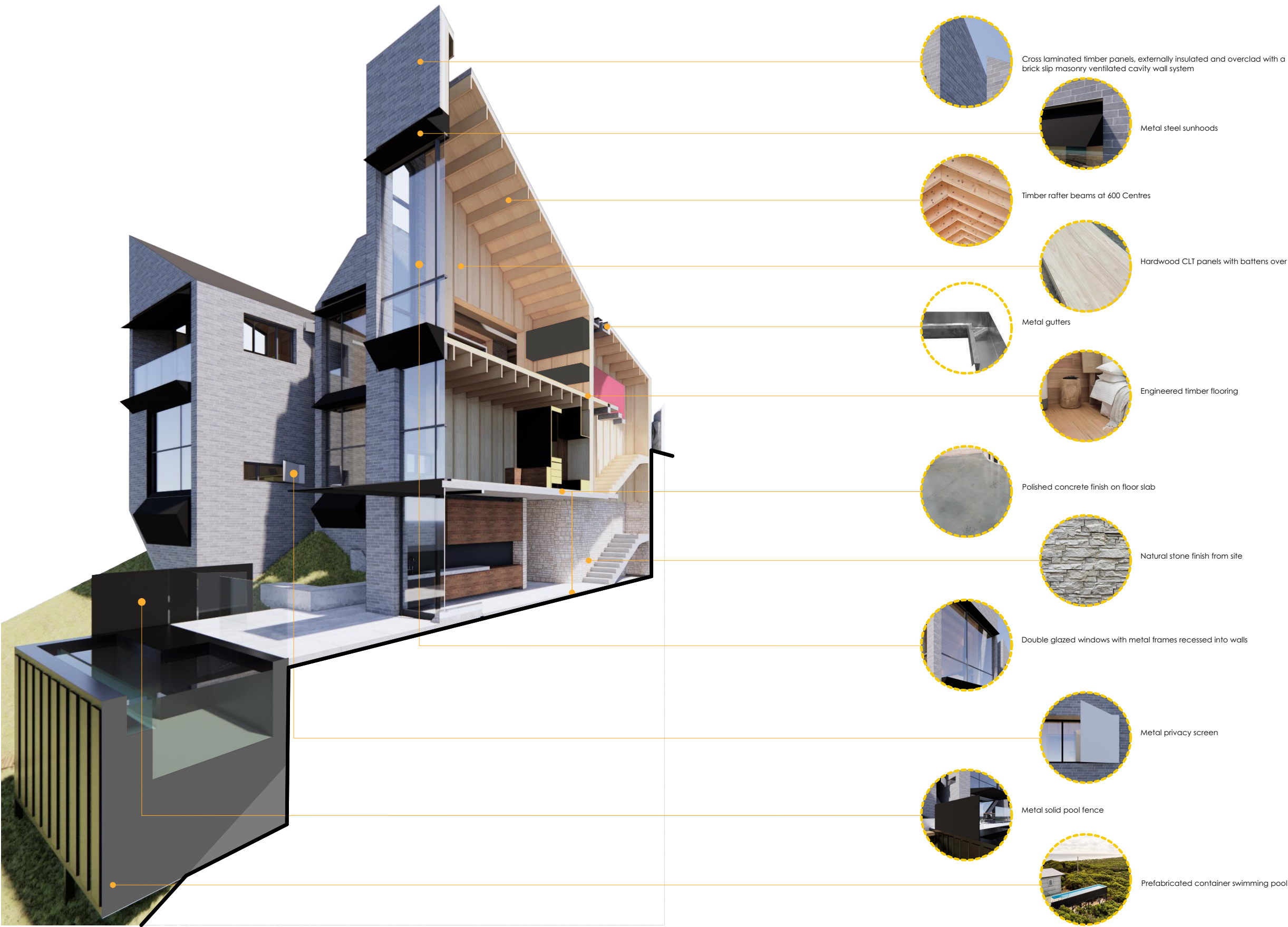
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DEVONPORT, TASMANIA

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DRAWING
VIEW FROM THE
NORTH

PRINT DATE
6/12/2022

PROJECT NO.
22115

DRAWING NO.
DA-31

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Agenda - COUNCIL MEETING - 27 FEBRUARY 2023 ATTACHMENTS

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PROJECT
STACK HOUSE
DEVONPORT, TASMANIA

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DRAWING
VIEW FROM THE
LOUNGE ROOM

PRINT DATE
6/12/2022

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DRAWING
VIEW FROM COLES
BEACH

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6/12/2022

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DA-35

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Agenda - COUNCIL MEETING - 27 FEBRUARY 2023 ATTACHMENTS

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Tuesday, 7 February 2023

Ref: 305100_L01_Rev1

The General Manager
PO Box 604
Devonport TAS 7310

Dear Sir

Representation to PA2022.0212 – 2 Chalmers Lane, Devonport

Veris Australia has been engaged by Richard Bovill, owner of the property at 3 Chalmers Lane, Devonport, to submit a representation against the above-mentioned Development Application.

Based on our assessment, the proposal relies on and does not comply with the performance criteria 8.4.2 P3 and 8.4.7 P1. The main concern raised within this representation is the excessive encroachment beyond the acceptable building envelope caused by the reduced setback to the western side boundary and the building height, resulting in unreasonable loss of amenity for the adjoining property at 3 Chalmers Lane.

8.4.2 Setbacks and building envelope for all dwellings

The maximum building height as defined by the planning scheme is 8.5m above natural ground level (NGL). The proposed dwelling reaches a maximum building height of 16.5m above NGL. A side setback of less than 1.5m is only acceptable if the dwelling does not exceed a total length of 9m of the side boundary; however, the proposal proposes 17.4m of wall within 1.5m of the western boundary. The reduced side setback combined with a building height of up to 13.5m within 1.5m of the western boundary result in an excessive encroachment beyond the acceptable building envelope (as defined by the Planning Scheme) as shown in Figure 1 and Figure 2.

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ABN 53 615 735 727



FIGURE 1: PLANNING BUILDING ENVELOPE ENCHROACHMENT (HIGHLIGHTED RED) NORTH ELEVATION

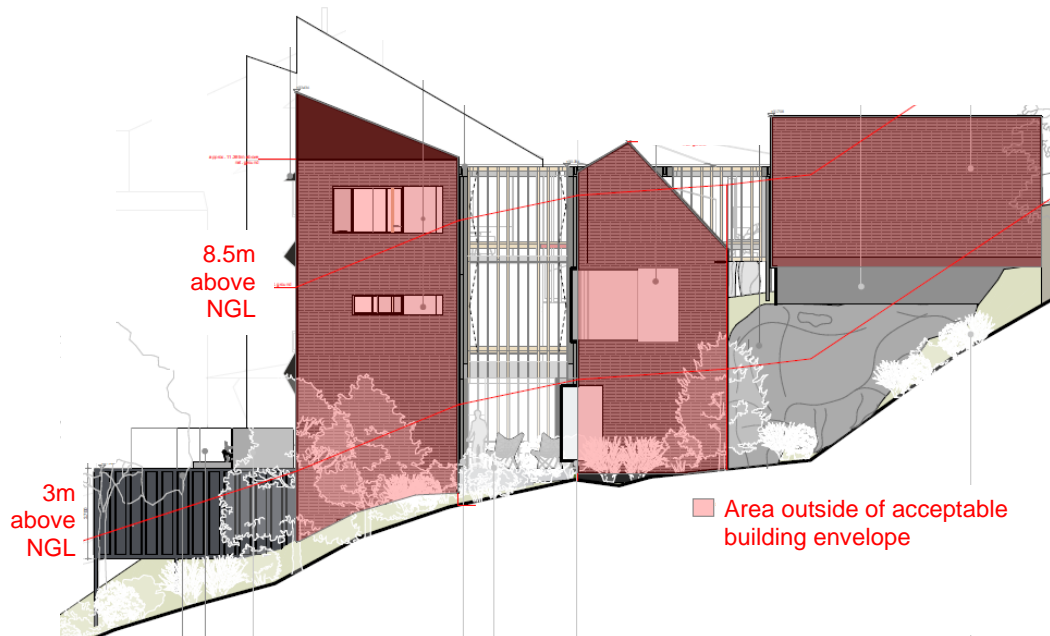


FIGURE 2: PLANNING BUILDING ENVELOPE ENCHROACHMENT (HIGHLIGHTED RED) WEST ELEVATION
(Source: Dane Layton / Layton Design based on submission drawing)

Although the overall building height above sea level is consistent with surrounding dwellings, the siting on site further north down the slope increases the building height above ground level as illustrated in Figure 3.

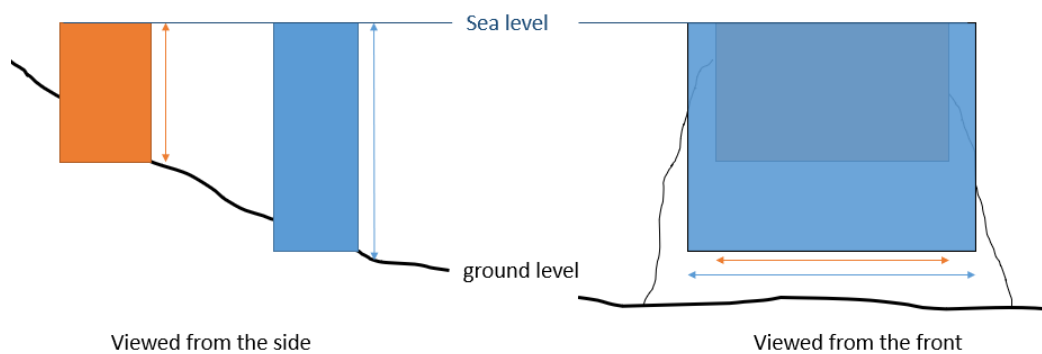


FIGURE 3: SCHEMATIC ILLUSTRATION OF INCREASED BULK AND SCALE DUE TO SLOPE IMPACT

Combined with the building design spread out over the entire width of the property, the proposed dwelling is inconsistent with the area in regard to bulk, scale and building separation as illustrated in Figure 4.



FIGURE 4: ILLUSTRATION OF REDUCED BUILDING SEPERATION

(Source: DA Document /overlay of Detail survey (aerial), Demolition Plan, Shadow studies)

The dwelling at 3 Chalmers Lane is currently under construction and comprises a main living area at street level as well as a secondary living space (envisaged as future independent carer's residence) below. The later incorporates an undercover fern garden as private open space protected from the northerly wind for the lower level. The submitted documents show the overshadowing of the elevated private open space areas at 3 Chalmers Lane, which are considered acceptable; however, the proposal does not consider the ground floor. Figure 5 below shows the location of the fern garden and that the proposal will result in an unreasonable loss of amenity due to overshadowing, reduction in sunlight to the lower level of 3 Chalmers Lane and visual impact caused by the apparent scale and bulk, not complying with 8.4.2 P3 (a) (ii) and (iv).



FIGURE 5: SHADE OVER FERN GARDEN OF 3 CHALMERS LANE.

(Source: DA Document /Shadow impact)

Additionally, it is considered that the proposal does not provide sufficient separation to the dwelling at 3 Chalmers Lane. The current residence and associated outbuildings on 2 Chalmers Lane comply with the required side setback and include an overall lower building height level along the entire western boundary above NGL. The proposed development encroaches significantly into the side boundary setback (see Figure 6 below) and significantly increases the building height. Each change has considerable impact on the residential amenity individually, making it unreasonable when combined. The proposed setbacks are not consistent with existing separations of established properties in the area. Combined with the proposed building height the reduced separation between the dwellings is considered to result in significant reduction of daylight and sunlight access for the lower level at 3 Chalmers Lane and results in unreasonable loss of amenity contrary to the requirement 8.4.2 P3 (b) of the Planning Scheme and inconsistent with the objective 8.4.2 (c).

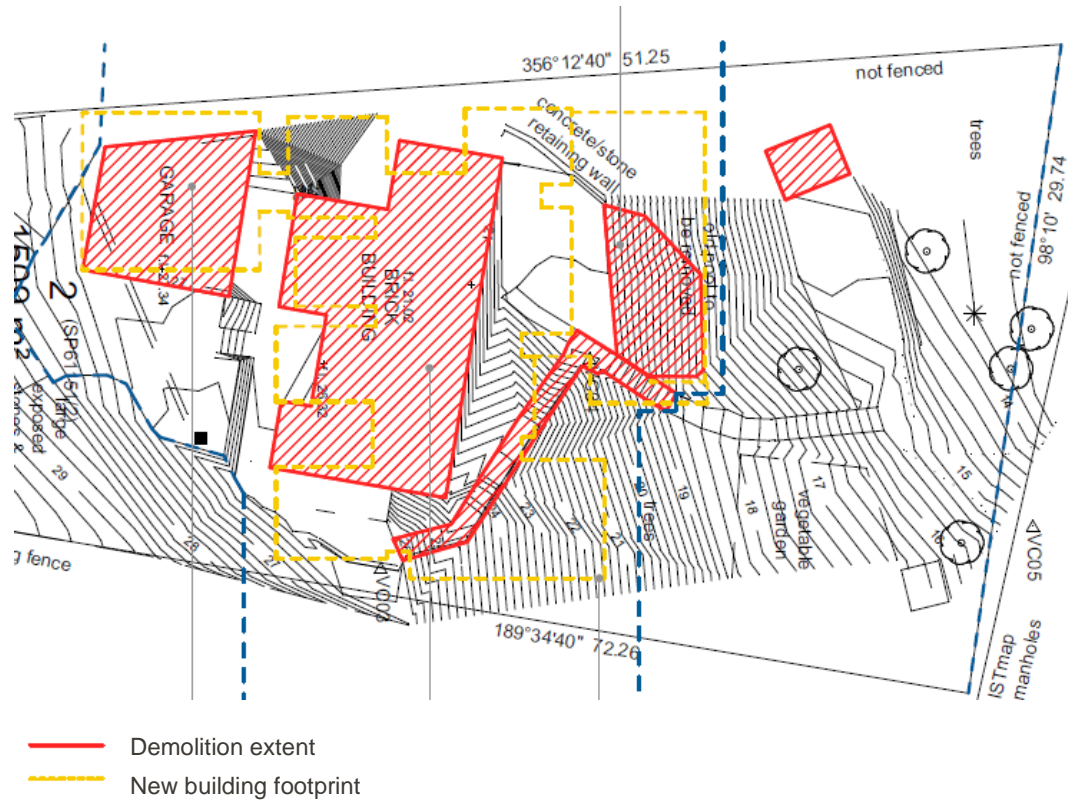


FIGURE 6: SITE PLAN SHOWING EXTENT OF EXISTING AND NEW DEVELOPMENT

(Source: DA Document / Demolition Plan)

8.4.7 Frontage fences for all dwellings

The proposal includes the construction of a new entrance to the property consisting of brick walls and steel framed gates over clad with metal panels and timber battens within 4.5m of the frontage. There is no height provided for the fence; however, the provided pictures within the DA drawing 'Entry Gate' (see Figure 7) indicate a height above 1.2m.



FIGURE 7: PROPOSED ENTRY GATE

(Source: DA Document / Demolition Plan)

There is no uniform transparency of at least 30% for passive surveillance integrated into the design. Therefore, the proposal requires assessment against the performance criterion P1. The proposal does not provide for passive surveillance or is compatible with height and transparency of fences in the street which are dominated by low fences, partial walls, or open boundaries as seen in Figure 8.



FIGURE 8: AERIAL IMAGE OF CHALMERS LANE ILLUSTRATING FRONTAGE FURNITURE

(Source: The LIST)

Based on the above analysis of the application, the proposal should be refused as it does not comply with the requirements of 8.4.2 P1 and 8.4.7 P1 of the Tasmanian Planning Scheme – Devonport.

However, our client would like to emphasise that he is not against the development of the subject site but would like the proposed development to appropriately consider the impacts on his property and amend the proposal to not cause unreasonable loss of amenity to his property.

Yours sincerely



Jana Rockliff
Town Planner

RESPONSE TO OBJECTIONS RECEIVED to the

Proposed Residential Redevelopment Of 2 Chalmers Lane, Devonport "The Stack House"

INITIAL COMMENTARY

Only one objection was received to this application.

This objection was received from VERIS - dated 20 January 2023, prepared on behalf of Mr. Richard Bovill as the owner of 3 Chalmers Lane – a new home currently under construction as the western neighbour to this application. Council supplied a copy of this objection such that we could address any concerns raised.

This document has assessed the multiple points raised in this objection and provides a detailed response to every point, demonstrating the veracity of logic behind the concerns, whilst perhaps perceived as real, are not founded.

As such, we find no logic to modify the current application to address these raised points.

SUMMATION OF RAISED CONCERNS

Nine points of concern were extracted from the correspondence and are addressed in detail following.

The design solution for the development at 2 Chalmers Lane is a result of balancing maximum sunlight, privacy, and outlook for 3 Chalmers Lane while providing matching amenity for the development at 2 Chalmers Lane. The design aims to provide equality and compromise for all parties involved while considering the landforms, environment and aspect.

The concerns are raised by the western neighbour to the proposed new residential dwelling. This western neighbour is currently building their home at No3 Chalmers Lane.

This home is very large in scale and has been sighted and designed to maximise the north westerly view aspect, particularly to the Don Heads, and the dominant northerly view to Bass Strait. Secondary spaces have been placed down the eastern boundary generally with smaller windows due to the limited opportunity for views and solar penetration informed by the current neighbouring home at 2 Chalmers Lane. The redevelopment of 2 Chalmers Lane will provide a similar level of amenity, albeit addressing the issues of privacy to occupants to both homes that the redevelopment of 3 Chalmers Lane has created.

Our studies completed during the design process for the development of the architectural solution for 2 Chalmers Lane and as part of the response to these raised points of concern demonstrate that there are little opportunities for views over the existing or proposed dwelling to No2 Chalmers Lane to the east, either under the current conditions or with the redevelopment of 2 Chalmers Lane - with glancing views only from secondary rooms on the lower level down its eastern boundary looking north.

Whilst it is acknowledged that there will be some minor losses of the current secondary north west views and sunlight from the east to No3 Chalmers Lane, these losses would occur with any reasonable redevelopment of 2 Chalmers Lane. These minor views which 3 Chalmers Lane seeks to obtain come at the cost of loss of privacy, a similar level of shared views and right to reasonably redevelop 2 Chalmers Lane.

Any true eastern views from 3 Chalmers Lane are achieved by overlooking the neighbouring property and its outdoor living spaces which defined the design solution for the application – to maintain visual privacy and amenity for all parties.

SUMMATION OF RAISED CONCERNS CONT.

The light and view aspects of concern within the objection are from within a deep building undercroft space, located externally to the main internal stair referred to as the fernery - and a study with an eastern view window. The following document demonstrates the before and after light and view from these spaces and demonstrates the impact of the design solution is minimal to none.

Of particular note is the "fernery" which is located deep into the building floorplate, as an external undercroft space, appropriate for the growing of the shade tolerant ferns as purported to be the use of this space. There is currently little light penetration to this deep space as appropriate, and similarly will be so when the redevelopment of 2 Chalmers Lane is completed. The proposal at 2 Chalmers Lane does not alter the light penetration or view into the stair lobby – due to its position located deep into the floorplate.

The other major concern raised is the proposed built form – relating to vertical scale and site composition and how it sits within the local context. The following detailed response demonstrates that the solution is both contextual, and that the design solution provides a higher quality of visual amenity, solar penetration, outlook and privacy than a "compacted" singular mass building would.

In summary we do not find that the raised concerns physically manifest to actual issues more than that which can be considered fair and equitable in a residential subdivision environment. We look forward to these matters being closed out, the approval of the application and the subsequent construction and enjoyment for all to live in this coastal environment of outstanding beauty.

ACKNOWLEDGEMENT OF SHARED DATA

We thank the owners of No 3 Chalmers Lane for providing us with a copy of their architectural model so to enable us to design the new home at No 2 Chalmers Lane to minimise the impact on both parties.

This testing and studying included in this document **partially use this permission granted information**. We further acknowledge the copyright of this model and the design for No. 3 Chalmers Lane – being Layton Design. We thank Mr Dane Layton for his assistance in this matter.

Objection 01

The proposed dwelling reaches a maximum height of 16.5 metres above NGL (natural ground level)

RESPONSE

The natural ground plane upon the site has been removed with previous developments. There is enough evidence from the existing building works, ground slopes, garden beds and retaining walls define where this ground line would have run.

To determine the height above NGL of the highest part of the structure, the NGL at that point is used. This clearly demonstrates that the dwelling is 13.2 metres above NGL at the highest point.

The overall building height relates to the neighbouring context of the eastern and western neighbours, slightly stepping down to the west as the landform similarly slopes to the west.

The building height is a singular point, dropping away sharply to the south, reducing its visual impact and visual massing whereas the height of No3 Chalmers Lane is a consistent block height, creating a significantly greater visual bulk upon the skyline.

Figure 8.1 of the Tasmanian Planning Scheme proposes a building envelope for a flat site. The performance criteria define the logic for this diagram and are what should be applied against sites of this character. The test must be therefore the potential impact of loss of amenity – in this case, sunlight and privacy. The application as proposed has been designed to minimise any loss of sunlight and maintain full privacy to both properties – without compromise.

8.4.2

The siting and scale of a dwelling must:

(a) not cause an unreasonable loss of amenity to adjoining properties, having regard to:

(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;

DEMONSTRATED AS NO IMPACT

(ii) overshadowing the private open space of a dwelling on an adjoining property;

DEMONSTRATED AS NO IMPACT

(iii) overshadowing of an adjoining vacant property;

NOT APPLICABLE

or

(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property;

DEMONSTRATED AS NO IMPACT (discussed further in responses)

(b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; **DEMONSTRATED AS**

CONTEXTUAL AND SUITABLE

and

(c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on:

(i) an adjoining property; or

(ii) another dwelling on the same site.

NOT APPLICABLE

The height is contextually correct and causes no loss of view or light to any neighbouring dwelling. We consider there to be no issue presented and no requirement for change.

RESPONSE TO OBJECTION POINT 5 CONTINUED

THE FERNERY



Section through highest point of application



Building forms stepping down to the west similar to the natural land form

We note that the objector has used the model supplied of the proposal for their viewing to inform their objection. The images they have produced do not factually represent the design, and seemingly distort both the horizontal and vertical angles to falsely represent the application. We note they have now withdrawn this imagery

OBJECTION 6 SUMMATION

We consider there to be no issue presented and no requirement for change

Objection 02

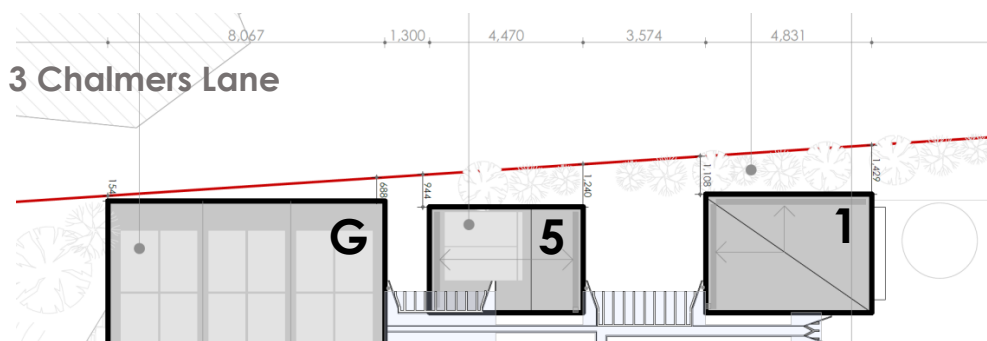
A side setback of less than 1.5metres is only acceptable if the dwelling does not exceed a total length of 9 metres of the side boundary

The proposal proposes 17.4 metres of wall within 1.5 metres of the western boundary result(sic) in an excessive encroachment beyond the acceptable building envelope as defined by the planning scheme.

RESPONSE

The intent of this provision is to control the development of long continuous and dominating building walls along a boundary condition. This control was fully understood and informed the building design solution such that a broken wall is proposed to all elevations. The dominant wall surfaces are separated by deep recesses with changes in materials

- As per the diagram below, stack 1 has boundary setbacks ranging from 1,108mm to 1,429mm with a wall length of **4,831mm**.
 - This is separated from stack 5 with a deep recess 3,574mm wide.
- Stack 5 has boundary setbacks ranging from 944mm to 1,429mm with a wall length of **4,470mm**.
 - This is separated from stack G with a deep recess 1,300 mm wide.
- Stack G (garage) has boundary setbacks ranging from 154mm to 688mm with a wall length of **8,067mm**



West elevation of application demonstrating the broken wall and deep recesses privacy visual regression and privacy from windows between properties.

Whilst the setbacks for stack 1 and 5 could have been increased by joining these volumes, and then moving the overall composition further to the north where the site widens, the benefits of the separation being

- the breaking down of a continuous long wall,
- the shielding of windows to provide privacy to 3 Chalmers Lane
- and the setting of the building back from the north to maximise the north westerly views from 3 Chalmers Lane

clearly demonstrates the proposed design solution provides the optimum outcome.

The garage location would not have altered as it is determined by the required turning circles to clear the major rock outcrops on the site, the existing driveway location and the existing mature landscape plantings/trees.

RESPONSE TO OBJECTION POINT 2 CONTINUED SETBACKS

The graphic below clearly demonstrates the proximity of No3 (the objector) Chalmers Lane to the boundary, particularly at its southern end. This forced the redevelopment of No2 Chalmers Lane forward to maximise the potential to allow light and outlook for all properties.

The proposal was then located to provide fair views to the NW and NE as both neighbours enjoy. Setting the dwelling further to the north would have increased the boundary setbacks due to the site's wedge characteristics, but would have reduced the neighbours opportunities for equal NW and NE views. The graphic further demonstrates the singular bulk of No3 Chalmers Lane, and its singular long eastern wall treatment in comparison to the broken wall length of the proposal at No2 Chalmers Lane.

The proposal demonstrates the optimum site positioning and breakup of form to minimise/remove all impact to the neighbouring dwellings, and produce equitable sharing of views and light.



Contextual massing showing the proposal in its local context, achieving equitable views and access to sunlight, whilst maximising the privacy for all. The diagram demonstrates the impact and scale of 3 Chalmers Lane (objector)

Response to Objection points raised in correspondence received by VERIS
dated 20 January 2023
on behalf of Richard Bovill
Page 6 of 18

RESPONSE TO OBJECTION POINT 2 CONTINUED

SETBACKS

OBJECTION 2 SUMMATION

We consider there to be no issue presented as the design proposal is the optimum development solution for this site and context, providing a fairness of solar penetration and view for all - and therefore there is no requirement for change

Objection 03

... the siting on site further north down the slope increases the building height above ground level

RESPONSE

All levels are relative and a higher level means that the built form is higher.

1 CHALMERS LANE	- top roof level 34.795
2 CHALMERS LANE (APPLICANT)	- top roof level 34.709
3 CHALMERS LANE (OBJECTOR)	- top roof level 35.507

Noting that the dominant fascia line of 3 Chalmers lane is at RL 34.507, the building forms appropriately step down in unison with the ground form to the west. No1 and No2 Chalmers Lane further modulate their bulk by fragmenting the building mass with sloping roof forms and multiple plan forms. This results in the overall massing reading as significantly smaller than a singular mass.



True Elevation with building top heights plotted

To understand context, the building forms should be read from the lower walking and beach zones, which more accurately represents the above. This clearly shows that the singular mass as presented by No3 Chalmers Lane, dominates the building edge.



CGI image from beachfront demonstrating bulk of No 3 Chalmers Lane (objector) is the dominant form to the building edge due to its singularity of form, physical height and light colouring.

RESPONSE TO OBJECTION POINT 3 CONTINUED

VISUAL HEIGHT

This is even further reinforced by a choice of light colours to the wall finishes and parapets, whereas a series of darker finishes (No1 and applicant) would help the built form recede into the landscape.

Generally, the upper ground level of the applicant's proposal is higher than both neighbours (crest of the hill), which has previously been removed.

The actual north wall height of both neighbouring dwellings is greater than that of the application



Diagram showing actual comparable building heights. No 3 Chalmers Lane is physically higher at the points the building touches the ground.

The proposal is sited in the optimum site position to provide a level of amenity and outlook that matches the neighbouring dwellings – with significantly altering their dominant views and solar penetration

OBJECTION 3 SUMMATION

We consider that the proposal is contextual in height and appropriately matches the landform upon which it sits, and therefore there is no need for change.

Objection 04

Combined with the building design spread out over the entire width of the property, the proposed dwelling is inconsistent with the area in regard to bulk, scale and building separation as shown in figure 3

RESPONSE

This conjectural statement lacks any covenant in fact - as demonstrated in the diagram below.

The proposal is larger than the original dwelling built in the 1970's, responding to different patterns of living of today, and also as a design solution that breaks down the overall building mass to give visual relief to the boundary conditions and create visual privacy for the users and neighbours. It is significantly smaller in footprint to the objectors development at No3 Chalmers Lane.

The proposal at No2 Chalmers Lane presents as a fragmented pattern of building forms, responding in scale and position to the site context, outlook, patterns of sunlight and use. This creates a fractured building form, creating a richer character of built form upon the site. It also reduces the impact of neighbouring properties by creating valleys for light and landscape between the built elements.

The way of building, creates spaces with defined uses and functions – engaging with the genius loci of place. This “patterning” has more in common with the traditional cottage buildings and buildings of the 1970's more so than the larger style contemporary developments.



Diagram showing the new home at 3 Chalmers Lane (under construction) and the new home at 2 Chalmers Lane (applicant) as a series of vertical “stack” forms.

We consider there to be no issue presented as the design proposal is the optimum development solution for this site and context and therefore there is no requirement for change

Objection 05

Additionally, it is considered that the proposal does not provide sufficient separation to the dwelling at 3 Chalmers Lane.

The current residence and associated outbuildings on 2 Chalmers Lane comply with the required side setback and include an overall lower building height level along the entire western boundary above NGL.

The proposed development encroaches significantly into the side boundary setback (see Figure 7 below) and significantly increases the building height.

Each change has considerable impact on the residential amenity individually, making it unreasonable when combined.

The proposed setbacks are not consistent with existing separations of established properties in the area.

Combined with the proposed building height the reduced separation between the dwellings is considered to result in significant reduction of daylight and sunlight access for the lower level at 3 Chalmers Lane and results in unreasonable loss of amenity contrary to the requirement 8.4.2 P3 (b) of the Planning Scheme and inconsistent with the objective 8.4.2 (c).

RESPONSE



COMPUTER MODEL IMAGE

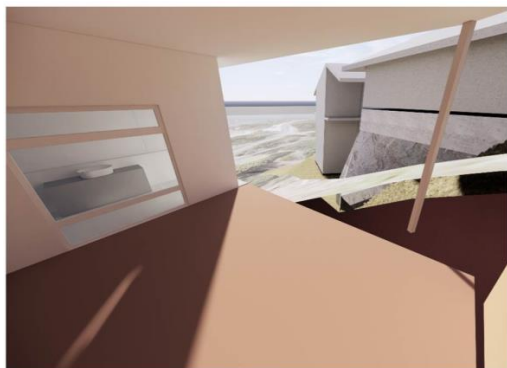
Showing model with marker for lighthouse height and position and also locating the objectors' areas of concern

The primary concern of this objection is that the application for 2 Chalmers Lane reduces the amenity of 3 Chalmers Lane to the lower level. Particular reference is made to the fernery undercroft space and study – both locations shown in the above 3d image.

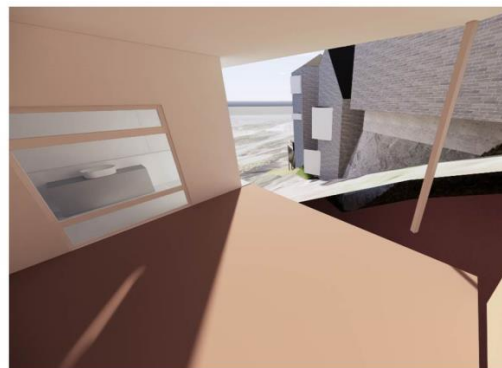
THE FERNERY

The fernery is located at the bottom of the stair to the upper level and is a deep recess under the floor above (capped with a concrete slab). The issue as related to the applicant is that this space may be used as an additional outdoor sitting space to the home.

RESPONSE TO OBJECTION POINT 5 CONTINUED THE FERNERY



VIEW FROM 3 CHALMERS LANE FERNERY WITH EXISTING HOUSE AT 12PM WINTER SOLSTICE



VIEW FROM 3 CHALMERS LANE FERNERY WITH PROPOSED HOUSE AT 12PM WINTER SOLSTICE

COMPUTER GENERATED MODEL

Using the supplied model of 3 Chalmers Lane to assess the actual view and sunlight loss - negligible

The computer-generated images demonstrate the before and after views from within this fernery space close to the exit doors. The views are taken at midday on the winter solstice.

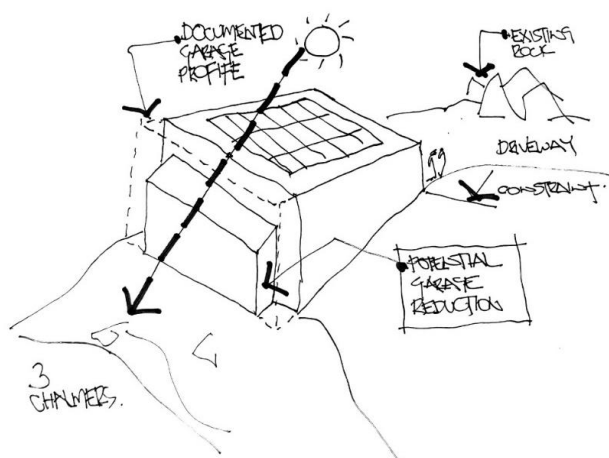
The images clearly demonstrate there is no view to the lighthouse, and that there is little variation in the amenity before or after the development of 2 Chalmers Lane. The sun access from midday onwards to this space within 3 Chalmers Lane is defined by the design of the home at 3 Chalmers Lane and in particular the roof slab over the space.

The garage to 2 Chalmers Lane cannot be moved further east as it is limited in access by a large and existing rock outcrop and the requirements of a standard car turning circle.

ALTERNATIVE SOLUTION TO GARAGE

A further option was tested to reduce the roof height of the western 750mm zone of the garage by approximately 1 metre. This presents this part of the garage as a "plug on bay" and would be clad in a light weight CFC cladding and paint finish.

It should be noted that this achieved no additional sky view. The applicant has advised that they would accept this as an option noting its extra cost of construction and limited benefit if council determines it is needed. It is noted that the objector's garage is both larger in plan and higher in elevation and has been built hard to the western boundary of 2 Chalmers Lane – with a significant loss of afternoon sunlight to the full width of the block.



FREEHAND SKETCH (Demonstrating potential methodology to reduce garage massing – noted with questionable benefit to 3 Chalmers Lane)

RESPONSE TO OBJECTION POINT 5 CONTINUED

THE STUDY

The objector has raised concerns to the loss of view of the lighthouse and view from their proposed study window.



COMPUTER GENERATED MODEL

Using the supplied model of 3 Chalmers Lane to assess the actual view loss to the study – negligible

The black line demonstrates a more successful way for the objector to increase their view – by increasing their own window size

The images have been generated from the supplied model, which incorporates the window height and style as built. We inserted a study desk into the model to give an accurate sense of scale.

Clearly there is no view to the lighthouse from the existing condition which is replicated in the proposed condition. The proposed condition is overlayed on the existing as a yellow dotted line to determine the extent of sky view loss – which is considered minimal. Should the model be accurate to that built at 3 Chalmers Lane, a greater outlook and view for this room would be achieved by increasing the window depth (down to the desk surface, and further to the north – to which the applicant has no objection to.

SETBACKS AND PLANNING CONTINUITY WITH THE SURROUNDING CONTEXT



PLANNING APPLICATION PLAN

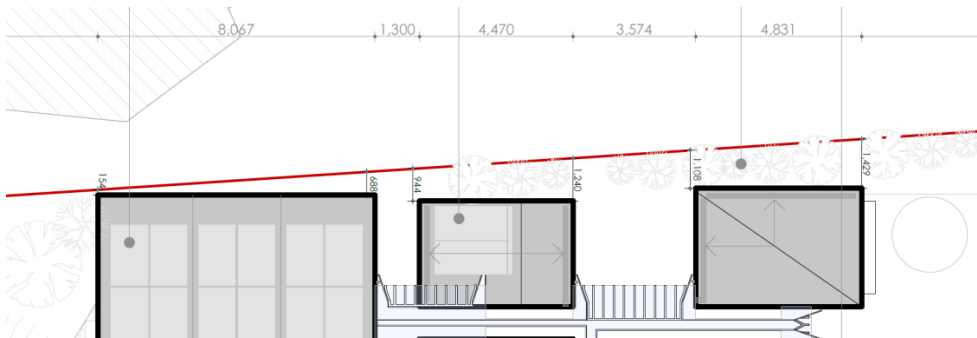
We note that the application has a drawing error which wrongly shows 3 Chalmers Lane setback further from the boundary than physically constructed. This drawing corrects the setback for 3 Chalmers Lane as check measured on site.

The diagram shows stack 1 and 5 which are closed than 1.5 metres to the boundary, and how they have no affect of 3 Chalmers Lane.

RESPONSE TO OBJECTION POINT 5 CONTINUED

SETBACKS AND PLANNING CONTINUITY WITH THE SURROUNDING CONTEXT

It is acknowledged that the setbacks most northern stack (study and ensuite) and the tv room stack have setbacks less than 1.5 metres, ranging from 1.430m to 0.940m. The garage also has a small boundary setback varying from 0.154m to 0.690m. The objectors new residence at 3 Chalmers Lane has similarly reduced setback to their garage and dwelling as can be seen from the above.



West elevation of application demonstrating the broken wall and deep recesses privacy visual regression and privacy from windows between properties



Diagram showing the new home at 3 Chalmers Lane (under construction) and the new home at 2 Chalmers Lane (applicant) as a series of vertical "stack" forms.

As demonstrated above, we believe the patterns of built form upon the allotment at 2 Chalmers Lane and more in scale and local context than the more recent development of 3 Chalmers Lane and as such see no validity in this commentary

OBJECTION 5 SUMMATION

We cannot find any conditions which would seem to be unreasonable and that affect the reasonable and fair amenity to the occupants of 3 Chalmers Lane caused by the applicant's proposal for 2 Chalmers Lane

Objection 06

There is no uniform transparency of at least 30% for passive surveillance integrated into the design

RESPONSE

The metal frame and batten design would exceed 30% of the total frontage area. The vertical slatted design achieves a high level of visual transparency to the vehicle and pedestrian zone, with the solid zones only to the front of the mail/services and garbage bin storage zone.

This design achieves the intent of the planning scheme, providing opportunities for passive two way security, integration of bin storage and safe entry and exit for pedestrians.

The roof solution to the gate house is in response to the distance from the main house to the gateway, providing a level of amenity for pedestrians awaiting admittance and service suppliers delivering mail, reading meters etc. The design elements are identical to those approved at the neighbouring objectors own development at 3 Chalmers Lane.

OBJECTION 6 SUMMATION

We consider there to be no issue presented and no requirement for change

Objection 07

The proposal does not provide for passive surveillance

RESPONSE

The vertical slatted design solution does allow for passive surveillance – as per the below image for the application architectural design model with the gates closed to demonstrate the visibility through is achieved.



COMPUTER GENERATED MODEL

From the applicants planning model demonstrating the view through the louvre blades to achieve the required level of transparency for passive surveillance

OBJECTION 7 SUMMATION

We consider there to be no issue presented and no requirement for change

Objection 08

Compatible with height and transparency of fences in the street

RESPONSE

There is no consistent fence design or form to the street, with each responding to the individual elements of land form, proximity to dwelling, and security.

Contextually, the most appropriate references are to the property directly opposite the application site and the objectors own development at 3 Chalmers Lane as per the following images – all demonstrating significant solid zones.

The height of the fence is slightly higher at 1.7 metres (centre of the gates) than surrounding dwellings, due to security concerns of the applicant. As the house is a significant distance from the gates, and the front garden is not easily viewed due to the appropriate level of dense plantings and change in levels, the gates and wall have been designed to reduce the possibility for climbing over and creating a safety risk.

OBJECTION 6 SUMMATION

We consider there to be no issue presented and no requirement for change

LOCAL CONTEXT EXAMPLES FOLLOWING



CONTEXT
THE OBJECTORS PROPOSED FRONT FENCE AT 3 CHALMERS LANE

DEMONSTRATING SIGNIFICANTLY MORE SOLID ZONES THAN PROPOSED WITHIN THE SUBJECT APPLICATION, BUT SIMILARLY WITH A ROOFED GATE HOUSE AND SLATED VEHICLE GATE.



ENTRY TO CHALMERS LANE



CONTEXT
OPPOSITE TO THE SUBJECT SITE ON CHALMERS LANE



CHALMERS LANE

SHAPING CITIES
FOR OUR FUTURE



2023 ASIA PACIFIC CITIES SUMMIT & MAYORS' FORUM – OPPORTUNITIES

Brisbane, Australia
11-13 October 2023

apcsummit.org



Dedicated to a better Brisbane

AN INVITATION



A message from the Lord Mayor

It is with immense pride that Brisbane will host the 2023 Asia Pacific Cities Summit (2023APCS) & Mayors' Forum from 11-13 October.

Poised to take its place on the world stage as host of the 2032 Olympic and Paralympic Games, Brisbane is a city that is undergoing rapid and strategically planned change. As we lay the foundations for the Games, and a long-lasting Games legacy, the APCS provides an important platform for us to drive and inspire innovation in our region.

In its history, the APCS has established itself as an internationally renowned event that is a true catalyst for change. Centred around planning better futures for our cities, the APCS unites representatives from around the world to share ideas and aspire to create better and more sustainable futures for our regions.

2023 will mark the 14th edition of this global event, which traditionally draws the largest and most diverse gatherings of more than 1000 mayors and delegates representing over 130 international cities.

As cities around the world re-emerge and re-engage with their global counterparts following the coronavirus pandemic, there has never been a more important time to improve our resilience, create new networks and build brighter futures.

Together, the APCS contributes to a stronger and more dynamic Asia Pacific region, and I look forward to your participation in the 2023 Asia Pacific Cities Summit and Mayors' Forum.

A handwritten signature in black ink, reading 'Adrian Schrinner'.

Adrian Schrinner
Lord Mayor of Brisbane



2023APCS INTRODUCTION

Legacy and impact

The Asia Pacific Cities Summit (APCS) & Mayors' Forum has been welcoming city leaders, future makers and trailblazers for more than 25 years, creating a forum to share and propel government and business relations and showcase the capabilities of cities to the world. APCS offers an unsurpassed global opportunity for city and business leaders.

The APCS has become the hallmark event for those at the forefront of cities drawing the largest and most diverse gathering of mayors in the Asia Pacific. As an award-winning summit (Australian Event Awards Conference of the Year 2020), the alumni of participating cities now surpasses 550.

It is the city-shifting focus of the APCS that draws masses from all over the world to embrace reinvention, connect and catapult projects and conversations internationally. In 2019, APCS attracted more than 1400 delegates from 140 cities, representing a population of 405 million.

Over three days, more than 1000 delegates will gather in Brisbane, including mayors, policy makers, business leaders, start-ups, young professionals, leading academics and industry professionals. The 2023APCS will offer an unsurpassed global opportunity for city and business leaders alike.

The 2023APCS is your opportunity to re-engage with the world at a significant scale and at an important and unprecedented time as we shape our cities for the future.

Program themes

Shaping Cities for our Future is the central theme of the 2023APCS program.

Program sub-themes:



Cities of connection

Technology, data and the people



Cities of sustainability

Adapting to growth, inclusivity and wellbeing



Cities of legacy

Creating events of prosperity and longevity

YOU WILL WALK AWAY WITH

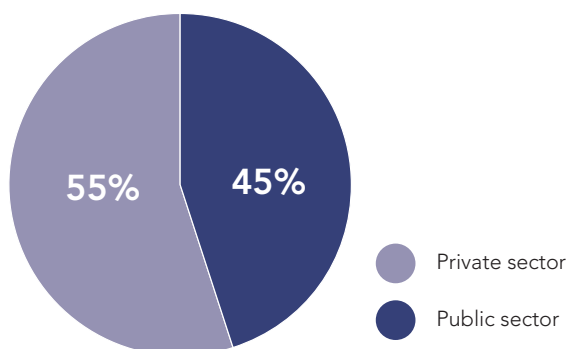
1. **insights** on emerging opportunities and world changing ideas on cities
2. **connections** to world class keynote speakers, city leaders and high calibre delegates
3. **access** to the award-winning APCS network and alumni of more than 550 cities
4. **influence** in the conversation on the future of our cities
5. **business leads**, commercial outcomes and ongoing business development support.

YOU WILL MEET WITH

APCS attracts the highest calibre of delegates from across the globe, including:

- city mayors, councillors and CEOs
- company and business CEOs, directors, managers and leaders
- peak body and government representatives
- government heads of local, state and federal departments
- policy makers in the urban agenda
- leaders in city tourism
- emerging leaders, researchers and change advocates
- innovators, influencers and trend setters.

PUBLIC vs. PRIVATE SECTOR
DELEGATES FROM 2021APCS SPECIAL EDITION



GLOBAL IMPACT OF THE APCS

Return on investment

The 2023APCS opportunities focus on delivering real return on investment. The principal opportunity for the 2023APCS is the unrivalled facilitation of meetings and networking with urban leaders of Australia, the Asia Pacific and beyond.

APCS has been held
13 times across **25** years

 <p>Combined population of registered cities 405,000,000</p>	 <p>Combined population of registered mayors 98,809,000</p>
 <p>Mayors 83</p>	 <p>Delegates 1484</p>
 <p>Speakers and presenters 196</p>	 <p>Alumni of APCS cities 550+ (as at 2021)</p>
 <p>Exhibitors 86</p>	 <p>Cities 140</p>

This is based on 2019APCS figures.

OPPORTUNITIES

With more than 1000 participants, an award winning, dynamic program and vital networking opportunities, the 2023APCS offers an unmissable chance for participants to be at the forefront of the conversation of the future of cities.

REGISTER

Join us in Brisbane for the 2023APCS from 11-13 October.

To register for the 2023APCS and for further information, please visit apcsummit.org or email the APCS Secretariat at APCS@brisbane.qld.gov.au

BUSINESS DELEGATES

The APCS has a proven track record of delivering innovation, connecting cities and creating commercial outcomes. APCS is a global gateway to reach new customers and networks as delegates from throughout the Asia Pacific gather in Brisbane.

The summit features a business program where delegates connect, strengthen their global trade and investment links and drive commercial outcomes through:

- one-on-one business connections
- the 2023APCS Market Square exhibitors showcase
- social and networking events.

EXHIBIT YOUR PRODUCTS AND SERVICES

The 2023APCS Market Square presents a unique exhibition opportunity to showcase your brand, products and services to the key decision makers of the Asia Pacific region and globally. At 2019APCS nearly 100 Australian and international representatives exhibited in the Market Square.

As the networking hub, the 2023APCS Market Square will host a range of interactive and innovative displays from sponsors, partners and supporting organisations. Daily breaks will be held in the Market Square, ensuring attendees have time to participate and explore throughout the summit.

Exhibitors will receive support through the process from registering their booth through to post-summit business development assistance.

Opportunities are limited, and interested organisations are encouraged to book early to avoid disappointment.

PRESENT YOUR IDEAS

The 2023APCS will feature a range of dynamic speakers and offers the opportunity for speakers to deliver a message to leaders of the broader Asia Pacific region and beyond with impact.

Those interested in speaking at this international meeting of key decision-makers and influencers from leading cities throughout the world are encouraged to submit an abstract addressing one of the 2023APCS program sub-themes.



Cities of connection

Technology, data and the people



Cities of sustainability

Adapting to growth, inclusivity and wellbeing



Cities of legacy

Creating events of prosperity and longevity

SPONSOR

2023APCS represents a remarkable and rare opportunity to reach city leaders throughout the Asia Pacific region. The summit seeks to engage with commercial partners who are leading innovators in their fields.

2023APCS offers a range of engaging sponsorship opportunities at price points to suit varying budgets. To find out more about 2023APCS sponsorship opportunities, please contact the APCS Secretariat by email at APCS@brisbane.qld.gov.au or visit apcsummit.org

2023APCS MARKET SQUARE – EXHIBITION OPPORTUNITIES

2023APCS is pleased to offer three (3) categories of exhibition space in the APCS Market Square, allowing you to select the perfect presentation style and space to suit your needs.

The Market Square is the true hub of APCS. It is built around the Brisbane Pavilion, an attractive, exciting and interactive space. The Pavilion is presented in a fresh and contemporary style and features meeting spaces, a café, lounge area and stage. The Market Square is also the only location where morning and afternoon refreshments and lunches are served during the summit, ensuring every delegate visits the Market Square.

All exhibition options include:

- one (1) team member registration for a member of your staff
- refreshment breaks and lunch as per program
- listing on APCS website
- entry in the delegate app with 'contact us' functionality and ability to scan badge codes for delegate details
- QR code for scanning by delegates
- option to purchase additional team member registration at a discounted price.

Option 1: exhibition stand

- 3m x 2.4m with partitioning to 2.4m
- 1 x 240V 4-amp power point
- 2 x 100w fascia spotlights
- 1 x fascia in company name
- Carpeting

Option 2: exhibition pod

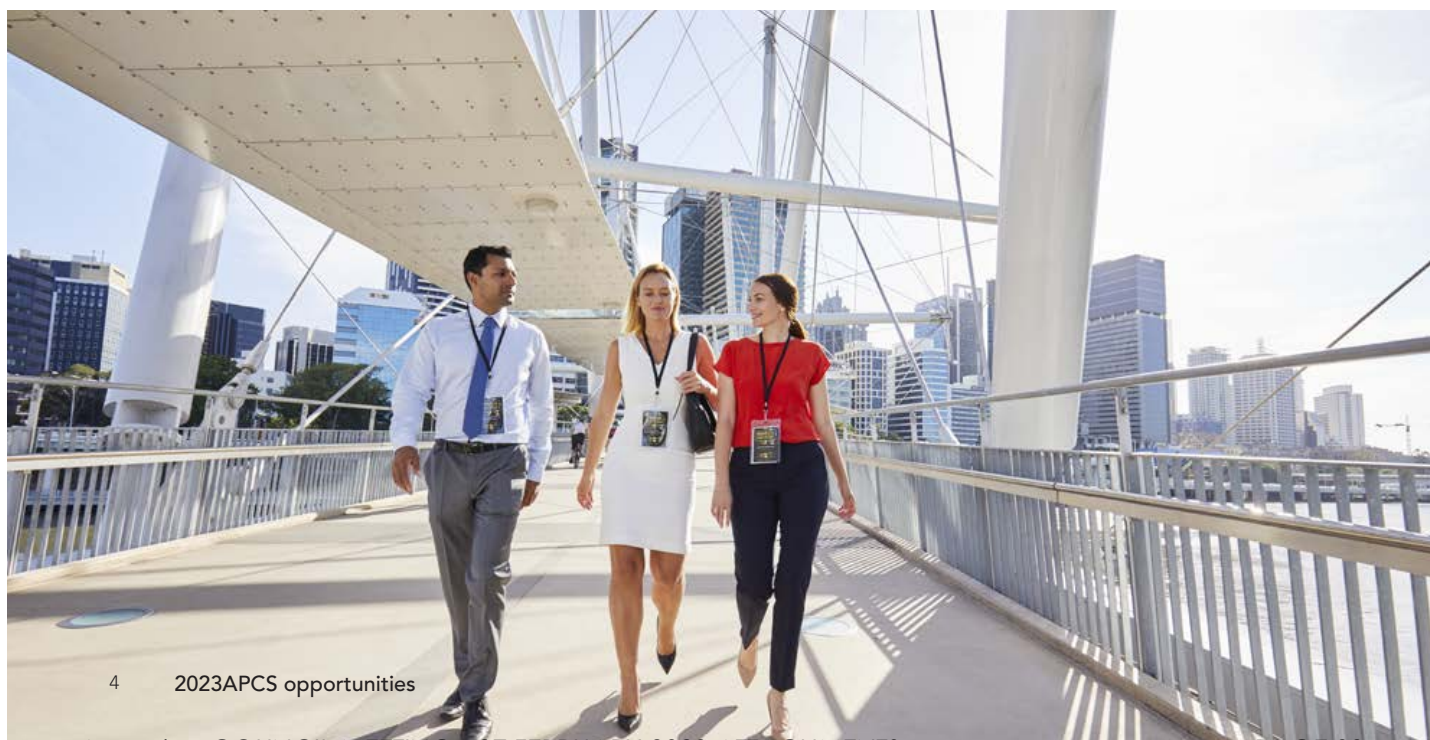
- 1m x .5m desk
- 1m x 18m backdrop
- 1 x 240V 4-amp power point
- Carpeting

Option 3: space only

- 3m x 2.4m plot space
- 1 x 240V 4-amp power point
- Carpeting

Enquiries:

Please contact sponsor@ccm.com.au or call +07 3368 2644 and select the Industry and Sponsor Services option.





2023APCS KEY ELEMENTS

SPEAKER SESSIONS

Hear from dynamic and ground-breaking speakers across keynote, big picture and deep dive sessions who are leading their industry and making their mark.



MAYORS' FORUM

An intimate and exclusive opportunity for attending elected municipal leaders to create their own global network of influential peers and learn the latest trends and opportunities in city management.



CITY LEADERS' FORUM

An exclusive opportunity for attending leaders such as CEOs and departmental managers to share their first-hand experiences and activities of their region and learnings from one another.



EXHIBITION

Showcase your products, services and ideas to leaders of the Asia Pacific region and beyond. Gain increased domestic and international exposure and generate new business opportunities.



BUSINESS MEETINGS

Identify new contacts, create your own meeting agenda and connect with private and public sector delegates from throughout the world all in one place.



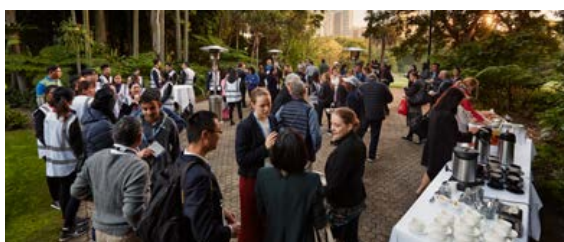
YOUNG PROFESSIONALS' PROGRAM (YPS@APCS)

Participate in real-world learning with like-minded professionals through workshops. Create lasting change for the region while connecting with mayors, city and business leaders.



SITE VISITS

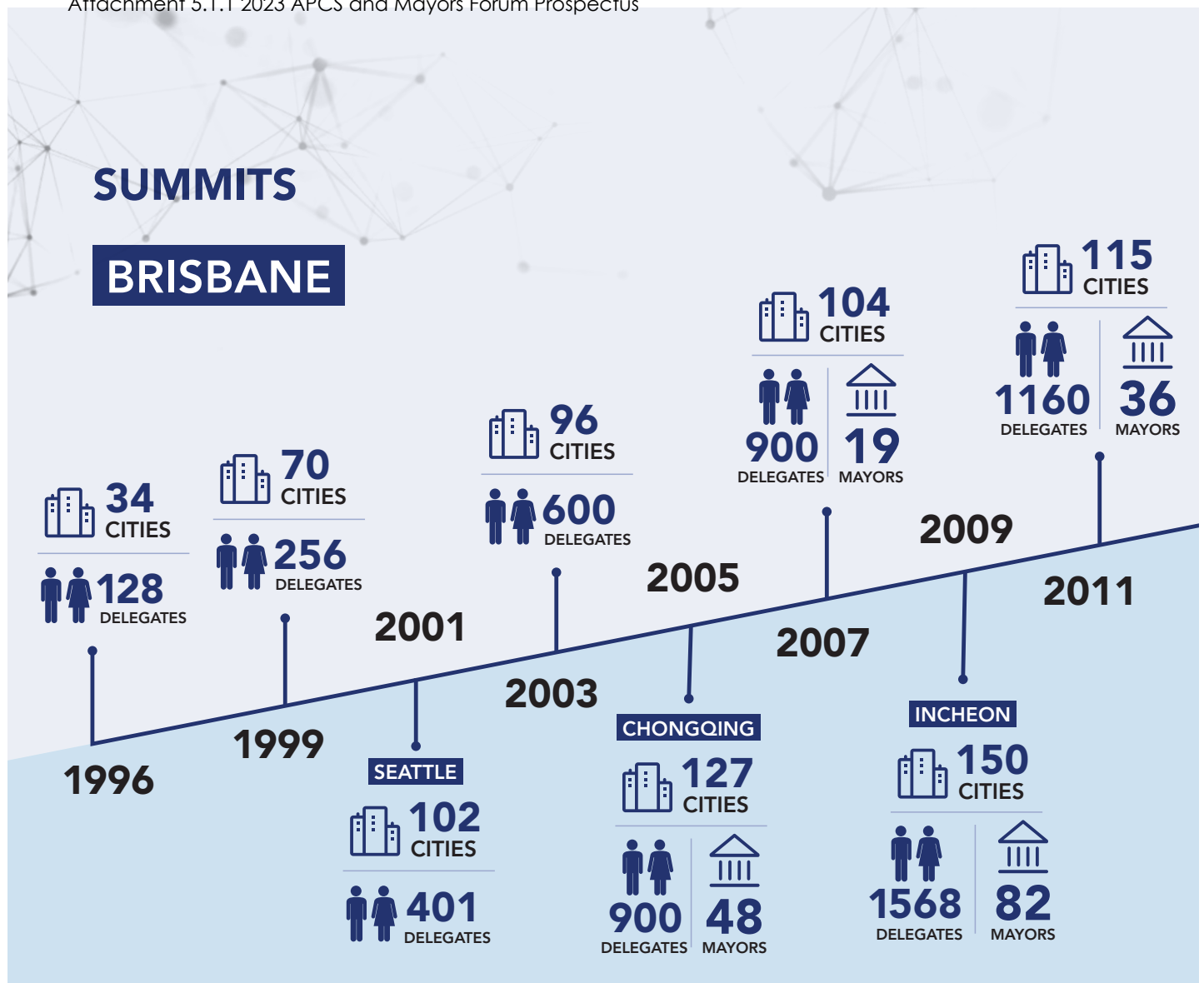
Experience Brisbane's strategic precincts, share best practice and learn from industry leaders.



SOCIAL AND NETWORKING EVENTS

Network with delegates from throughout the region at a range of social and networking opportunities, including the opening event and Gala Dinner.





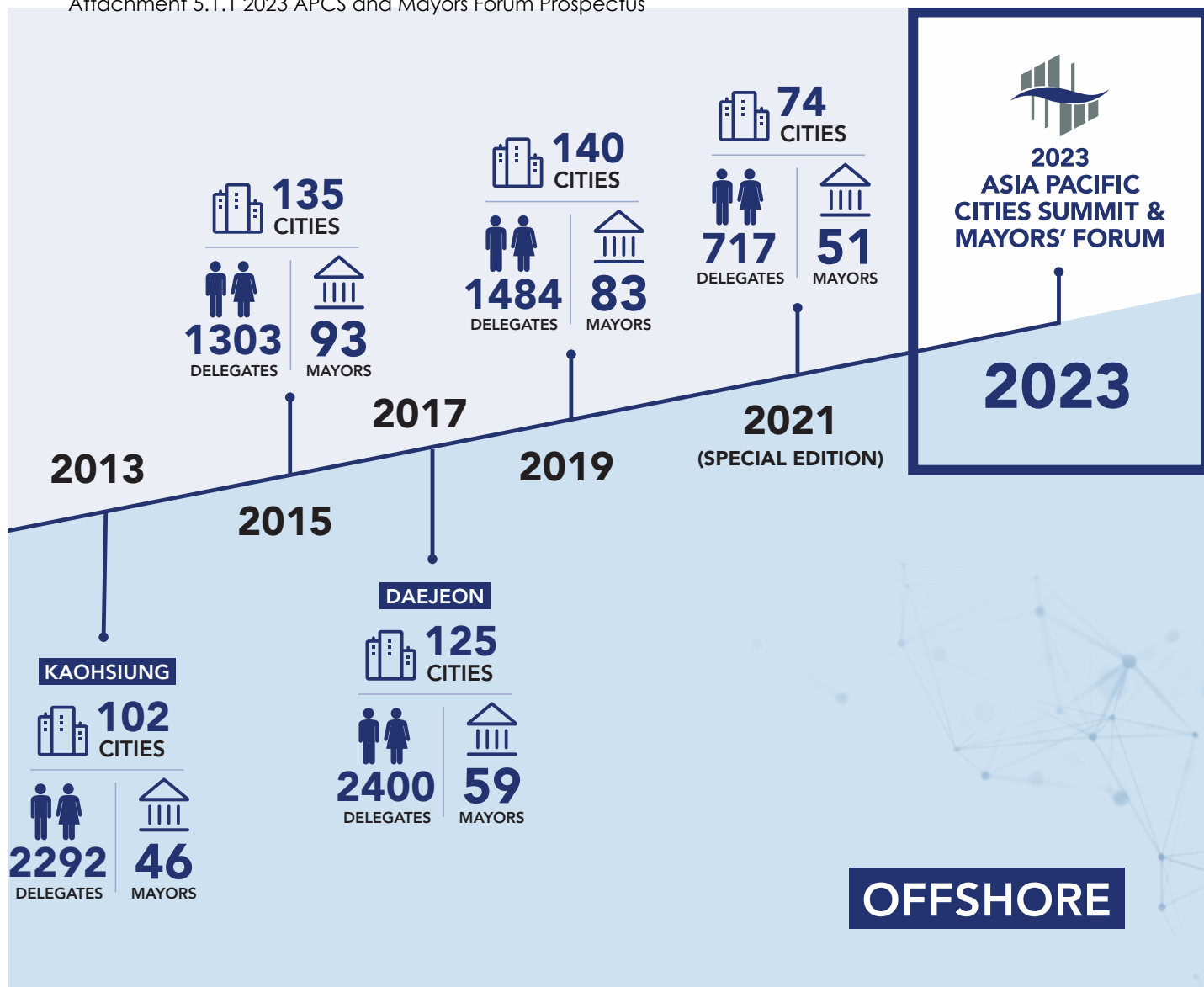
The region's longest running conference for city leaders

The APCS and Mayors' Forum, founded in 1996, is Brisbane City Council's signature, biennial international event for driving economic growth for Brisbane, South East Queensland, Australia and the wider Asia Pacific region.

The summit is an integral part of Council's economic development agenda for the city to foster international networks and forge new business relations throughout the region.




The APCS is about Brisbane and its surrounding regions' engagement with the Asia Pacific and beyond, including connecting leaders of government with enterprise, maintaining international relations and promoting global best practice for sustaining and governing growing cities.

Held biennially, the host city alternates between Brisbane and bidding international cities.



2023APCS PROGRAM

Shaping Cities for our Future

Wednesday 11 October		Thursday 12 October	Friday 13 October
Arrivals and registration		Keynote presentation	Keynote presentation
Mayor and City Leaders' Networking Lunch			
Mayors' Forum	City leaders' Forum	 Cities of Connection Big picture and deep dive sessions	 Cities of Legacy Big picture and deep dive sessions
Site tours (x2)		Lunch – 2023APCS Market Square	Presentation and signing of the 2023APCS Mayors' Accord Young Professionals' Presentation
2023APCS Official Opening and Welcome Reception		 Cities of Sustainability Big picture and deep dive sessions	Lunch and keynote presentation
		2023APCS Gala Dinner	Closing Ceremony

Program outline is indicative only and is subject to change.

HOW TO REGISTER

To register for the 2023APCS or for further information, please visit apcsummit.org

JOIN THE CONVERSATION

#2023APCS

THE APCS SECRETARIAT

The Asia Pacific Cities Summit (APCS) and Mayors' Forum Secretariat is operated by Brisbane City Council's International Relations and Multicultural Affairs Branch, City Planning and Sustainability Division. The APCS secretariat is responsible for:

- leading the development of the long-term strategic approach for the APCS
- facilitating the establishment of strategies and priorities for actions arising from the APCS
- providing advisory and operational services to assist host cities in the coordination and management of their offshore APCS events
- management for APCS events in Brisbane
- reviewing and evaluating the outcomes and effectiveness of the APCS.

Contact us

Website apcsummit.org

Email APCS@brisbane.qld.gov.au

Telephone enquiry **+61 7 3178 0790**

 @International Relations and Multicultural Affairs

 @APCSummit

 Asia Pacific Cities Summit (APCS) & Mayors' Forum



Scan the QR code
for more information.



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DEVONPORT CITY COUNCIL PARKING BY-LAW NO 1 OF ~~2013~~ 2023

BY-LAW made under section 145 of the *Local Government Act 1993* for the purpose of regulating and controlling the use of car parks belonging to or controlled by the Devonport City Council and section 100 of the *Local Government (Highways) Act 1982* for the purpose of prescribing compositions under that section.

PART 1

PRELIMINARY

SHORT TITLE

1. This ~~b~~By-law may be cited as the Car Parking ~~b~~By-law No.1 of 2023.

COMMENCEMENT

2. This ~~b~~By-law commences on the date it is published in the "Tasmanian Government Gazette".

APPLICATION

3. This ~~b~~By-law applies to all off street car parks in the municipal area of the City of ~~Devonport~~ Devonport ~~controlled~~ by the Council.

Commented [DH1]: Use word Controlled rather than operated. This allows fits with signage in current car parks and other parts of the by-law @Claire Jordan

INTERPRETATION

4. In this ~~b~~By-law:

"authorised officer" means any employee of the Council authorised by the General Manager for the purposes of this ~~b~~By-law;

"car park" means any area owned by or under the control of the Council and designated for the parking of vehicles and all buildings equipment, signs, access ways, land, fences, chattels and structures used or connected in any way with the car park;

"Council" means the Devonport City Council;

"General Manager" means the General Manager of the Devonport City Council;

"infringement notice" means a notice complying with sections 149 and 170 of the *Local Government Act 1993*;

"note" means the monetary unit of Australia as defined in the *Currency Act 1965*;

"park" means to leave a vehicle in a stationary position whether attended or not;

"parking space" means a space within a car park indicated by lines or other marks on the ground or indicated by any other method, of sufficient clear space to accommodate a vehicle within that space;

"penalty unit" means a sum prescribed under the provisions of the *Penalty Units and Other Penalties Act 1987*;

"registered operator" of a motor vehicle or trailer includes:

- (a) the meaning assigned to that expression in the *Vehicle and Traffic Act 1999*; or
- (b) the registered operator of the vehicle within the meaning of the law of another jurisdiction; or
- (c) in the case of a vehicle to which a trade plate or similar device is affixed under the *Vehicle and Traffic Act 1999* or the law of another jurisdiction – the person to whom the trade plate has been issued; or
- (d) in the case of a vehicle to which a short term unregistered vehicle permit or similar permit has been issued under the *Vehicle and Traffic Act 1999* or the law of another jurisdiction – the person to whom the permit has been issued.

"reserved car park" means an area designated by Council for long term parking;

"reserved parking space" means a space designated by Council for long term parking;

"shopping trolley" includes any wheeled apparatus used for conveying items from one place to another;

"trolley bay" means a place in a car park designated for the temporary storage of shopping trolleys;

"voucher" means a document issued by a voucher machine;

"voucher machine" is a device installed by or for Council that issues a voucher or document after ~~the correct notes, coin or coins have been inserted~~ payment has been made

and:

- (a) indicates that the holder may park a vehicle in a space in the car park where the voucher was purchased; and
- (b) bears the date and time of issue.

DRIVING OF VEHICLES

PAYMENT OF FEE

5. A person must not park a vehicle in a car park without payment of the fee required by the conditions of entry to that car park, which conditions are indicated by signs displayed in the car park.

Penalty: a fine not exceeding 5 penalty units

PARKING LONGER THAN MAXIMUM PERIOD

6. A person must not allow a vehicle to remain in a car park if a voucher machine is installed and operating for longer than the person has paid for.

Penalty: a fine not exceeding 5 penalty units

USE OF VOUCHER MACHINES

7. A person parking a vehicle in a car park if a ticket dispensing machine is installed and operating, must not operate the ticket vending machine except in accordance with any notice or sign displayed or erected on or near the machine.

Penalty: a fine not exceeding 5 penalty units

INTERFERENCE WITH VOUCHER MACHINES

8. A person must not interfere with any voucher machine other than to take a voucher from a machine or ~~to insert a note or coin off to make payment for a voucher of~~ the kind notified on the machine and take a voucher from the machine.

Penalty: a fine no exceeding 5 penalty units

PARKING VOUCHERS^{av}

9. (i) A person must not park a vehicle in a car park in which a voucher machine is installed and operating unless that person has displayed on the driver's side of the vehicle's dashboard an unexpired voucher.
- (ii) A voucher must be displayed so that the date and time of issue is clearly visible from outside the vehicle.

Penalty: a fine not exceeding 5 penalty units

- (iii) A person must produce or display any voucher in a car park if the person is instructed to do so by an authorised officer, or if there is an instruction or direction to do so printed on the voucher or on a sign or notice posted in the car park.

Penalty: a fine not exceeding 2 penalty units

PARKING OF VEHICLES

10.

- (i) A person must not park a vehicle which is:
 - (a) not wholly within one parking space or which is not parked as directed by an authorised officer; and
 - (b) in a position where it obstructs the entry or exit of a vehicle to another parking space.

Penalty: a fine not exceeding 5 penalty units

- (ii) An authorised officer or a police officer may remove a voucher if it contravenes this clause.

ENTRY AND EXIT OF CAR PARKS

11. A person driving a vehicle must not enter or leave a car park except by an access point designated by a Council sign.

Penalty: a fine not exceeding 5 penalty units

DRIVING OF VEHICLES

12. A person must not drive a vehicle in a car park at more than 15 kilometres per hour.

Penalty: a fine not exceeding 5 penalty units

PARKING EXCEEDING MAXIMUM TIME

13. A person must not park a vehicle in a car park if the period of parking is fixed for any duration exceeding that period. If the period is not fixed then the period must not exceed 24 hours unless approved by Council.

Penalty: a fine not exceeding 5 penalty units

PARKING IN AREAS SET ASIDE FOR CERTAIN VEHICLES

14. A person must not park a vehicle in any area of the car park which is set aside for certain class or kind of vehicle to be parked in that area, and there are signs, notices or other directions indicating that the area is set aside for that purpose, unless the vehicle is of the class or kind authorised by the sign, notice or other direction.

Penalty: a fine not exceeding 5 penalty units

PARKING IN AREAS SET ASIDE FOR CERTAIN PEOPLE

15. A person must not park a vehicle in any area of the car park which is set aside or reserved for use by a certain class of people, and there are signs, notices or

Commented [DH2]: Some people now park in multi level carpark for a week while on the spirit - well lit and under camera. Cheap rate.

Commented [DH3R3]: @Claire Jordan

Commented [CJ4R3]: @Danielle Harvey - agreed

other directions indicating that the area is set aside for that purpose, unless the person is of the class or kind authorised by the sign, notice or other direction.

Penalty: a fine not exceeding 5 penalty units

TOW AWAY

~~16.~~ If a vehicle is parked in a car park in contravention of any provision of this By-law, the Council may remove the vehicle to a place of safety and keep it there until any fine, forfeit or composition has been made in accordance with this By-law for the contravention. ~~Council will recover all expenses incurred by it relating to the removal and holding of the vehicle, and there has been paid to the Council together with the further sums of:~~

~~17.~~

~~18.~~ \$200.00; plus

~~19.~~ \$25.00 for each day, or part of a day, during which the vehicle is so kept by the Council.

INSTRUCTIONS BY AUTHORISED OFFICER

~~20.~~~~16.~~ A person in a car park must not fail to comply with any signal or reasonable direction or instruction by an authorised officer.

Penalty: a fine not exceeding 2 penalty units

RESERVED SPACES

~~21.~~~~17.~~

(i) The General Manager may create reserved car parks and spaces on land owned or under the control of the Council.

(ii) A person must not park or leave a vehicle in a parking space or car park which is designated "Reserved" unless authorised to do so.

Penalty: a fine not exceeding 5 penalty units

(iii) An authorised officer may remove a vehicle if it contravenes this clause.

UNAUTHORISED REMOVAL OF INFRINGEMENT NOTICE

~~22.~~~~18.~~ A person other than the registered operator of a motor vehicle or person in charge of a vehicle must not remove or cause to be removed an infringement notice affixed to a vehicle.

Penalty: a fine not exceeding 5 penalty units

SKIDDING OF VEHICLES

~~23.~~~~19.~~

(i) A person must not drive a vehicle so:

- (a) it skids; or
- (b) it leaves rubber from its tyres on the surface of the car park.

Penalty: a fine not exceeding 5 penalty units

- (ii) A police officer may arrest a person found offending under this clause.

DISTRIBUTION OF ADVERTISEMENTS

24-20. A person must not distribute or cause to be distributed any advertisement, book, card, handbill, notice, pamphlet, print, paper or placard within a car park without the written permission of an authorised officer.

Penalty: a fine not exceeding 5 penalty units

DAMAGE TO COUNCIL PROPERTY

25-21.

- (i) A person must not remove or damage Council property within any car park.

Penalty: a fine not exceeding 10 penalty units

- (ii) A police officer may arrest a person found offending under this clause.

GRAFFITI

26-22.

- (i) A person must not mark, write on or in any other way deface Council property within any car park.

Penalty: a fine not exceeding 5 penalty units

- (ii) The General Manager of Council may give written approval for painting or a similar activity to occur in a car park.

- (iii) A police officer may arrest a person found offending under this clause.

PROHIBITED CONDUCT

27-23.

- (i) A person must not threaten, or use abusive language to an authorised officer acting in the course of their employment in relation to or in connection with any matter relating to a car park.

Penalty: a fine not exceeding 5 penalty units

- (ii) A police officer may arrest a person found offending under this clause.

USE OF SKATES AND CYCLES

~~28.24.~~

- (i) A person is not to ride a machine propelled by human power which includes a skateboard, bicycle, scooter, in-line skates and roller skates during hours indicated by signs in a car park.

Penalty: a fine not exceeding 2 penalty units

- (ii) A person may ride a bicycle in a car park in order to park it.

OBSTRUCTION AND SHOPPING TROLLEYS

~~29.25.~~

- (i) A person must not cause any obstruction to vehicle or foot traffic in a car park.

Penalty: a fine not exceeding 5 penalty units

- (ii) A person must not leave unattended or abandon a shopping trolley anywhere in a car park other than in a trolley bay.

Penalty: a fine not exceeding 5 penalty units

SUPPLY OF NAME AND ADDRESS

~~30.26.~~

- (i) A person within a car park must supply their correct and full name and permanent or present temporary address if requested by an authorised officer or by a police officer.
- (ii) A police officer may arrest a person if the officer or an authorised officer finds the person offending against this clause.

Penalty: a fine not exceeding 5 penalty units

REQUEST TO LEAVE AN AREA

~~31.27.~~

- (i) A police officer or authorised officer may ask a person whom they reasonably believe is offending against this by-law to leave a car park.
- (ii) A person who does not obey the directions of a police officer or an authorised officer is guilty of an offence.

Penalty: a fine not exceeding 5 penalty units

- (iii) A police officer or authorised officer may remove any person from the car park who is offending under this clause.

CLOSURE OF CAR PARKS

32.28. An authorised officer may close any car park or portion of it.

USE OF CAR PARKS FOR OTHER PURPOSES

33.29. An authorised officer may give written approval for a car park to be used for any purpose and impose conditions for its use.

DRAFT

ACTING CONTRARY TO SIGNS OR DIRECTIONS

~~34.30.~~

- (i) A person must not do anything in the car park contrary to any direction or instruction on any notice or sign erected, displayed, or shown or contrary to any sign or instruction given by any authorised officer.

Penalty: a fine not exceeding 2 penalty units

PART 2

PENALTIES

INFRINGEMENT NOTICES

~~35.31.~~

- (i) In this clause "**specified offence**" means an offence against the clause specified in Column 1 of Schedule 1.
- (ii) An infringement notice may be used in respect of a specified offence and the monetary penalty set out adjacent to the offence in Column 3 of Schedule 1 is the penalty payable under the infringement notice for that offence.

AMOUNTS PAYABLE

~~36.32.~~

- (i) An authorised officer may:
 - (a) Issue an infringement notice of a person that the authorised officer has reason to believe is guilty of a specified offence;
 - (b) Issue one infringement notice in respect of more than one specified offence.
- (ii) An infringement notice alleging that a vehicle has been used in relation to a specified offence may be served by affixing it to that vehicle, by mailing to registered address or by electronic means.
- (iii) The *Monetary Penalties Enforcement Act 2005* applies to an infringement notice issued under this by-law.

~~37.33.~~ For the purposes section 100(4) of the *Local Government (Highways) Act 1982*, the prescribed penalty for an infringement notice issued for an offence under section 97, 98 or 99 of that Act is the applicable sum specified adjacent to the offence in the following table and shall be rounded down to the nearest dollar:

Section	Description of Offence	Penalty (Penalty Units)	Reduced penalty if paid to Council within 14 days from date of service of the Infringement Notice (penalty units)	Reduced penalty if paid to Council after 14 days but within 28 days from date of service of the Infringement Notice (penalty units)
Section 97(1)(a)(i)	Remaining parked whilst meter not running	.55	.16	.27
Section 97(1)(a)(ii)	Exceeding maximum parking voucher displayed	.55	.16	.27
Section 97(1)(b)(i)	Parking without parking voucher displayed	.55	.16	.27
Section	Description of Offence	Penalty (Penalty Units)	Reduced penalty if paid to Council within 14 days from date of service of the Infringement Notice	Reduced penalty if paid to Council after 14 days but within 28 days from date of service of the Infringement Notice
Section 97(1)(b)(ii)	Parking longer than authorised by a parking voucher	.55	.16	.27
Section 97(1)(c)	Parking more than one motor vehicle in a space	.55	.16	.27
Section 97(1)(d)	Parking a motor vehicle partly inside and partly outside a space	.55	.16	.27
Section 98	Obstructing use of parking space	.55	.16	.27
Section 99	Parking whilst space closed	.55	.16	.27

SCHEDULE 1

Column 1 CLAUSE	Column 2 GENERAL DESCRIPTION OF OFFENCE	Column 3 Penalty (Penalty Units)	Column 4 Reduced penalty if paid to Council after 14 days from date of service of Infringement Notice (Penalty Units)	Column 5 Reduced penalty if paid to Council after 14 days but within 28 days from date of service of Infringement Notice (Penalty Units)
6	Parking longer than maximum period	.55	.16	.27
7	Use of voucher machine	.55	.16	.27
8	Interference with voucher machines	1	0.5	.75
9	Parking in car park without displaying current voucher	.55	.16	.27
10	Parking outside parking space	.55	.16	.27
11	Entry and exit to car park except by access point	1	0.5	.75
12	Excessive or unsafe speed in parking space	1	0.5	.75
13	Parking exceeding maximum time	.55	.16	.27
14	Parking in areas set aside for certain vehicles	.55	.16	.27
15	Parking in areas set aside for certain people	.55	.16	.27
17	Instructions by authorised officer	1	0.5	.75
18	Reserved spaces	.55	.16	.27

11

DEVONPORT CITY COUNCIL

PARKING BY-LAW – NO. 1 OF ~~2013~~2023

19	Removal of infringement notice	1	0.5	.75
20	Skidding vehicles in car park	1	0.5	.75
21	Distribution of advertising and other material in car park	1	0.5	.75
Column 1 CLAUSE	Column 2 GENERAL DESCRIPTION OF OFFENCE	Column 3 Penalty (Penalty Units)	Column 4 Reduced penalty if paid to Council after 14 days from date of service of Infringement Notice (Penalty Units)	Column 5 Reduced penalty if paid to Council after 14 days but within 28 days from date of service of Infringement Notice (Penalty Units)
22	Damaging equipment in car park	1	0.5	.75
23	Graffiti in car park	1	0.5	.75
24	Prohibited conduct	1	0.5	.75
25	Use of skateboards etc in car park	1	0.5	.75
26	Obstruction of pedestrians and shopping trolleys in car park	1	0.5	.75
27	Supplying name and address	1	0.5	.75
31	Acting contrary to signs or directions	1	0.5	.75

Certified as being in accordance with the law by ~~G. W. TREMAYNE~~, Legal Practitioner.

.....
~~GEOFFREY TREMAYNE~~
LEGAL PRACTITIONER

Certified as being in accordance with the *Local Government Act 1993* by the General Manager.

.....
GENERAL MANAGER

The common seal of the Devonport City Council has been hereunto affixed pursuant to a resolution of the Council passed on the ~~21 October 2013~~ 2023 in the presence of the General Manager.

Dated this day of ~~2013~~2023 at Devonport.

**REGULATORY IMPACT STATEMENT
DEVONPORT CITY COUNCIL
PARKING BY-LAW
NUMBER 1 of ~~2013~~2023**

1. Purpose of Regulatory Impact Statement (RIS)

The Local Government Act 1993 requires a Regulatory Impact Statement (RIS) is prepared when a council seeks to make a by-law. The preparation of an RIS is a rigorous process aimed at analysing the most efficient and effective options available to address a particular issue and avoiding unnecessary regulation.

The RIS identifies whether the benefits of regulation outweigh the costs of a restriction on competition and the impact on business imposed by the by-law. It does so by undertaking an assessment of the direct and indirect social, economic and environmental impacts of the proposed by-law and alternatives considered.

Once the RIS has been prepared, Council must submit it to the Director of Local Government, Department of Premier and Cabinet, for assessment. If the Director is satisfied that the RIS meets the statutory requirements, ~~he or she~~ they will issue a certificate to that effect and Council may then commence the public consultation process.

~~2. Objects of the By-law~~

~~The objects of Devonport City Council's Parking By-law 1 of 2013 ("the by-law") are to:~~

- ~~• Control and regulate the parking of vehicles in Council's car parks~~
- ~~• Control and regulate or prohibit certain activities in Council's car parks~~
- ~~• Ensure the safety of users in Council's car parks~~

~~The above objectives will be achieved by the by-law:~~

- ~~• Providing for infringement notices to be issued where an offence is committed under the by-law; and~~
- ~~• prescribing fine amounts and infringement notice penalties under the Local Government (Highways) Act 1982~~

3.2. Background

The by-law has been developed to replace Council's existing (but expiring) Parking By-law No. 1 of ~~2003~~2013 made under ~~s~~Section 145 of the Local Government Act 1993 ("the Act") for the purpose of managing and controlling parking in the municipal area of Devonport. It will repeal:

- Parking By-law No. 1 of ~~2003~~2013

The by-law is both necessary and desirable, as it provides for the day to day control and management of the parking of vehicles and other activities on land owned by or under the control of Council and designated as a parking area. It applies only to those people that choose to either utilise or remain in Council owned or controlled car parks.

The by-law provides for the safety of those people using the car parks. It develops measures aimed at maintaining the integrity of the facility itself, as well as the welfare of those in the car park. It also regulates conduct and ensures that vehicle owners comply with signage and markings for the benefit of all other users of the car park.

The by-law is designed to protect users of the car parks and their vehicles from damage due to inappropriate activities and behaviour occurring.

There is no existing State Legislation that appropriately deals with issues relating to car parks.

Further, the *Local Government (Highways) Act 1982* provides that the prescribed penalties for an infringement notice issued under sections 97, 98 or 99 is the sum specified in ~~the~~ Council's by-law. As such, Council must create a by-law which specifies those sums in order to issue infringement notices under part 7 of that Act.

The by-law is necessary to ensure Council continues to provide ~~its a~~ high standard of parking facilities for the benefit of residents, visitors and businesses in the municipality ~~of Devonport~~.

3. ~~Objects of the By-law~~ Section 156A(2)(a) *Local Government Act 1993*

~~The objects of Devonport City Council's Parking By-law 1 of 2013~~2023 (~~"the by-law"~~) are to:

- ~~Control and regulate the parking of vehicles in Council's car parks~~
- ~~Control and regulate or prohibit certain activities in Council's car parks~~
- ~~Ensure the safety of users in Council's car parks~~

~~The above objectives will be achieved by the by-law:~~

- ~~Providing for infringement notices to be issued where an offence is committed under the by-law; and~~
- ~~prescribing fine amounts and infringement notice penalties under the *Local Government (Highways) Act 1982*~~

4. ~~(A) Does the By-law Restrict Competition~~NATURE OF ANY RESTRICTION OR COMPETITION? Section 156A(2)(b) *Local Government Act 1993*

The by-law does not restrict competition but it does have a minimal affect on commercial activity.

The by-law prohibits only one commercial activity, namely the distribution of advertising material. Whilst this may impact on business, it is not a restriction on competition as it has a uniform application. ~~This restriction supports practices under the *Litter Act 2007*.~~

~~The by-law will not affect competition with respect to private car parks located in the municipal area as there are none that provide car parking in consideration for the payment of a fee. These are of course~~There are non-Council owned car parks within the municipality but ~~they these~~ are generally associated with particular specific businesses and are aimed at providing parking for patrons of ~~that those particular~~ businesses.

The benefits of the orderly and regulated public car parking outweighs the ~~very~~ minimal impact on commercial activity.

4. ~~B) Does the By-law Impact on Business?~~

~~The~~ Council's car parks provide a significant benefit for businesses in the city as they provide a service to businesses located within the CBD through ~~providing the~~ provision of easy access to parking for potential customers of these businesses.

The Council considers the by-law will have a minor impact on business, but not to a significant extent. Prohibiting the distribution of advertisements will not affect the general right to advertise to any ~~disconcernable-discernible~~ extent.

The by-law ensures that infringement penalty amounts are contemporary and provide an incentive for motorists to adhere to parking restrictions that are aimed at providing orderly parking and ensuring a reasonable turnover of car parking spaces.

The by-law will enable the Council to provide parking for particular classes of vehicles and for elderly people and those who have [a disability/accessibility issues](#).

The Council considers the benefits of the impact on business outweigh the cost.

5. Assessment of Cost v Benefits of any restriction on competition or business
COSTS AND BENEFITS OF ANY RESTRICTION ON COMPETITION Section 156A(2)(c)(i) Local Government Act 1993

<u>Restrictions-Issue</u>	<u>Costs</u>	<u>Benefits</u>
<ul style="list-style-type: none"> Prohibition of commercial activity 	<ul style="list-style-type: none"> Limits locations where one commercial activity (distribution of advertising material) but applies uniformly and therefore avoids discrimination May limit participation (effect on business, potential businesses and users) 	<ul style="list-style-type: none"> Ensures compliance from motorists; Management of vehicle turnover enhances trading in the commercial areas of the city; Improves and maintains safety standards; Allows accessibility for all; Assists in minimising the financial burden on ratepayers; Provides revenue, which allows for continued provision of Council services; Provides employment and personal development opportunities for employees.

6. Assessment of direct or indirect economic, environmental and social impacts
ASSESSMENT OF DIRECT AND INDIRECT ECONOMIC, SOCIAL AND ENVIRONMENT IMPACT (Section 156A(2)(f) Local Government Act 1993)

		Direct	Indirect
Economic	Benefits	<ul style="list-style-type: none"> Revenue provides opportunities for Council to maintain existing facilities and complete projects across the City Creates cheaper parking alternatives Increased access to businesses for shoppers 	<ul style="list-style-type: none"> Devonport is the major economic area in the eastern end of the North West Coast. As such, the economic benefit of this by law reduces the burden on the Devonport ratepayers through implementation of a "user-pays" system.
	Costs	<ul style="list-style-type: none"> Employment costs for DCC employees to manage parking facilities Administration costs associated with 	

		implementing the by-law	
Environmental	Benefits	<ul style="list-style-type: none"> Prohibition of distribution of advertising material helps prevent littering To the extent that parking penalties may discourage people parking in the city, there may be positive environmental impacts by way of people utilising alternative transport options including walking, riding or public transport 	<ul style="list-style-type: none"> Tidier community facilities
	Costs	<ul style="list-style-type: none"> Exhaust emissions Waste from public facilities 	<ul style="list-style-type: none"> Waste created from used tickets
Social	Benefits	<ul style="list-style-type: none"> Safety for users; Affordable & accessible parking for everyone Reduction of incidents of anti-social behaviour and unwanted activities in car parks as fines can be issued 	<ul style="list-style-type: none"> The community as a whole benefits as the city facilities are safer, affordable to visit and are easy for people with disabilities to access. These benefits make the City more enjoyable to visit. Assists Council achieve its strategic aims for the city as by-law consistent with future parking strategies
	Costs	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> Minimal additional regulation which must be complied with

7. Discussion of Alternatives Section 156A(2)(d) Local Government Act 1993

Council considers there are no other comparable options. There is an ongoing demand for parking in Devonport. Regulation is essential to provide a consistent service ~~to visitors to within~~ the city.

A parking by-law has been in force for ~~at least 2018~~ over 20 years in Devonport, and it has operated effectively. As such, renewing the parking by-law is in fact maintaining the status quo. The by-law continues to be in the public interest as it will ensure that car parking facilities can be used in a controlled and orderly manner.

8. Assessment of Public Benefit Section 156A(2)(e) Local Government Act 1993

The public benefit test assesses whether the benefits outweigh the costs and determine whether a by-law is the most effective option for achieving the objectives.

Residents, visitors and businesses in the Devonport will benefit from the implementation of this by-law, as the by-law allows Council to maintain its car parking facilities in a safe, clean and orderly manner.

The user pays system implemented by the by-law ensures that those ~~users~~ utilising the car parks contribute to the costs of having and maintaining such facilities, rather than imposing a charge as part of the rates. The user pays system imposes the ~~burden-cost~~ of providing car parking on all who visit the city, not just on ratepayers.

The by-law will ensure that those using the car parks are provided with a safe and regulated environment to park their vehicles. This provides a level of confidence in the service provided.

The by-law is the only practical method which allows Council to impose infringement notices for breaches of the by-law. Such infringement notices act as a deterrent for undesirable behaviour and reduce the incidence of such behaviour occurring in Council's car parks.

Regulation is considered the only feasible option to achieve the by-law's objectives and the by-law has been carefully constructed to ensure it imposes the least regulatory burden on the community as possible.

Council believes the by-law serves the public interest as it targets issues that are not otherwise addressed by regulation in a proportionate and effective manner.

9. **PROPOSED Public Consultation Process Section 156A(2)(g) Local Government Act 1993**

Following certification of the RIS, public consultation will occur with ~~the Devonport Chamber of Commerce & Industry (local business and retailer representative body) and Tasmanian Police. Copies of the proposed By-Law will be sent to these relevant stakeholders for their review and comment.~~

Once the Council passes a motion that it intends to make the By-Law and the RIS has been approved, Council will publish notice of the proposed By-Law:

a) once in 'The Advocate' Newspaper;

b) by displaying the notice on the notice board at the Council Offices from the day on which the newspaper advertisement is first published until the end of the submission period which is specified in the notice;

c) on Council's website.

The notice will state the following:

i) the purposes and general effect of the By-Law;

ii) that a copy of the By-Law and the Regulatory Impact Statement may be inspected and/or purchased by the public from the Council Offices at 137 Rooke Street, Devonport, or viewed on Council's website – www.devonport.tas.gov.au until the day specified in the notice;

iii) that submissions in respect of the By-Law may be made in writing, addressed to and lodged with the ~~Acting~~ General Manager, Devonport City Council, PO Box 604, Devonport 7310 or emailed to council@devonport.tas.gov.au stating the grounds of the submission and the facts relied upon to support those grounds;

iv) that a submission must be lodged before the specific day.

The specified day will be no earlier than 21 days after the publication of the notice in 'The Advocate' Newspaper.

Reference will also be made to the proposed By-Law in media articles, press releases, on Council's website and in social media posts ~~and the Mayor's Message in 'The Advocate' newspaper.~~

Further information regarding the proposed By-Law can be accessed by visiting the Devonport City Council at 137 Rooke Street, Devonport and by mailing an inquiry to Devonport City Council PO Box 604, Devonport 7310 (PH: 6424 0511) or email Council at council@devonport.tas.gov.au

Submissions about the By-Law and Regulatory Impact Statement may be made in writing, addressed to and lodged with the ~~Acting~~ General Manager, stating the reasons for the submission and the facts relied upon to support those reasons. The submission must be received before the day specified in the advertisement which is no earlier than 21 days after the publication of the advert in The Advocate newspaper.

Any person making a submission will be notified of Council's decision in writing.

Council will consider all submissions that have been made to it concerning the By-Law and the Regulatory Impact Statement, and, if it decides to amend it as a result of any of these submissions, it will do so by absolute majority.

Council does not intend to give further public notice unless an amendment substantially changes the purpose or effect of the proposed By-Law.

Council will then pass, by an absolute majority, a resolution to formally make the By-Law.

The By-Law will then be submitted to a legal practitioner for certification and signed by the ~~Acting~~ General Manager.

Council will then cause the By-Law to be gazetted within 21 days of being made.

Council will also submit the By-Law to the Subordinate Legislation Committee within seven working days of gazettal, and to both Houses of Parliament within ten sitting days of gazettal.

Finally, Council will send to the Director of Local Government a signed, sealed and certified original, together with a statement of purpose and effect and the outcome of public consultation.

~~Prior to commencing formal public consultation in accordance with sections 157-159 of the Local Government Act 1993, initial consultation was undertaken with Tasmania Police.~~

~~Following certification of the RIS, further public consultation will occur with the Devonport Chamber of Commerce and the Devonport Retail Committee.~~

~~The Council passed a motion that it intends to make the by-law. Once the RIS has been approved, the Council will publish notice of the proposed by-law:-~~

~~once in the Advocate newspaper;~~

~~by displaying the notice on the notice board at the Town Hall from the day when the newspaper advertisement is first published until the end of the submission period which is specified in the notice; and~~

~~on its website.~~

~~The notice will state the following:~~

~~the purposes and general effect of the by-law;~~

~~that a copy of the by-law and of the Regulatory Impact Statement may be inspected at the Council Chambers until the specified day;~~

~~that a copy of the By-law and Regulatory Impact Statement may be purchased for the cost of \$2.00 at the Council's office until the specified day;~~

that submissions in respect of the by-law may be made in writing, addressed to and lodged with the General Manager, stating the grounds of the submission and the facts relied upon to support those grounds;

that a submission must be lodged before the specified day.

The specified day will be no earlier than 21 days after the publication of the notice in the Advocate newspaper.

The General Manager will make copies of the proposed by-law and the Regulatory Impact Statement available on the website and for inspection and/or purchase by the public until the day specified in the notice.

Council will consider all submissions that have been made to it concerning the by-law and, if it decides to amend it as a result of any of these submissions, it will do so by absolute majority. Council does not need to give further public notice unless an amendment substantially changes the purpose or effect of the proposed by-law.

Council will then pass, by an absolute majority, a resolution to formally make the by-law.

The by-law will then be submitted to a legal practitioner for certification, and signed by the General Manager.

Council will then cause the by-law to be gazetted within 21 days of being made.

Council will also submit the by-law to the Subordinate Legislation Committee within seven working days of gazettal, and to both Houses of Parliament within ten sitting days of gazettal.

Finally, Council will send to the Director Local Government a signed, sealed and certified original, together with a statement of purpose and effect and the outcome of public consultation.

Comments on the By-law

Submissions about the by-law and Regulatory Impact Statement may be made in writing, addressed to and lodged with the General Manager, stating the reasons for the submission and the facts relied upon to support those reasons.

The submission must be received before the day specified in the advertisement which is no earlier than 21 days after the publication of the advert in the Advocate newspaper.

Council will consider all submissions that have been made to it concerning the by-law and the Regulatory Impact Statement and, if it decides to amend the by-law as a result of any of these submissions it will do so by absolute majority. The Council does not need to give further public notice unless an amendment substantially changes the purpose or effect of the proposed by-law.

Any person making a submission will be notified of Council's decision in writing.

Future of Local Government Review

Options Paper Consultation

Introduction

Devonport City Council (DCC) welcomes the opportunity to provide a submission in response to the Future of Local Government Review's Options Paper.

This document follows the two previous submissions made by DCC in response to the Review.

DCC supports the conclusion in the Options Paper that structural reform to achieve greater economies of scale is essential for 21st century local government service delivery. DCC also believes strategic planning and infrastructure decision making can be enhanced through a realignment of council boundaries.

Structural boundary reform is the most important consideration for the future of local government in Tasmania and is therefore the focus of DCC's submission.

DCC maintain that the services and functions currently provided by councils are appropriate and, on this basis, consider they should remain within councils' remit. A year into the Review process, with a heavy focus on the roles and responsibilities of local government, there has been no compelling argument as to any benefit in removing services that could not be achieved should those services remain a council responsibility.

The consolidation of services into separate entities simply erodes the scale of the remaining council, having further negative impact on the exact issue that has been identified as the greatest challenge for local government into the future.

Of the reform options, only Option 2 and Option 3 are considered viable, with Option 2 considered the simplest and by far the most beneficial outcome for local government into the future.

Specific Reform Outcomes

DCC considers all 8 reform outcomes detailed in the Options Paper worthy of pursuing and beneficial for the future of local government in Tasmania. DCC also supports most of the 31 options proposed to achieve the reform outcomes and submit specific comments on each in attachment 1. The Board should be commended for its work in developing these options, they are generally sensible and realistic and once implemented, will undoubtedly result in a more effective local government sector.

In relation to Option 5.1 regarding statutory land use planning, DCC consider the current framework does not require wholesale change. With some amendments to manage major complex projects and those with direct council conflicts, the vast majority of statutory planning assessments should remain with councils.

Whilst the inevitable tension between developers and regulatory bodies will always occur, adequately resourced councils remain the most effective body with the necessary local knowledge

to consider development applications. Elected members with appropriate training and adequate support add an important perspective to the process and generally add value. The often-highlighted cases where sound planning advice is blatantly ignored are isolated events and distract from the many instances where elected member input has ensured the best outcomes, particularly in borderline discretionary decisions.

Retaining planning assessment within councils alongside other associated functions such as infrastructure, environmental health and building control, ensures the most efficient and streamlined method of processing applications, which is always a priority for any applicant.

Structural Reform

DCC agree there are undeniable structural sustainability challenges within local government in Tasmania and supports the Boards conclusion that some form of 'scaling up' through structural reform is essential to deliver on community expectations.

The Options Paper highlights the necessity of structural boundary reform to ensure councils have the requisite scale, resources, capability and capacity to deliver on their critical functions. This is fully supported by DCC as highlighted in previous submissions to the reform process.

It should be noted this scale issue is relevant to virtually all services, as referenced in attachment 1 of DCC's April 2022 submission and evidenced by the Interim Report referencing the potential benefit of greater scale at least once for most council functions.

In addition to greater scale, there are several other beneficial outcomes to structural reform which have potentially not been detailed as clearly in the Options Paper. These benefits, outlined below, are particularly relevant to larger population centres, where scale already exists and have been detailed further in previous submissions by DCC:

- Improved strategic planning including land use and infrastructure considerations
- More strategic long-term infrastructure investment outcomes
- Improved cost equity
- More consistent service delivery standards

The following comments are made regarding each of the three structural reform options outlined in the Paper.

Option 1 – Retain 29 Councils with significant consolidation of services.

It is very difficult to see how this option could be feasible. The stripping away of core functions would further exacerbate scale challenges for what remains of the existing council entities. It would make it even more difficult for the councils to retain a critical mass of suitable staff and resources, whilst lessening the revenue base to fund governance, advocacy and other such overhead or administrative functions. In addition, Option 1 is not compatible with many of the 31 options detailed as specific reform outcomes. These reform options are simply too onerous for smaller councils, and they would be near impossible for new scaled back councils to achieve in a sustainable manner.

Retaining 29 councils, at an even further diminished scale as to what currently exists, is not a viable option for a sustainable and effective local government sector in the decades to come.

If councils are to remain a meaningful level of government, this option must be dismissed.

Option 2 – Fewer, larger Councils

DCC consider Option 2 as the only model which provides the necessary scaling-up whilst protecting the greatest amount of community voice and autonomy. It is the option which would ensure the most responsive form of local government and it is the least complex option to achieve the change necessary. In many ways Option 2 should be the preferred model, simply because it avoids most of the disadvantages associated with the alternatives.

Key factors supporting this position include:

- Option 2 recognises the inter-dependence of council functions, and the important benefit this provides in achieving the best community outcome in the most efficient manner. The examples are endless and happen seamlessly on a daily basis, such as regulatory teams liaising across the office with asset staff, economic development outcomes being supported by assistance or decisions from engineering staff or EHOs working closely with events staff. Maintaining the broad suite of council functions under the one roof, is undoubtedly the most efficient means of processing any form of community or regulatory permit or approval.
- Option 2 would provide the community with the most responsive form of local government given it maintains control over all existing council responsibilities. This ensures council has the authority and autonomy to respond to community concerns and expectations.
- Larger councils, aligned to incorporate logical settlement areas with responsibility for all existing council functions will ensure more effective and holistic strategic planning, with the necessary autonomy to make decisions with the broadest possible perspective. It avoids the ineffectiveness that invariably results from involving third party providers who often have competing or differing priorities.
- Option 2 allows boundary adjustments which incorporate major population centres with remote/rural areas, to build in cross subsidy between populated and less populated areas. This approach avoids government subsidies and reform to revenue and funding models as has been suggested maybe necessary for a hybrid local government model. The current reality demonstrates that councils are much more receptive to subsidising or supporting 'part of their own' compared to any suggestion of subsidies being provided to other municipal areas.
- Achieving scale efficiencies through larger council organisations as opposed to shared service providers ensures any efficiency dividend has a tangible community benefit and not simply used up in the overheads and oversight/accountability structures of new organisations.
- Option 2 should not be taken as excluding consolidated service provision or shared services, but rather they must remain possible on a voluntary basis. The existence of such shared entities, on a voluntary basis, would be driven by mutual benefit, not mandated by legislation. As demonstrated by current examples of voluntary shared arrangements, they are more effective, focusing on delivering the desired outcomes and remaining more

responsive to council (and therefore community) need. Services such as landfill and NRM activities are successfully delivered now through shared entities or authorities simply because it is good business, and councils choose to do so. This must be allowed to continue and Option 2 should not be promoted as a barrier to beneficial shared service provision.

- With fewer councils, regional or state-wide shared service provision and regional planning and collaboration would become simpler, purely due to the reduction in stakeholders. It would occur based on the merits rather than a legislated imperative.
- The Options Paper details four specific challenges relating to Option 2. DCC maintain that of these only the political contentiousness has merit and submit the following comment.
 1. *Communities place a high value on responsive councils and amalgamations can be seen as a threat to the democratic and representative function of local government.* – It is acknowledged there is a political dimension to this challenge, however in reality, utilising contemporary community engagement, embracing technology and mandating protections for smaller communities any challenges can be addressed if not improved.
 2. *Consolidating council boundaries can cause significant transition costs and sometimes job losses.* – Implementation of any local government reform will be disruptive, however slicing up existing councils to create consolidated service entities combined with some council mergers would cause even greater disruption than a simple merger of councils undertaking similar functions. In comparison to Option 3 (the only viable alternative) the transition process of this Option is an advantage rather than a negative.
 3. *Attempts to reduce the number of councils in Tasmania have been politically contentious in the past.* – It is acknowledged there are political challenges with Option 2, however DCC would encourage the Board to clearly identify the optimum model from a purely factual perspective and provide the Government with reason and support to take decisions which are in the best long-term interest of the State.
 4. *If council organisations become too large and complex, they may experience diseconomies of scale, reducing efficiency and increasing the cost of council services.* – Councils generally should be structured no bigger than necessary to achieve a sustainable scale. Even with merging of existing councils in Tasmania's largest population areas, given their city contexts and geographical footprint, it is unlikely these new organisations would become too large or complex that diseconomies of scale would occur.

Option 3 – Hybrid model combining mandated service consolidation and boundary reform

There are a number of significant shortcomings with Option 3 which outweigh any benefits that maybe achieved and ultimately this model will diminish the role and effectiveness of councils.

Option 3 in many ways appears counter-intuitive given boundary reform and service consolidation are incompatible in achieving additional council scale - they effectively work against each other. With councils merged to achieve an optimum size, this is then diminished with the removal of some services, requiring a further merger of remaining council entities to again scale up to reach the optimum size. The Option Paper states that Option 3 would involve less boundary reform than Option 2. Given the issue of insufficient scale is relevant to the vast majority of council services, this is not possible if Option 2 criteria is based on a no bigger than necessary basis, as suggested above.

Accepting that this Option has limited benefit over Option 2 in creating council scale, this Option can then only be justified by identifying benefits that occur by removing selected services from councils for delivery by a separate entity. The Review to date has failed to identify any compelling benefits for the removal of specific services from councils. In fact, experience has demonstrated the many negative outcomes that can occur with the mandating of consolidated service provision which include:

- Establishing new entities to provide services requires additional management, administration and governance overhead, otherwise not required if the function remained within the council.
- Mandated consolidated service provision is not the best community outcome, it results in unaccountable monopoly providers which are unresponsive to community needs and concerns.
- The additional layer of complexity required to oversee and provide accountability of a regional or state service providers creates additional cost and inefficiency.
- Consolidation of back-office functions, whilst good in theory are rarely successful. Duplication invariably creeps into the serviced entities, to address the shortcomings due to support functions being located off-site, and along with the 'overhead' required to manage such services, outweighs any efficiencies.
- The inevitable tension that occurs between a monopoly provider and their owner, and inefficiencies which arise to mitigate or manage such tension.

The flexibility sought through this Option to provide different solutions, in different communities could be achieved in other ways without creating the additional complexity and inconsistency of a hybrid model. Significant local government reform by its very nature is difficult to implement and disruptive to communities, therefore simplicity should be key in any consideration. Whilst in theory a hybrid model might aim to appease more stakeholders, experience with the last major sector reform (2009 Water and Sewerage) highlights the mistake in pursuing unnecessary complexity. After the establishment of 3 new service providers plus a mandated corporate shared services entity, further simplification was necessary within only five years at the additional cost of many millions of dollars and resulting in years of further delay in recognising any tangible reform benefits.

The fundamental question in relation to a hybrid model should be what is the benefit of mandated consolidated service providers? Why create these entities which diminish council size, the exact thing that is agreed necessary for effective local government into the future?

There appears to be little merit to the hybrid model, but rather an option favoured by some purely on the basis that it potentially would mean a merger of fewer councils, however this is a questionable outcome.

If mandatory service consolidation was to occur, DCC are fiercely opposed to any consolidation of Waste Management and the removal of this function from council's control.

DCC currently participates in the Dulverton Regional Waste Management Authority (DWM) along with three neighbouring councils on a voluntary basis. After significant investment and commitment by the member councils, over more than two decades, DWM is now well established and delivers a significant financial dividend to member councils. Council relies on the dividend to support services to the community and a loss of this revenue would require a significant rate increase to replace.

Local Voice & Representation

Local voice and community representation remains at the heart of local governance and is highly valued by Tasmanian communities. It remains a fundamental concern of smaller communities in relation to amalgamation.

Whilst an emotive issue and arguably seen as a greater concern by those within the sector than the broader community, it is no doubt an important consideration of any reform agenda. Any new models should ensure community engagement and consultation is not downgraded, but rather enhanced and initiatives such as those outlined below should be considered:

- Legislation of a ward system to ensure adequate representation from rural and remote areas.
- Elected Town Advisory Boards for all townships over a certain population and a specific distance from the council chambers, and/or alternately appointed Place Managers with appropriate resourcing.
- Legislate council planning obligations to separate community planning from the business and operational planning of councils. This would mandate localised strategic community plans, for all population centres over a certain size, with a centralised corporate plan for the council entity.
- Contemporary and better resourced community engagement practices, increasing reach and expanding digital alternatives.

Councillor representation remains a vital element to the effectiveness of local government and critical in ensuring communities feel they have a voice. Communities are best served by Councillors with the necessary autonomy, authority and knowledge to make the best decisions. For this to occur any structural reform must ensure:

1. That councils retain direct responsibility for all existing services and functions in their area, otherwise they have little ability to influence matters affecting their area.
2. Boundary adjustments outside of large population centres should be no greater than necessary to achieve the required scale. This ensures councillors and General Managers remain accessible and accountable.
3. Councils are of a scale which allows contemporary digital services, leading community engagement methods, necessary resources and professional staff to provide the best advice for councillors to make decisions.

Only Option 2 can achieve these three requirements and provide the greatest level of community voice on a sustainable basis. It would ensure the most responsive form of local government for Tasmanian communities.

The Board would be wise to recommend the Government consider incentives and other favourable transitional arrangements to assist communities in accepting the best long term outcomes which Option 2 provides.

So, what is the optimum council size?

Aside from the State's largest councils, where boundary adjustments would primarily benefit infrastructure investment, strategic planning etc, the rationale for boundary change for the majority of councils is to create an organisation of sustainable size.

On the essential basis that councils continue to deliver all the services they currently do, it is submitted that new redrafted boundaries should align as much as possible with the following principles:

1. minimum population bases in the order of 35,000 residents
2. align boundaries along shared values & geographically alike areas
3. removal of boundaries which divide adjoining urban settlements
4. major population areas, as much as possible, to equally incorporate rural and remote communities
5. the scaling up of less populated areas should be no greater than necessary to achieve a sustainable scale.

These principles should be considered as a whole, with a balanced approach to achieve the greatest level of compliance overall. This may require accepting that in some instances not all the principles will be achieved to the full extent.

Attachment 1

Option	DCC Position	Comment
Option 1.1 Establish a Tasmanian Local Government Charter which summarises councils' role and obligations, and establishes a practical set of decision-making principles for councils	Neutral	DCC does not consider the absence of a charter is of concern yet does not object to one being developed provided it remains simple, broad and not overly prescriptive.
Option 1.2 Embed community wellbeing considerations into key council strategic planning and service delivery processes	Support	DCC has adopted a Health and Well-Being Strategy and already considers it a priority.
Option 1.3 Require councils to undertake Community Impact Assessments (CIA) for significant new services	Support	CIA's should enhance community engagement processes and assist in decision making for new services.
Option 2.1 Develop an improved councillor training framework which will require participation in candidate pre-election sessions and, if elected, ongoing councillor professional development	Support	This option is supported.
Option 2.2 Review the number of councillors representing a council area and the remuneration provided	Support	The implementation of this option should be influenced by the outcome of any structural reform.
Option 2.3 Review statutory sanctions and dismissal powers	Support	Stronger powers are required for the Minister to address obvious instances of poor councillor behaviour. Although not common, these isolated occurrences damage the reputation of local government.
Option 2.4 Establish systems and methods to support equitable and comprehensive representation of communities	Support	As outlined in previous submissions by DCC, there are a number of systems that could be legislated to ensure better engagement across larger municipal areas.
Option 3.1 Require consistent, contemporary community engagement strategies	Support	Community expectations are increasing, and more consistent use of contemporary community engagement strategies would be beneficial.
Option 3.2 Establish a public-facing performance reporting,	Support	Robust and consistent performance reporting would assist the community in understanding the performance of their council.

monitoring, and management framework		
Option 3.3 Establish clear performance-based benchmarks and review 'triggers' based on the public-facing performance reporting, monitoring and management framework	Support	As per 3.2 above.
Option 4.1 Implement a shared State and local government workforce development strategy	Neutral	There remain many differences between the State Public Service and local government which would require such a broad approach to any strategy that it may not be effective. A strategy focused only on local government may be more effective.
Option 4.2 Target key skill shortages, such as planners, in a sector-wide or shared State/local government workforce plan	Support	A planned targets approach in areas of skill shortage is supported.
Option 4.3 Establish 'virtual' regional teams of regulatory staff to provide a shared regulatory capability	Not Supported	These teams would not be necessary under DCC's preference for structural Option 2 (larger councils).
Option 5.1 Deconflict the role of councillors and the role of planning authorities	Not supported	Whilst isolated examples of poor decisions by Councillors can be found, on the whole Councillors more than capably wear a 'planning authority hat' when required. There is nothing more local than considering the merits of a planning application and a popularly elected group of community representatives are best positioned to make these decisions with the advice and guidance of planning professionals.
Option 5.1a Refer complex planning development applications to independent assessment panels appointed by the Tasmanian Government	Support	DCC support this option provided it is used sparingly and with clear, pre-determined criteria.
Option 5.1b Remove councillors' responsibility for determining development applications	Not supported	Refer 5.1.
Option 5.1c Develop guidelines for the consistent delegation of development applications to council staff	Not supported	Ultimately it should be at the discretion of the Planning Authority on what is delegated. The extent of delegation needs to be flexible as it may vary at different times.
Option 5.2 Greater transparency and consistency of councils'	Support	As per Option 3.2.

resourcing and implementation of regulatory functions		
Option 5.3 Increase support for the implementation of regulatory processes, including support provided by the State Government	Support	There is considerable opportunity to increase the support to councils in their implementation of regulatory functions.
Option 5.4 Strengthen connections between councils' strategic planning and strategic land-use planning by working with State and Commonwealth Governments	Support	This option is supported.
Option 6.1 Require Councils to collaborate with others in their region, and with State Government, on regional strategies for specific agreed issues	Support	Regional collaboration should be encouraged and is beneficial, however should not be mandated but rather occur based on beneficial outcomes. The greatest current challenge to such cooperation is the number of councils which makes regional collaboration more difficult.
Option 6.2 Establish stronger, formalised partnerships between State and local government on long-term, regional, place-based wellbeing, and economic development programs	Neutral	Whilst these partnerships may potentially result in better outcomes, it does risk creating another tier of plans and reporting which maybe unnecessary given Tasmania's relatively small size and population. Further information would be required before comment could be made on any benefits.
Option 6.3 Introduce regional collaboration frameworks for planning and designing grant-dependent regional priorities	Not supported	The suggested frameworks would not be necessary if larger councils were created.
Option 6.4 Support increased integration (including co-location) of 'front desk' services between local and State governments at the community level	Support	DCC currently have such arrangements in place, which provide benefit to both the community and to Council. This could extend beyond front desk services with a recent example being the successful secondment of a DCC officer to DPAC for 12 months to work on social recovery whilst remaining based in Devonport.
Option 7.1 Explore how councils are utilising sound taxation principles in the distribution of the overall rating requirement across their communities	Support	The current method of 29 different rating models lacks transparency and is inequitable.
Option 7.2 Enhance public transparency of rating policy changes	Support	Refer 7.1 above.
Option 7.3 Examine opportunities for improving councils' use of cost-	Support	The current issues are exacerbated by 29 different approaches to the application of user charges. Councils are discouraged from applying

based user charges to reduce the incidence of ratepayers subsidising services available to all ratepayers, but not used by them all		a user charge which is more reflective of true cost due to negative comparisons with other councils. This also impacts the effectiveness of the newly introduced waste levy as a mechanism to change behaviour.
Option 7.4 Consider options for increasing awareness and understanding of the methodology and impacts of the State Grants Commission's distribution of Federal Financial Assistance Grants	Support	Not considered a priority issue, however greater awareness and understanding is a positive outcome.
Option 7.5 Investigate possible alternative approaches to current rating models, which might better support councils to respond to Tasmania's changing demographic profile	Not support	As outlined in 7.1 and 7.2 greater consistency and transparency in rating policies would be beneficial, however fundamental reform is not considered necessary.
Option 8.1 Standardise asset-life ranges for major asset classes and increase transparency and oversight of changes to asset lives	Support	This option is supported.
Option 8.2 Introduce requirement for councils to undertake and publish 'full life-cycle' cost estimates of new infrastructure projects	Support	This option is supported.
Option 8.3 Introduce requirement for councils to undertake regular service reviews for existing services	Neutral	Whilst councils should be encouraged to regularly review their services, the benefit in making this a mandatory process is questionable.
Option 8.4 Support councils to standardise core asset management systems, processes, and software	Support	This option is supported, however could be largely addressed through structural reform.



Agreement

Between

DEVONPORT CITY COUNCIL of PO Box 604, Devonport in Tasmania ("DCC")

AND

DEVONPORT CHRISTIAN SCHOOL of PO Box 44D, Don in Tasmania ("DCS")

Effective 1 March 2023

1. PURPOSE

- 1.1 This Agreement relates to the use of the northern oval at the Don Recreation Ground ("DRG") by DCS for recreational purposes.
- 1.2 This Agreement permits DCS to use the DRG northern oval during school hours on school days only.
- 1.3 This Agreement does not exclude general members of the public from accessing the DRG as a travel route or for recreation purposes.

2. TERM

- 2.1 The term of this agreement will span five years commencing in the first term of 2023.
- 2.2 A progress review will be conducted in the last term of 2023.
- 2.3 The full agreement is to be reviewed in the final term of 2027, with an option of a further five-year agreement.

3. FEE

A maintenance fee of \$1,000 + GST, will be payable by DCS to DCC in March each year.

4. OBLIGATIONS OF THE PARTIES

DCC and DCS agree:

- 4.1 To cooperate with each other and act in good faith to carrying out the arrangements in this Agreement.
- 4.2 To relate to the other party in a manner that is coordinated and consistent.
- 4.3 To ensure that specific contracts, arrangements, policies, and plans entered in to or carried out by the parties are consistent with this Agreement.
- 4.4 To treat any information shared in-confidence in the manner of commercially confidential information.
- 4.5 To respect each party's mandates and responsibilities.

5. DEVONPORT CHRISTIAN SCHOOL OBLIGATIONS

DCS agree to:

- 5.1 Use the DRG during school hours only for health and wellbeing activities and recreation.
- 5.2 Maintain DRG in a safe and tidy condition free of litter.

- 5.3 Pay the annual ground maintenance fee.
- 5.4 Not to assign or underlet the land to any other party.
- 5.5 Not to do or permit to be done upon the said land anything which in the opinion of DCC may be or become a nuisance, danger, or annoyance to DCC, adjacent landowners or neighbours.
- 5.6 Permit DCC or its agents to enter upon the said land at all reasonable times without notice to inspect the condition thereof or undertake maintenance works.
- 5.7 Provide DCC with a current copy of the school's Public Liability Certificate of Currency for a minimum of \$20M, annually.
- 5.8 To indemnify DCC against any claim arising from the use of the said land.

6. DEVONPORT CITY COUNCIL OBLIGATIONS

DCC agree to:

- 6.1 Provide regular maintenance to the ground in accordance with council's ground maintenance schedule, including mowing, irrigating, laying cricket pitch covers and installing rugby goals.
- 6.2 Notify the DCS with 14 days' notice should the DRG be unavailable for use due to scheduled capital or larger maintenance works or major community/sporting events.
- 6.3 Notify the DCS as soon as practical should the DRG become unavailable for us due to an unforeseen incident.
- 6.4 Any request by DCS for further infrastructure to support the activities outlined in this agreement will be considered separately to this agreement through negotiation between the parties and subject to Council's budget process.

7. TERMINATION

- 7.1 Either party may terminate this agreement giving minimum of 60 days' notice.
- 7.2 Either party may terminate this Agreement with immediate effect if the other party:
 - 7.2.1 becomes insolvent, has an administrator, receiver or manager appointed over all or part of its assets, or becomes unable to pay its debts as they fall due; or
 - 7.2.2 Is in breach of any provision of this agreement that is not capable of remedy; or
 - 7.2.3 is in breach of any of its obligations under this Agreement that is capable of remedy and fails to remedy the breach within 14 days of receiving a notice specifying the breach.
- 7.3 DCC may terminate this Agreement with immediate effect if the DCS does anything which may bring DCC into disrepute.
- 7.4 If this Agreement is terminated, any benefits to be provided by Council under this Agreement will be cancelled as at the date of termination.

8. EVALUATION AND REVIEW

- 8.1 The parties agree to monitor the implementation of the Agreement, evaluate its effectiveness, and identify any issues for discussion on an annual basis.
- 8.2 Two-way feedback and monitoring will be through DCS Administration Officers and DCC's Active Communities Coordinator.

SIGNING PAGE

9. EXECUTED as an Agreement

Signed on behalf of **Devonport Christian School**

Signature:

Chad Smit
Principal

Signed on behalf of **Devonport City Council**

Signed:.....

Matthew Atkins
General Manager

Health and
Wellbeing Strategy
2023-2033
DEVONPORT

*Living
Well*



the noa group



The City of Devonport acknowledges the
Tasmanian Aboriginal People as the
Traditional Owners and ongoing custodians
of Lutruwita, Tasmania.

We pay our respect to all Aboriginal and
Torres Strait Islander people and their Elders
past, present and emerging.

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Attachment A: How well are we living? An overview of the present health and wellbeing determinants for the City of Devonport.

Introduction : Devonport – Living Well

What we eat, how we move, our access to learning, education and training, livelihoods, housing, transport, feeling connected, and a sense of belonging all influence our health and well-being. It is an interdependent system presently being worked on many fronts, but more needs to be done.

The ten-year health and well-being plan 'Living Well' will build on change that is already occurring, *and* our strengths. The goal is to achieve positive health and wellbeing outcomes for our entire community. Collaborating has already begun through the development of our 'Living Well' Plan.

The following activities informed the development of the Living Well Plan:

- An analysis of the present situation using data and information from the census, ID profile, Primary Health Tasmania, and the University of Tasmania, resulting in the 'How WELL are we living?' document. (Attachment A)
- Interviews with System Reference Group Members to gain 'lived experience' insights to add to the qualitative data profile.
- Workshops with relevant Devonport City Council managers.
- A co-design workshop involving over 60 people representative of the health and well-being system.
- Devonport City Council workshop.
- And feedback from System Reference Group Members throughout the entire process.

Relevant strategic documents were also used to highlight existing or potential issues impacting how well we are living. These included:

- Devonport Strategic Plan 2009-2030
- Child and Student Wellbeing Strategy
- Devonport Open Space Strategy
- Devonport Population Growth Strategy
- Devonport Community Health Check
- Felt Needs Assessment East Devonport Community
- Food Security Strategy
- Healthy Tasmania Strategy 2022-2026
- Living and Working in Devonport
- Tasmanian Drug Strategy 2022-2027
- University of Tasmania CAPITOL Project – Devonport Activities

Collective efforts are needed to progress the six focus areas and strategic outcomes. The plan sets a ten-year timeframe for us to use our city and community's strengths to make sure 'Living Well' is the foundation of our way of life, identity and reputation.

Devonport Health and Wellbeing System Reference Group

The following individuals and organisations formed the System Reference Group, guiding and contributing to its development throughout.

- Mayor Alison Jarman, Devonport City Council
- Carol Bryant, Fabio Pizzirani, Brett Patterson, Devonport City Council
- Nick Haywood, Teacher & NW Thunder Coach
- Bryn Parry, Community advocate
- Kate Beer, Devonport Community House
- Jenny Mountney, East Devonport Child, and Family Learning Centre
- Jane Forward, Libraries Tasmania
- Damian Collins, Youth, Family and Community Connections
- Rob Soward, University of Tasmania School of Health Sciences, College of Health and Medicine

How we built our Living Well Plan

This is a plan for the Devonport community with the following components:

A vision: Our desired health and well-being aspiration for Devonport.

Focus areas: Six focus areas to progress our health and well-being outcomes.

Present Issues: What's happening now in each focus area.

Future aspirations: What we want to be happening in each focus area.

Strategic outcomes: Key changes we want to happen in each focus area.

Indicators to measure progress: Quantitative and qualitative information that will help measure progress toward achieving our future aspirations and strategic outcome.

Initiatives: Things to work on to make progress.

Who needs to collaborate: Making progress will require people and organisations to work together.

Leading the strategy's activation: Living Well is a community-led strategy involving representatives of the health and well-being system - Devonport City Council, Tasmanian Government through the Departments of Education, Children and Young People and Health, private education and learning institutions, University of Tasmania, service providers, community groups and organisations.

Council's role: Council has a provider role through the provision of public infrastructure, open space, urban design, and place-making because where you live, its look and feel, access and safety can all impact a community's health and well-being. Council also provides a regulatory function in planning, safety, environment, and public health.

Further to these roles is supporting the work to make progress on the community's health and well-being as the 'Spine'. The 'Spine' brings people together to:

- collaborate around initiatives,
- manage relevant data and information,
- communicate progress against indicators,
- promote ways to get involved,
- advocate for policy changes and responses and
- build strategic relationships around funding and investment.

The term of the plan: Ten years from 2023 to 2033

Our Vision:

**In our City of
Devonport, we are all
Living Well
because we are**

Eating Well: We use the fresh, seasonal produce of our rich, agriculturally productive land to create nutritious meals shared with family and friends around our tables at gatherings and events.

Moving Well: As part of everyone's day, in formal and informal ways, we are moving – on the field, in the pool, on the track, in the park, in our workplace or in our homes because we know that moving well keeps us fit, healthy and happy.

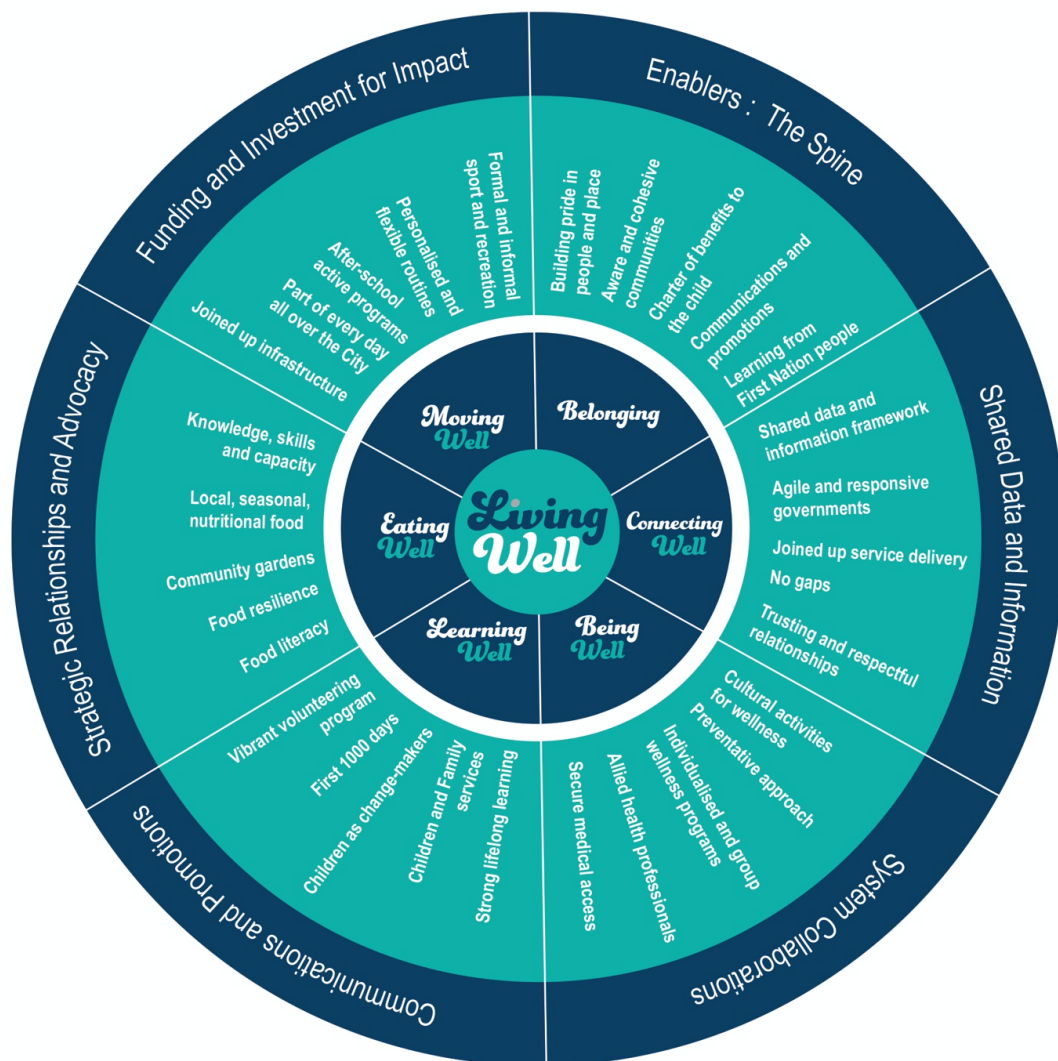
Being Well: Preventative practices based on a deep understanding of what keeps us healthy and happy is what we do. When needed, we have access to all the professional support we need. A beautiful environment, connection to one another and vibrant creative culture nurture our wellness.

Learning Well: Lifelong learning is part of who we are and how we do things. Informal and formal learning, generational mentoring, and children as our most incredible change-makers are part of the rich environment of sharing, learning, and living in our communities.

Connecting Well: We're well connected and use each other's strengths. Collaborating comes easily through trusting and respectful relationships. We share data and information to know what is happening in our communities. This 'real-time' approach forms the basis of our decision-making, strategic focus, grant, and investment success.

And we have a strong sense of **Belonging**. Our pride in the place we call home and our people shows. We celebrate achievements. We seek to learn from our First Nation people and their strong connection and belonging to Country. We care for our carers and volunteers, acknowledging with gratitude the role they play. Our cultural activities, events and festivals celebrate diversity, identity and what it means to belong in our 'Living Well' community.

Living Well's Six Focus Areas, Strategic Outcomes, Indicators of Progress, and Initiatives



Eating Well

Access to fresh, healthy food can be problematic for some residents despite being surrounded by rich agricultural production. There are indicators that we don't all eat enough fresh fruit and vegetables. Initiatives are occurring in our Neighbourhood Houses, Child and Family Learning Centre, and at schools with breakfast programs, school lunch program, school gardens and increasing cooking knowledge and skills.

Our aspirations

Food and health literacy are high in our community. Learning what food is good for us, how to grow it and use it to make healthy, tasty meals begins at home and develops as our children grow through breakfast clubs, school lunch programs, gardening, skill development and cooking classes. The children help teach their families and others. Access to healthy, seasonal food is easy, and we grow a lot of our fruit and vegetables at home, in the community and in school gardens. Fresh food markets and edible gardens are part of all neighbourhoods.

Strategic Outcomes

- Everyone knows what food is good for them and how to prepare it - high food literacy
- Fresh, seasonal food is grown and shared in each neighbourhood
- A well-connected food network involving producers and community organisations.
- All schools actively help children become food literate and well nourished.

Indicators of progress

- Knowledge and skills in cooking and growing food
- Consumption of fruit and vegetables
- Number of community gardens
- Participation in the eating well school lunch program, cooking skills and growing food
- Participation in programs undertaken by community organisations

Initiatives

- Involve the food system in a plan to shift from food security to food resilience
- All schools encourage children to Eat Well through a breakfast or lunch program
- Identify advocates within the system to influence engagement with improving health and well-being within school communities
- Grow seedlings, plant, and produce swap programs in all neighbourhoods
- Build knowledge and skills in making nutritious meals using local seasonal produce

Moving Well

We have excellent free-to-access physical infrastructure and high participation in sports. The paying registration program for some children participating in sports has worked well. However, 18% of us don't do enough daily exercise. To respond to growing trends in physical activity, we need informal, Individualized, and flexible ways to improve fitness and well-being.

Our aspirations

Like eating well, our community is on the move by playing sports, exercising, and improving fitness levels. Formal and informal exercise is part of every day in our schools, workplaces, public spaces, tracks, trails, parks, pool, and venues. We all know what is on offer, and there is something for everyone. We also understand the positive link between moving well and good mental health and wellbeing. When new residents arrive, we make sure they know how they can make moving well part of their day. Programs are affordable, use existing and well-placed new infrastructure, and are flexible and focused on developing skills so community members can shape their own 'moving well' at times and in places convenient to them.

Strategic Outcomes

- Movement is an integral part of everyone's day
- Strong community participation in organised and informal sporting and fitness activities
- Community members shape their own 'moving well' programs at times and places convenient to them, including their workplaces
- Accessible and affordable recreational infrastructure and programs
- Good community knowledge about facilities and opportunities for moving well

Indicators of progress

- Membership in sports clubs
- Increased engagement in informal recreation
- Number and participation in workplace moving well programs
- Usage of infrastructure
- Attendance and participation in recreational events

Initiatives

- Design and deliver an informal program of fitness and recreation
- Promote what programs and activities are available
- Expand the active after-school (government and non-government schools) program in all areas
- Community after-hours use of school infrastructure for health and well-being activities
- Join up paths and tracks with good lighting for safety

Being Well

There is a growing focus towards preventative health and well-being activities, increasing health literacy and preventing conditions like diabetes and heart disease through eating well and moving well. 48% of us rate our health as excellent. 40% of us have one or more long-term health conditions, the dominant being diabetes, heart disease, arthritis, mental health, and asthma. Accessing doctors, dentists, specialists, sexual health services and support services when needed and through bulk billing or an affordable price is often difficult. Access to mental health professionals and support, particularly around complex needs, is challenging and sometimes impossible. The public transport system schedule needs to be more responsive to health appointment needs. Responsive programs focus on people making better choices around drug and alcohol use. There are many cultural activities within the community, and involvement improves our overall wellness.

Our aspirations

In our city, early intervention and prevention are the foundations of the overall good health and well-being we enjoy. We understand what it means to be healthy and well – physically, mentally and belonging - because we have a high level of health literacy, eat well, move well, and spend time together. Opportunities for increased socialisation and community connections are also part of our healthy living. A trauma-informed lens has increased our understanding and empathy for others. We do not 'label' or judge but help one another make informed choices about living well. We understand and use cultural activities to develop and maintain our sense of being well, feeling confident and building resilience.

Strategic Outcomes

- Stronger emphasis on early intervention and preventative actions
- Greater community understanding of what it means to feel well
- An improved health and wellbeing profile across all ages and areas of the city
- Timely, accessible, and adequate care and support services
- A connected community with places and opportunities for socialisation
- Enough medical, allied health and support professionals are attracted and retained

Indicators of progress

- Waiting times for services
- Self-reported health assessment
- Data on long-term health conditions & lifestyle data, e.g., Drugs and alcohol
- Retention of health professionals

Initiatives

- Increase allied health service provision
- Explore potential learning opportunities to attract and retain health professionals
- Secure reliable access to needed professionals
- Design and deliver programs and activities, including cultural activities, to increase individual and group wellness
- Integrated community spaces and venues for connecting, belonging, learning, and being well

Learning Well

The percentage of the population in primary and secondary education is high, and more people are completing Year 12. There is also an increase in university attendance. The Child and Family Learning Centre plays a crucial role in early childhood development. This support should be in all areas of need. Across the community, digital inclusion is below national levels. Fostering a culture of learning has the potential to support positive living and learning outcomes.

Our aspirations

In our community, education and learning are the responsibility of everyone. Learning comes through many options - formal, informal, and intergenerational - supported by digital access and literacy. Lifelong learning is valued. Literacy and participation rates are high. Volunteering from all ages helps things work well, and those involved build skills and confidence through this vital work. The importance of the 'First 1000 days' are known, understood, and drive action. Schools, TAFE, and University work together, and all educational levels, including professional development, are available. Better educational pathways lead to more employment opportunities and a stronger sense of belonging.

Strategic Outcomes

- Lifelong learning is valued and encouraged across the community
- Primary, secondary, and tertiary education providers work together
- A literate community
- A skilled workforce
- All children are developmentally on track, physically, socially, and emotionally.
- Digital inclusion at national levels

Indicators of progress

- National digital inclusion data
- School retention and completion data
- University attendance and local access to tertiary education programs
- AEDC data
- Participation in apprentice and trainee programs

Initiatives

- The First 1000 days program is successfully operating throughout the city
- Children as change-makers to influence friends, families and community towards better health and well-being outcomes
- Advocating for child and family services where needed
- Capture and communicate all local lifelong learning opportunities in an online community notice board
- Campaign to increase volunteering across all age groups and to develop capacity and confidence through this important work

Connecting Well
<p><i>Access to timely local data is limited, resulting in a lag in understanding and responding to what is needed. Gathering and interpreting information is often something that people do 'off the side of their desk'. Government departments need to be more agile for faster service delivery. Each year, service providers need to understand who is delivering what program so responses are 'joined up' and supportive of our community's health and well-being needs.</i></p>
<p>Our aspirations</p> <p>Service delivery is 'joined up' because our providers connect well through agreed roles and service systems. Local data and information are shared and used to improve health connections, collaborations, and outcomes. This integrated way of working supports decision-making, grant applications and strategic focus. Respectful and trusting relationships drive Connecting Well.</p>
<p>Strategic Outcomes</p> <ul style="list-style-type: none"> • Decision-making is supported by accessible, real-time, local data • A clear service system map shows who provides what service • Service providers work together as a joined-up network. • No more gaps in service delivery • Agile and responsive government agencies
<p>Indicators of progress</p> <ul style="list-style-type: none"> • Knowing what each service provider is delivering • Waiting times and gap information • Government agency response times • Grant funding obtained
<p>Initiatives</p> <ul style="list-style-type: none"> • Share information to expand the 'real-time' understanding of health and well-being performance across the city • Build a databank of qualitative and quantitative data and information to assist in reviewing progress, identify ongoing priorities and support funding and investment • Promote progress • Initiate programs to support respectful relationships and develop trust within the community

Belonging

We are good at helping each other out, and the number of people providing unpaid assistance to people with disabilities is increasing. As a community, we are ageing, with 29% now over 60. The number of women over 55 caring for other people's children is increasing. Two thousand two hundred people in the community need assistance with core daily activities, while overall, there is a gradual decline in the number of volunteers. We need to care for our carers and volunteers. There is evidence of housing stress around availability and affordability, lack of rental properties and increased homelessness. In addition, there is an increasing number of families and growing cultural diversity to enrich community life and living.

Our aspirations

We are a welcoming community that values diversity and inclusion. We respect different perspectives and approaches. We are optimistic and productive, proud of our place and people. There are places and spaces where we come together and connect. Everyone has a place to call 'home'. When new residents arrive, we ensure they know how to get involved and belong in Devonport. Volunteering is vital, and people help each other. We care for our carers and volunteers because we value and appreciate all they do. Our cultural activities, events and festivals celebrate diversity, identity and what it means to belong as part of our 'Living Well' communities.

Strategic Outcomes

- A welcoming community and diversity is celebrated
- A proud and positive community
- Strong participation in volunteering and capacity building
- Our carers are celebrated
- Our volunteers are celebrated and, through participation, build their capacity and confidence
- A supportive community where there is someone to turn to if you need help
- Engagement with and learning from First Nations people

Indicators of progress

- Volunteering data
- Census data on changes in % of population needing core activity assistance
- Census data on caring for children and persons with disability
- Number of activities and events that welcome new residents

Initiatives

- Engage with the Aboriginal communities and learn what impacts wellness and what responses are needed.
- Develop and launch a charter or policy where decisions are assessed against the benefits to the child
- Bring out the 'hidden side' of our City to build understanding, respect, and empathy to create a more aware and cohesive society.

Belonging

- Make the unfamiliar familiar, so people are confident and know they will be welcome into all aspects of community life.
- Promote regular communication strategies that tell the stories of what it means to engage, participate, and get involved in what's going on in the community.
- Maintain and build the pride of the citizens in Devonport, highlighting achievements and actions from all aspects of life – sport, culture, environment leadership, inclusion, social good and kindness
- Capacity building programs for volunteers, volunteer organisations and carers

Who Needs to Collaborate?

An interconnected system starting with individuals and families wanting to change something about their health and well-being, influences overall outcomes for the entire community. Every organisation or group must change the system. The system needs to collaborate to make progress. There are crossovers of groups and organisations between the focus areas. Although not definitive, the following table lists potential groups to work together to achieve the strategic outcomes in each focus area.

Collaborators	
<ul style="list-style-type: none"> • Devonport City Council • Tasmanian Government Departments of Education, Children and Young People, Health and Libraries Tasmania • Australian Government • Neighbourhood and Community Houses • University of Tasmania and TasTAFE • Neighbouring Councils • Schools: public and private • Early childhood education providers • GP's and health professionals • Health and well-being service providers • Workplaces • Employment enabling organisations • Registered Training Organisations (RTO's) 	<ul style="list-style-type: none"> • Sporting clubs and associations • Food relief and resilience organisations • Recreational clubs • Local farmers and food producers • Food retailers • Religious organisations and clubs • Arts organisations and professionals • Cultural organisations • Business and industry groups • Gyms and fitness centres • Hospitality and food service organisations • Public and private transport organisation • Community advocates and influencers • Drama and music communities • Media

Attachment A

How well are we living?

An overview of the present health
and wellbeing determinants
for the City of Devonport

Living
Well



the**no**agroup

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A framework for the determinants of community health and well-being.

<p>Community health and wellbeing in Devonport is influenced by a range of factors that interact in the place where people live. This table groups those factors under five determinants; community, education, health care and preventative activities, economic and the natural and built environment.</p>	<p>Community</p> <ul style="list-style-type: none"> • Population structure • Feeling safe • Supportive, and inclusive, communities • Resilient communities • Trusted relationships • Social isolation and loneliness • Volunteering and unpaid work • Engagement of all ages 	<p>Education</p> <ul style="list-style-type: none"> • Access to education, training, and learning • Levels of education achieved • Literacy • Digital literacy • Numeracy • Early child development
<p>Health care and preventative programs</p> <ul style="list-style-type: none"> • Access to services • Quality of services • Co-morbidity • Access to active living programs and activities for all ages • Equitable health outcomes across the community • Healthy eating and access to nutritious and seasonal foods, food security • Smoking levels and increased smoke free communities • Mental health services 	<p>Economic</p> <ul style="list-style-type: none"> • The cost of living: food, shelter, clothing, energy, and utilities • Secure employment and income • Industry of employment • Employment support services e.g., childcare, disability services • Vehicle ownership • Building approvals • Property sales 	<p>Natural and built environment</p> <ul style="list-style-type: none"> • Clean water and air quality, exposure to pollutants • Health impacts of climate change • Physical activity infrastructure • Social infrastructure and access to facilities • Getting around – connected transport infrastructure: public, active transport options, paths, tracks, and trails • Housing options / choices • Internet access • Good urban design • Street lighting

Data sources

2011, 2016 and 2021 ABS census data is used in this document.

The following 2021 census data was not available as it is due for release in October 2022:

- labour force, education, and migration characteristics
- Labour force status
- Highest non-school qualification
- Industry of employment
- Total family income
- Occupation
- Method of travel to work

Other sources

- Primary Health Tasmania Devonport Community Health Check 2021
- The Australian Early Development Census (AEDC)
- Research undertaken by the University of Tasmania through the Capitol project
- Healthy Tasmania Five Year Strategic Plan 2022-2026
- Food Relief to Food Resilience: Tasmanian Food Security Strategy and Action Plan 2021-2024
- It takes a Tasmanian village: Child and Youth Wellbeing Strategy 2021
- Tasmanian Drug Strategy 2022-2027
- Devonport Strategic Plan 2009-2030
- Devonport Community Health Check 2021
- GHD draft Devonport Open Space Strategy
- Living and working in Devonport: Experiences of and barriers to employment
- Felt needs assessment East Devonport Community 2021

Are we living well in the living city?

Community	Education	Health Care	Economic	Environment	
Median age steady at 43	5.9% population growth since 2016	% Of Aboriginal and Torres Strait Islander people up to 7.5%	Persons 60 years + increased to 29.3% of pop.	Young workers (25 - 34 years) up 2.3%	70-to-84-year group increased 3.5% since 2011
Homebuilders (35 - 49 Yrs.) fell 2.5% over 10 years	42.3% of pop. married. Less than Tas. & Aus.	Percentage of married persons down 4.7%.	32% single households up by 2.1% since 2011	Increasing separations, divorces, de facto marriages & never married	65% are family households down by 3.1% since 2011
83.6% of people were born in Australia	India, Nepal, Philippines, China numbers growing	Since 2011 couple families without children increased 1.6%	21.3% one parent families. 81% are female single parents.	Since 2011 couple families with children decreased 3.3%.	No. of families increased by 652 since 2016.
Main Christian church groups in decline	"No religion" increased by 22.5% since 2011	More 55 – 74-year-old females caring for other children.	24.6% of pop. provided unpaid care for children. declining	65% of pop. did unpaid domestic work. down 3.3% since 2011	15.4% of pop. did voluntary work down 2.4% since 2011
% In primary and secondary education higher than Tas. & Aus.	Most students go to government schools	An increase of 2.5% attending University	19.8% attending an educational institution	Decrease in developmentally on track children	Increase in developmentally vulnerable children
More students are completing year 12	Digitally included but lower than national average	48% of residents rate health as excellent or very good. 37% in Tas	13% smoke compared to 12% for Tas.	58% overweight same as Tas.	93% eat less than 2 serves of vegetables per day
Access to fresh healthy food is challenging	Outlets selling highly processed food are more accessible	41% of the pop. report having a long-term health condition.	Within the 41%: 8.4% have two conditions and 5.3% have three or more.	Top three conditions are Arthritis, Mental Health, Asthma.	Asthma and mental health are high for young & middle aged
8.5 % of pop. need core activity assistance. 9.3% in 2016.	13.4% of pop. provided unpaid assistance to a person with a disability. Rising	Lower household income than Tas. & Aus.	Lower median rent & mortgage payments than Tas. & Aus.	Median House price up by 25% since 2015	35% dwellings owned outright; 30.5% mortgaged & 31.8% rented.
Average number of motor vehicles per dwelling 1.8.	No. of businesses up by 0.82% since 2017. Total no. in 2020: 1,724	No. of Separate houses up to 87.2%. Semi-detached up 11.5%	Average number of people per household is 2.3 Average no. of bedrooms is 2.9.	% Unoccupied dwellings have fallen to 7.2%.	Fee to access physical activity infrastructure rated excellent

Community

Population structure

Median Age

The median age of the population has not changed since the 2016 census. It rose by 3 years between 2011 and 2016.

	2021	2016	2011
Median age	43	43	40

People

Between the 2016 and 2021 census the population of Devonport grew by 1,450 persons which was a 5.9% increase. Between 2011 and 2016 population growth was flat at 0.34%.

The percentage of males has increased marginally by .9%

	2021	2016	2011
Total persons	26150	24696	24615
Male	12591	11668	11752
Female	13563	13031	12863
Male %	48.10%	47.20%	47.70%
Female %	51.90%	52.80%	52.30%

Indigenous status

In 2021 the number of Aboriginal and /or Torres Strait Islander persons was 1,971. This represents 7.6% of the total population compared with 5.4% for Tasmania as a whole. The percentage of the population has increased by 2.3% between 2011 and 2021.

Indigenous status	2021 %	2016 %	2011 %
Aboriginal and/or Torres Strait Islander	7.5	6.4	5.2
Tasmania	5.4	4.6	4

Population by service group

The largest group in 2021 were parents / homebuilders (35 -49 years) with 4,403 persons or 16.8% of the total population. However, this group has declined by 2.5% since the 2011 census.

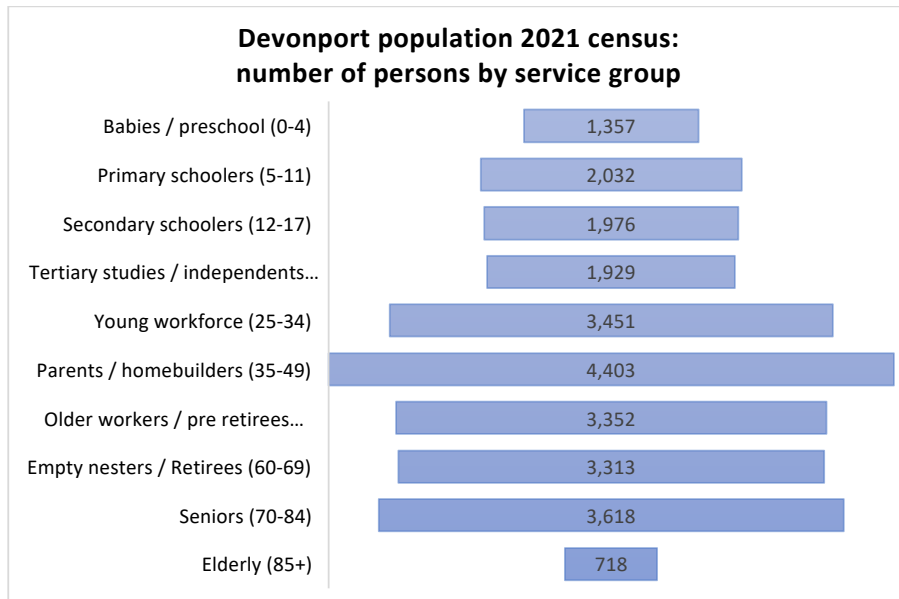
The young workforce (25 – 34 years) had 2,451 persons or 13.2%. This group has the strongest growth (2.3%) over the ten years from 2011 to 2021.

Older workers (50 – 59 years) numbered 4,403 persons or 12.8%. Broadly speaking, these groups provide the resource for the workforce. Devonport is under represented compared to Tasmania and Australia as a whole

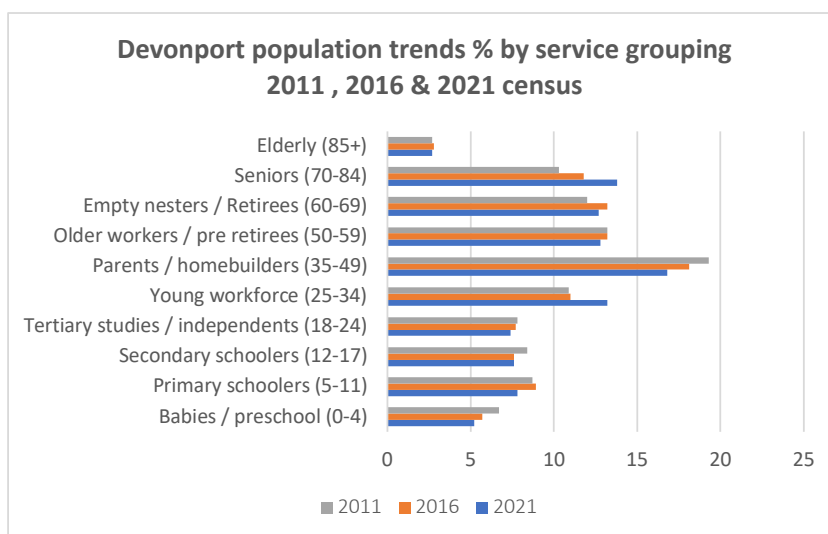
Service group	D.port	Tas.	Aus.
25-34 Young workforce	13.3%	13.8%	14.3%
35-49 Home builders	16.8%	17.8%	20.1%
50-59 Older workers	12.8%	13.1%	12.4%
Total	42.9%	44.7%	46.8%

The seniors' group (70-84 years) has increased by 3.5% since 2011. Persons 60 years old and above form 29.2% of Devonport's population compared to 27.8% for Tasmania and 23% for Australia. Relative to Tasmania and Australia, Devonport is an older community.

The percentage of total population for children from babies to secondary schoolers has fallen by 3.2% since the 2011 census. This reflects the reduction in parent home / builders.



Service group	2021 %
Babies / preschool (0-4)	5.2
Primary schoolers (5-11)	7.8
Secondary schoolers (12-17)	7.6
Tertiary studies / independents (18-24)	7.4
Young workforce (25-34)	13.2
Parents / homebuilders (35-49)	16.8
Older workers / pre retirees (50-59)	12.8
Empty nesters / Retirees (60-69)	12.7
Seniors (70-84)	13.8
Elderly (85+)	2.7



Marital status

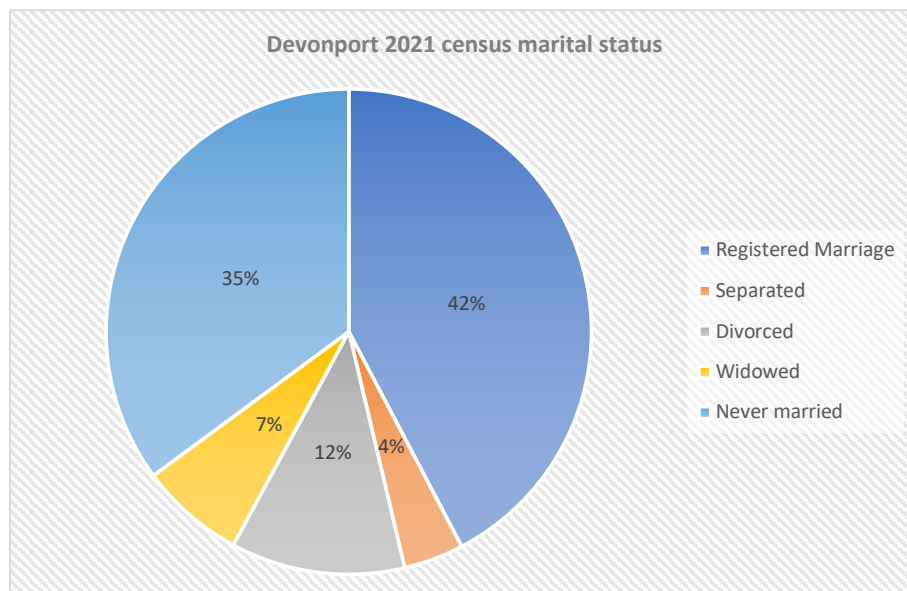
In 2021 less people, as a percentage of the population, were married in Devonport than in Tasmania and Australia as a whole. The percentage of separations and divorces was higher than Tasmania and Australia. Since the 2011 census the percentage of married persons has fallen by 4.7%.

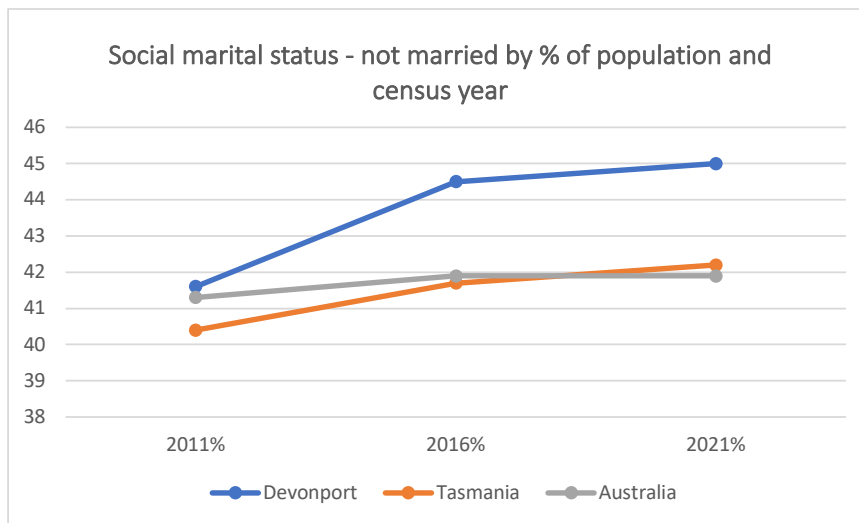
Since the 2011 census separations and divorces have increased by 1.5%, the percentage of persons who have never married has increased by 4% and de facto marriages have increased by 1.5%.. The percentage of the population who are not married has increased at a greater rate for Devonport than for Tasmania.

Marital status	Number	%	Tas. %	Aus. %
Registered Marriage	9917	42.3	44.4	46.5
Separated	877	4	3.3	3.2
Divorced	2514	11.6	10.3	8.8
Widowed	1520	7	6	5
Never married	7615	35.1	36.1	36.5

Registered Marital status	2021%	2016%	2011%
Registered Marriage	42.3	44.5	47
Separated	4	3.9	3.5
Divorced	11.6	11.4	10.6
Widowed	7	7.6	7.7
Never married	35.1	32.6	31.1

Social marital status	2021%	2016%	2011%
De facto marriage	12.6	11.5	11.1

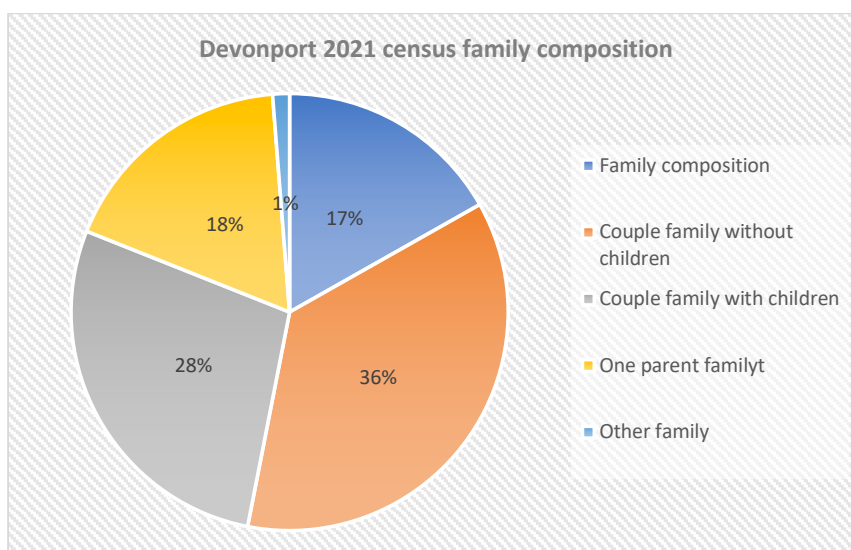




Family composition

In 2021 43.6% of families in Devonport were couples without children, 33.6% were couples with children and 21.3% were single parent families. The number of families has increased by 652 since the 2016 census. 81.4% of single parents were female.

Family composition	Number	%	Tas.%	Aus.%
Couple family without children	3107	43.6	44.5	38.8
Couple family with children	2395	33.6	36.8	43.7
One parent family	1522	21.3	17.3	15.9
Other family	105	1.5	1.4	1.6
Proportion of the total single parent population				
Male		18.7	21.3	19.6
Female		81.4	78.8	80.4
number of families	2021	2016	2011	
	7133	6481	6731	



The percentage of couple families without children is 4.8% higher than for Australia as a whole.

The percentage of couple families with children is 3.2% lower than Tasmania and 10.1% lower than Australia.

The percentage of one parent families is 4.3% higher than Tasmania and 5.4% higher than Australia.

Since the 2011 census couple families without children have increased by 1.6% and couple families with children has decreased by 3.3%. The percentage of one parent families has remained much the same.

The average number of children per family has remained constant at 1.8.

Family composition	2021%	2016%	2011 %
Couple family without children	43.6	41.9	41.9
Couple family with children	33.6	35.7	36.9
One parent family	21.3	21.2	20
Other family	1.5	1.1	1.1
Proportion of the total single parent population			
Male	18.7	15.6	18.4
Female	81.4	84.4	81.6
Average number of children per family	2021	2016	2011
For families with children	1.8	1.8	1.9
For all families	0.6	0.7	

Household composition

In 2021 65% of all households in Devonport were family households, 31.8% were single or lone person households and 3% group households. The % of family households is less than for Tasmania and Australia.

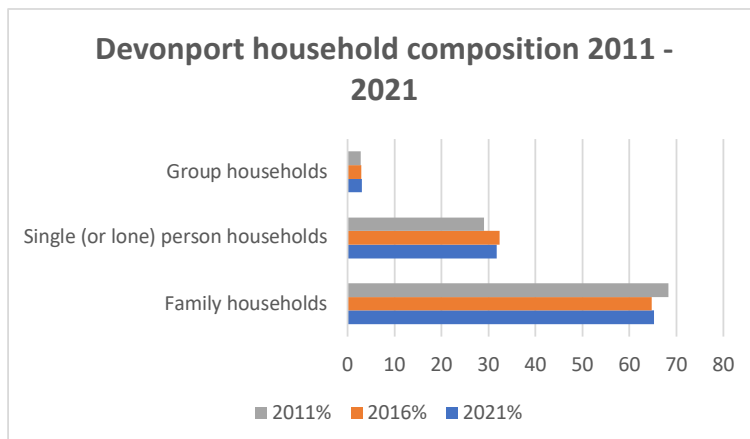
The % of single (lone) households is more than for Tasmania and Australia.

There has been a 3.1% reduction in family households and a 2.8% increase in single (lone) person households since the 2011 census.

The average number of people per household has remained the same at 2.3.

Household composition	Devonport. 2021	%	Tas.%	Aus.%
Family households	7019	65.2	67.6	70.5
Single (or lone) person households	3423	31.8	29	25.6
Group households	326	3	3.4	3.9

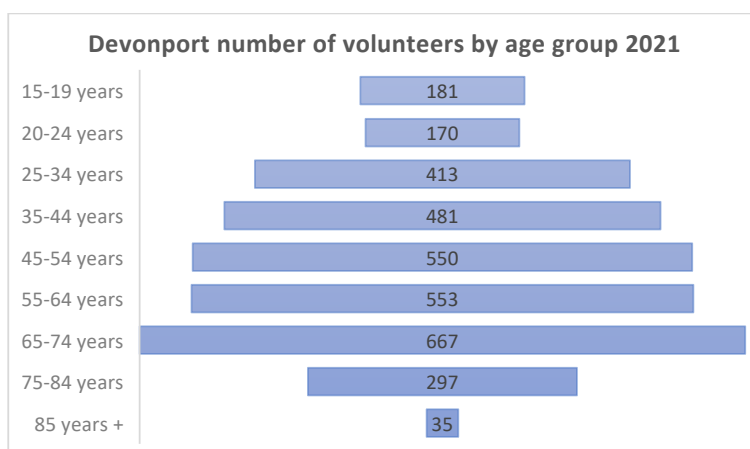
Average number of people per household	2021	2016	2011
Devonport	2.3	2.3	2.4
Tasmania	2.4	2.3	2.4
Australia	2.5	2.6	2.6



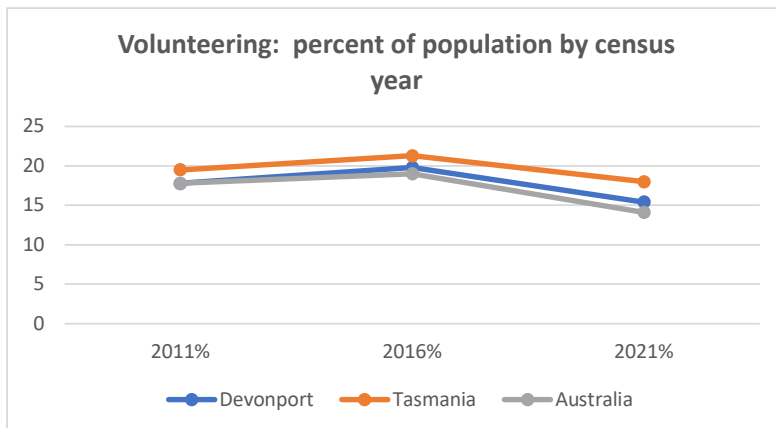
Volunteering

In 2021 15.4% of Devonport's population volunteered for an organisation or group in the past 12 months. This was less than Tasmania (19.8%) but greater than Australia (14.1%). Volunteering has declined in Devonport, Tasmania, and Australia since the 2011 census. The largest number of volunteers come from the 65 -74 year age group but there is participation across the middle age groups.

Age	males	females	total	% Of total population
15-19 years	86	93	181	0.83
20-24 years	74	97	170	0.78
25-34 years	188	225	413	1.90
35-44 years	184	294	481	2.21
45-54 years	251	301	550	2.53
55-64 years	243	306	553	2.55
65-74 years	302	365	667	3.07
75-84 years	157	141	297	1.37
85 years +	16	19	35	0.16
	1,501	1,841	3,347	15.41



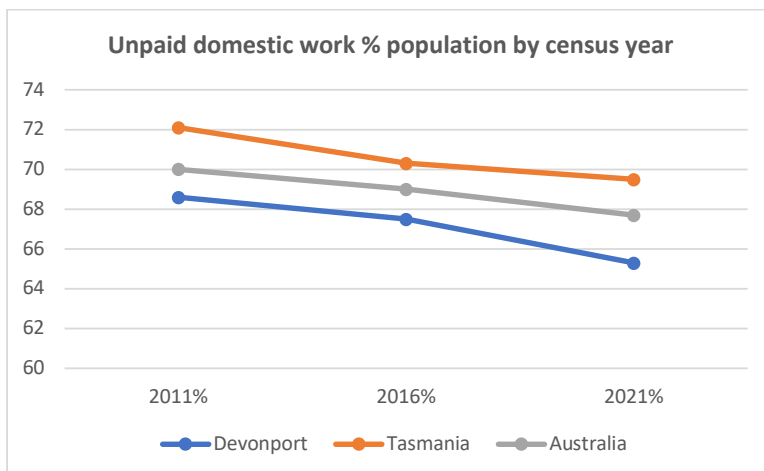
Did voluntary work for an organisation or group in the last 12 months	2011%	2016%	2021%
Devonport	17.8	19.8	15.4
Tasmania	19.5	21.3	18
Australia	17.8	19	14.1

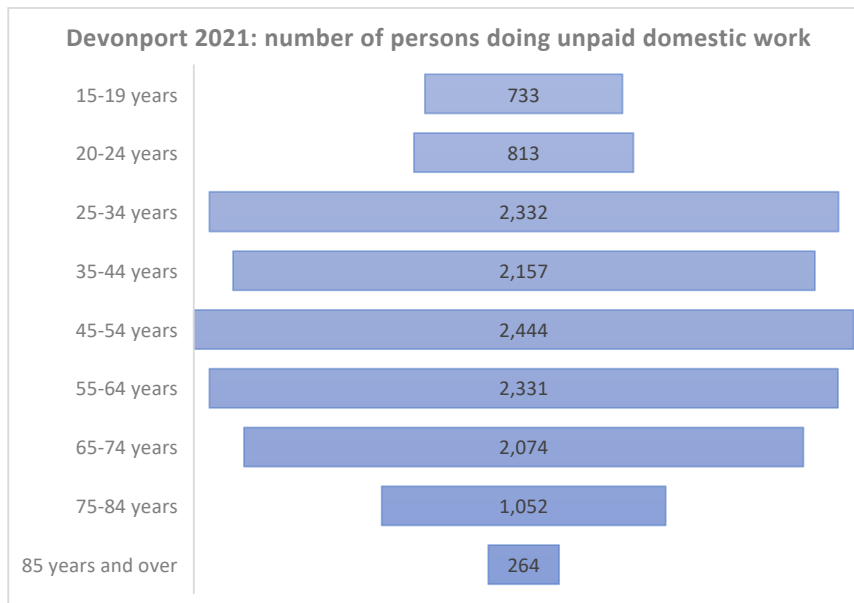


Unpaid domestic work

In 2021, during the week before the census date, 65% of Devonport's population did unpaid domestic work. This was less than Tasmania and Australia. Doing unpaid domestic work has been in decline since the 2011 census. Except for less than 5 hours, more women did unpaid domestic work than men across the hourly groupings. 36% of the female population did unpaid domestic work compared to 29% for males. The highest age group doing unpaid domestic work were the 45 – 54-year old's.

Did unpaid domestic work (week before census night)	2011%	2016%	2021%
Devonport	68.6	67.5	65.3
Tasmania	72.1	70.3	69.5
Australia	70	69	67.7





Devonport 2021: did unpaid domestic work in the week before the census date: hours by age group by gender

	< 5 hours		5-14 hours		15-29 hours		30 hours+		
	Males	Females	Males	Females	Males	Females	Males	Females	Total
15-19 years	305	298	44	69	0	14	6	5	741
20-24 years	225	185	108	167	21	51	8	42	807
25-34 years	455	263	459	525	84	233	55	254	2,328
35-44 years	332	140	463	484	105	328	51	250	2,153
45-54 years	375	194	537	594	121	345	64	220	2,450
55-64 years	382	205	445	544	134	349	56	211	2,326
65-74 years	219	102	395	354	204	378	109	303	2,064
75-84 years	109	75	192	161	110	154	88	167	1,056
85 years+	33	51	39	45	23	36	21	17	265
	2,435	1,513	2,682	2,943	802	1,888	458	1,469	14,190

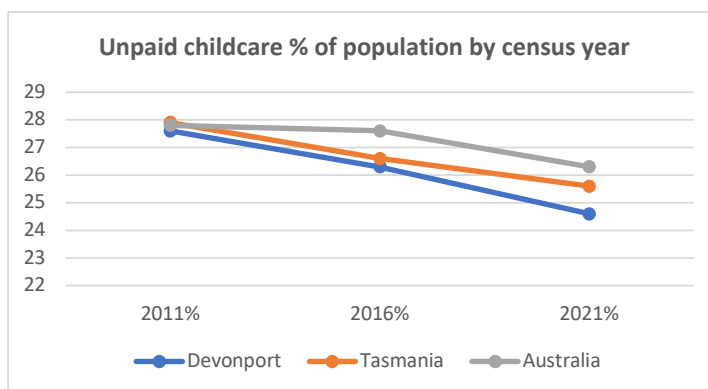
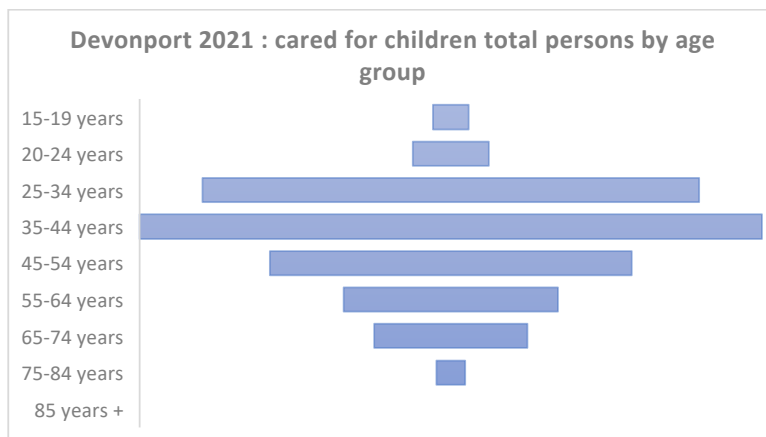
Provided unpaid care for children (during two weeks before census date)

In 2021, 24.6% of Devonport's population provided unpaid care for children during the two weeks prior to census night. More females provided care to their own children and others than males. Devonport's percentage is less than Tasmania and Australia. The percentage of persons providing unpaid childcare has been in decline across Devonport, Tasmania, and Australia since the 2011 census.

In the 55 – 74-year-old age group there is growth in the number of females caring for other children. These are probably grandmothers caring for grandchildren. The highest number of persons providing childcare are in the 35 – 44-year-old age group.

Unpaid care for children Devonport 2021	Own children only		Other children only		Own & other children		
Carer age	Male	Female	Male	Female	Male	Female	Total
15-19 years	5	9	23	60	0	0	97
20-24 years	39	94	22	43	0	6	204
25-34 years	457	675	41	76	28	62	1,339
35-44 years	645	842	31	75	25	58	1,676
45-54 years	359	375	55	149	20	16	974
55-64 years	76	32	123	334	5	8	578
65-74 years	14	5	147	247	0	0	413
75-84 years	3	0	36	39	0	0	78
85 years +	0	0	0	0	0	0	0
	1,598	2,032	478	1,023	78	150	5359

Unpaid care for children	2011%	2016%	2021%
Devonport	27.6	26.3	24.6
Tasmania	27.9	26.6	25.6
Australia	27.8	27.6	26.3



Cultural diversity

In 2021 83.6% of people in Devonport were born in Australia. This is 4.5% higher than Tasmania (79.1%) and 16.7% higher than Australia as a whole (66.9%). The most common other country remains England. However, there is a change with India equalling New Zealand.

Also, Nepal the Philippines and China have growing communities. From small beginnings cultural diversity is changing away from the traditional European profile. This also reflected in the data on languages spoken at home.

Country of birth (Number of persons)	2021	2016	2011
Australia	21,861	20,931	21,259
England	767	773	851
New Zealand	201	196	144
India	201	71	71
Nepal	160	0	0
Philippines	150	106	93
China	143	43	33
Scotland	109	115	144
Netherlands	91	76	119

Language used at home 2021 census	Number	%	Tas.%	Aus.%
English only used at home	23,499	89.9	86.1	72
Households where a non-English language is used	674	6.3	9.4	24.8
Mandarin	214	0.8	1.5	2.7
Nepali	177	0.7	1.3	0.5
Punjabi	95	0.4	0.5	0.9
Vietnamese	67	0.3	0.3	1.3
Tongan	67	0.3	0	0.1

Religious affiliation

In 2021 the highest response was “no religion as described” which has increased by 22.53% since the 2011 census. The main Christian groups are showing declines against previous census years. Buddhism, Islam, and Sikhism are all showing small increases which reflects the changes in cultural diversity.

Religious affiliation	2021	%	2016	%	2011	%
Anglican	3238	12.38	5622	19.16	6619	22.79
Catholic	3021	11.55	4483	15.28	4864	16.74
Uniting	921	3.52	846	2.88	1961	6.75
Other Christian	2950	11.28	4590	15.64	4000	13.77
Hinduism	285	1.09		0.00	53	0.18
Buddhism	227	0.87	210	0.72	136	0.47
Islam	99	0.38	62	0.21	45	0.15
Sikhism	86	0.33	4	0.01		0.00

Religious affiliation	2021	%	2016	%	2011	%
Judaism	21	0.08	9	0.03	9	0.03
Australian Aboriginal Traditional	0	0.00	5	0.02	0	0.00
Other religious groups	91	0.35	97	0.33	108	0.37
Other secular & spiritual beliefs	120	0.46	152	0.52	189	0.65
No religion so described	13358	51.1	10538	35.91	8298	28.57
Religious affiliation not stated	1735	6.6	2726	9.29	2767	9.53
	26152	100	29344	100.0	29049	100.00

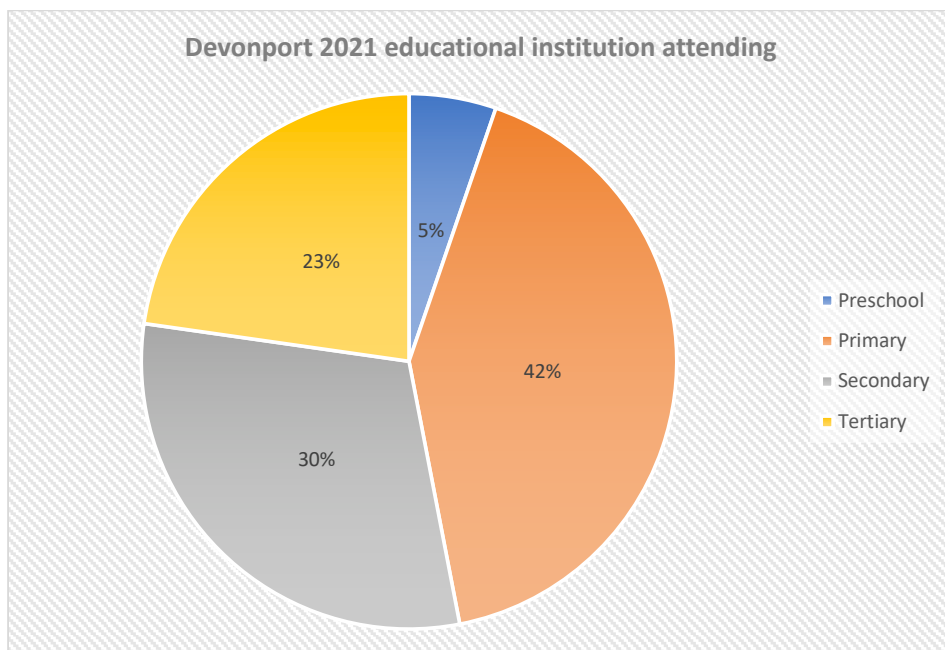
Education

Level of schooling

In 2021, 19.8% of Devonport's population was attending an educational institution. Within that group 42% were undertaking primary education, 30% secondary, 23% tertiary and 5% preschool. Higher numbers of female's complete years 11 & 12.

The percentage attending primary and secondary education is higher than Tasmania and Australia.

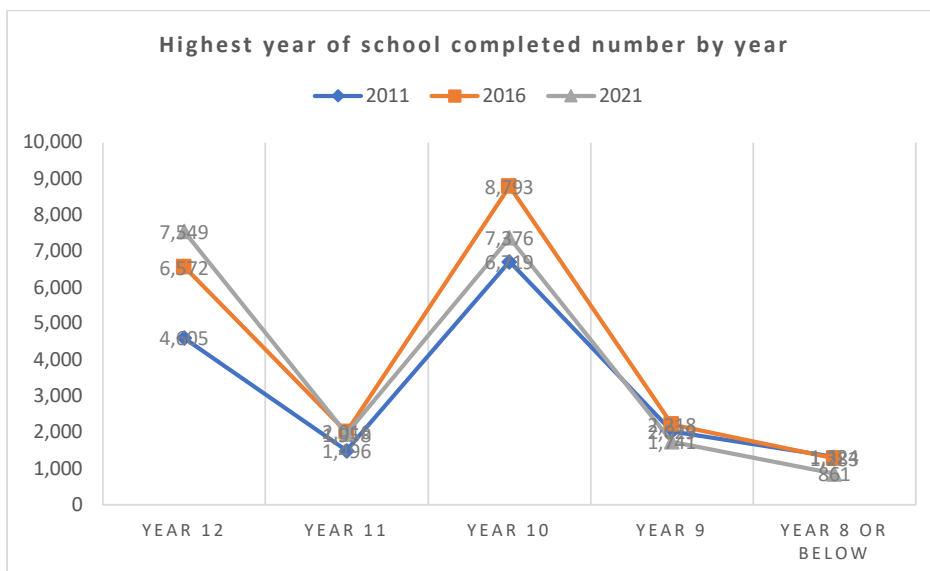
Within the tertiary group the percentage undertaking vocational education is 10.1% which is higher than Tasmania (9.6%) and Australia (7.8%). The 7.3% attending University is lower than Tasmania (12.8%) and Australia (15.4%). However, since 2011 there has been an increase of 2.5% in the percentage attending University. Most students attend government schools at the primary and secondary levels.



Education	Number	%	Tas.%	Aus.%
Preschool	272	4	4.2	6.3
Primary				
Government	1,548	22.9	20.8	18.5
Catholic	397	5.9	5.4	5.2

Education	Number	%	Tas.%	Aus.%
Other non-government	209	3.1	3.1	3.3
Total primary	2,154	31.8	29.3	27
Secondary				
Government	1,120	16.5	12.7	12.2
Catholic	305	4.5	4.6	4.8
Other non-government	140	2.1	3.5	4.2
Total secondary	1565	23.2	20.9	21.2
Tertiary				
Vocational (TAFE & private)	683	10.1	9.6	7.8
University & other higher education	492	7.3	12.8	15.4
Total Tertiary	1175	17.5	22.5	23.3

Highest year of school completed 2021	Males #	%	Females #	%	Persons #
Year 12	3435	17.5	4114	21.0	7549
year 11	914	4.7	1044	5.3	1958
year 10	3671	18.8	3705	18.9	7376
Year 9	804	4.1	937	4.8	1741
Year 8 or below	405	2.1	456	2.3	861
Did not go to school	44	0.2	47	0.2	91
	9273	47.4	10303	52.6	19576



Education	2021%	2016%	2011%
Preschool	4	2.5	3.4
Primary			
Government	22.9	24.5	24.4

Education	2021%	2016%	2011%
Catholic	5.9	5.8	4.6
Other non-government	3.1	2.6	2.2
Total primary	31.9	32.9	31.2
Secondary			
Government	16.5	15.6	15.5
Catholic	4.5	4.1	4
Other non-government	2.1	1.4	1.6
Total secondary	23.1	21.1	21.1
Tertiary			
Vocational (TAFE & private)	10.1	9	11.6
University & other higher education	7.3	5.5	4.8
Total Tertiary	17.4	14.5	16.4

Early childhood development

The Australian Early Development Census (AEDC) is a nationwide data collection that shows how young Australian children have developed as they start their first year of full-time school. As they enter their first year of full-time school, a research 'snapshot' of a child's development is taken by a schoolteacher completing the Australian version of the Early Development Instrument.

This measures five important areas of early childhood development:

- physical health and wellbeing
- social competence
- emotional maturity
- language and cognitive skills (school-based)
- communication skills and general knowledge.

The following tables show the percentage changes between the 2018 and 2021 census of children considered 'developmentally on track', 'developmentally at risk' or 'developmentally vulnerable'.

Children developmentally on track

There are significant decreases across all domains for the Devonport Community.

Children developmentally on track: Percentage change between 2018 & 2021	Physical health and well being	Social competence	Emotional maturity	Language and cognitive skills	Communication skills and general knowledge
Devonport community	-11.3	-9.1	-9	-5	-7.7
Devonport	-12.2	-13.6	-8.4	-1.9	-6.1
East Devonport	-9.7	-22.4	-14.6	-20.2	-21.3
Miandetta	-5.6	11.1	1.8	-3.7	-7.4
Spreyton/ Aberdeen/ Quoiba	-8.9	6.4	-9.3	6.4	3.9
Stony Rise/ Don/ Tughra	-24.2	-4.4	-5	-16.1	-8.1
Significant decrease	No significant decrease		Significant increase		

Children developmentally at risk

There are significant increases in three domains for East Devonport

Children developmentally at risk. Percentage change between 2018 & 2021	Physical health and well being	Social competence	Emotional maturity	Language and cognitive skills	Communication skills and general knowledge
Devonport community	2	0.1	3.4	-1	
Devonport	-1.1	0	0.5	-5	2.4
East Devonport	3.8	14.6	11.7	13.1	8.6
Miandetta	0	-12.9	-9.2	1.9	7.4
Spreyton/ Aberdeen/ Quoiba	8.9	-6.4	10.7	-6.8	-4.3
Stony Rise/ Don/ Tughra	12.4	-1.5	5	4.4	-3.7
Significant increase	No significant change	Significant decrease			

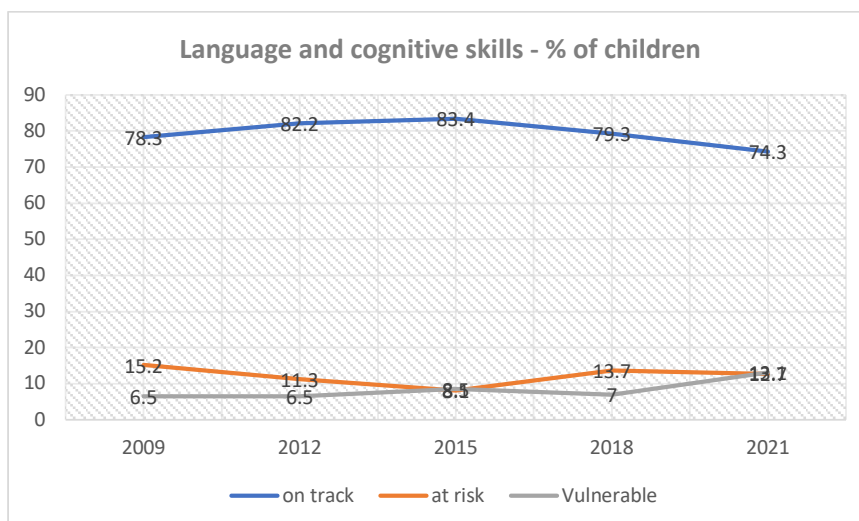
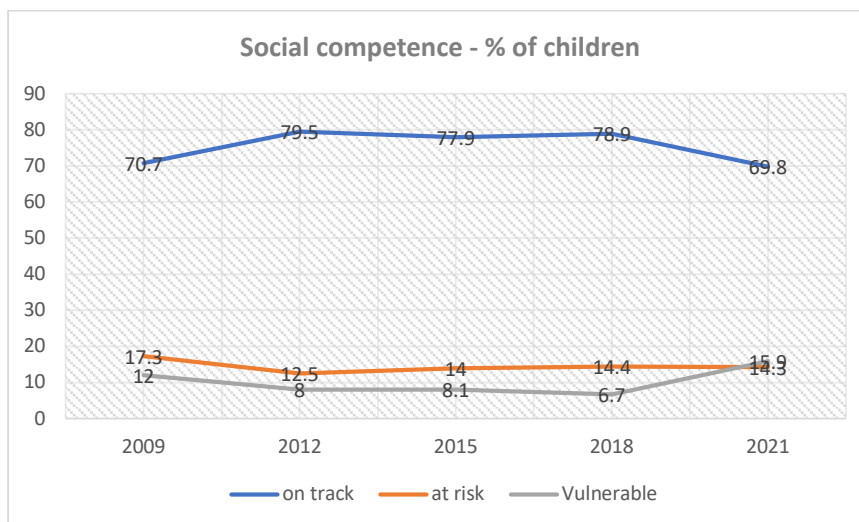
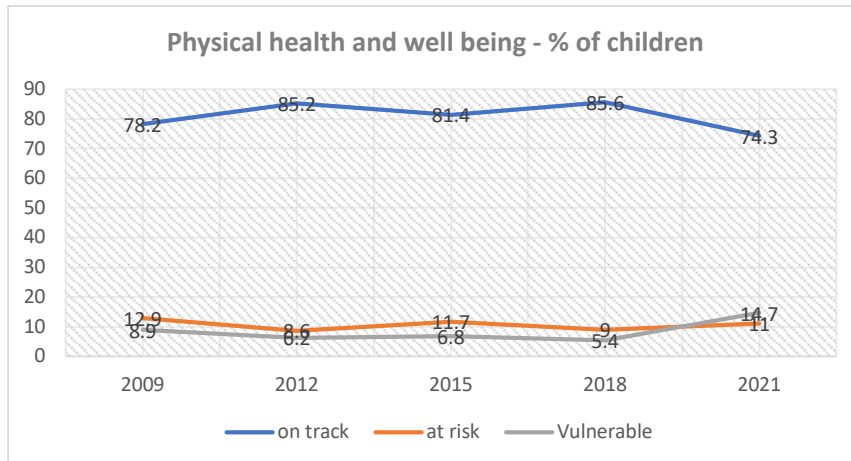
Children developmentally vulnerable

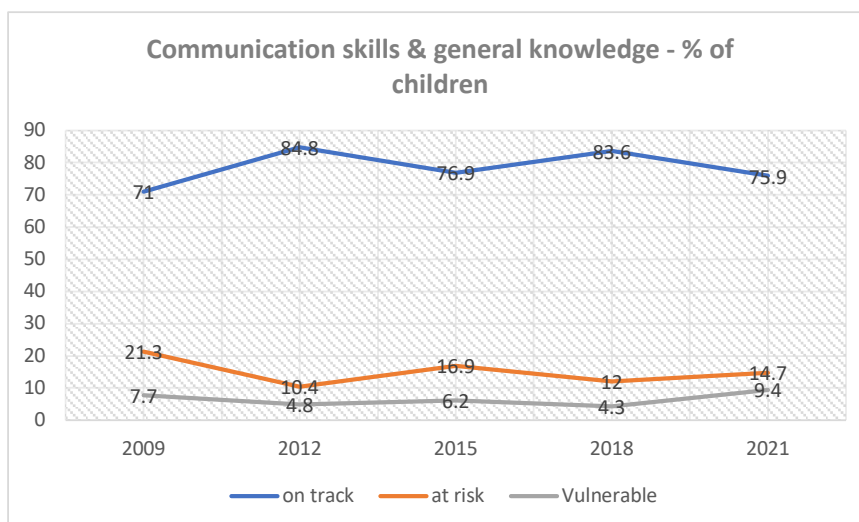
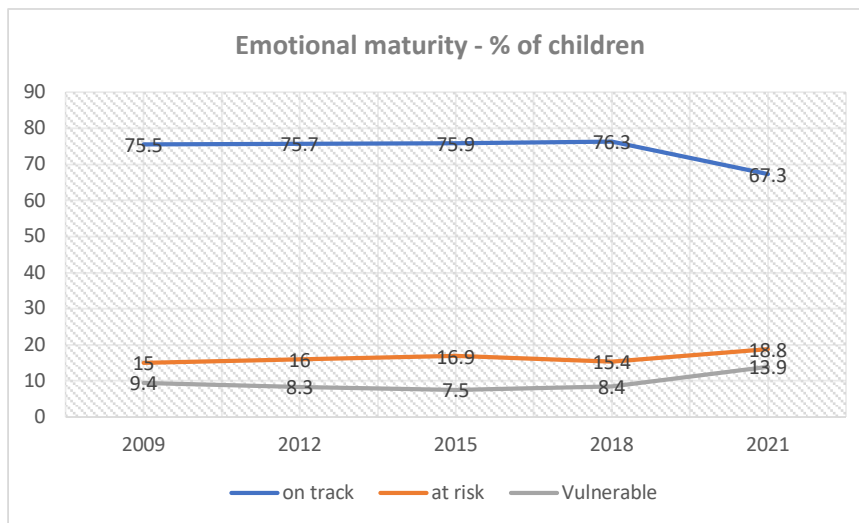
Devonport, East Devonport show significant increases across several the domains.

Children developmentally vulnerable. Percentage change between 2018 & 2021	Physical health and well being	Social competence	Emotional maturity	Language and cognitive skills	Communication skills and general knowledge	Vulnerable on one or more domains	Vulnerable on two or more domains
Devonport community	9.3	9.2	5.5	6.1	5.1	11.2	11.3
Devonport	13.3	13.5	8	7	3.7	14.1	13.2
East Devonport	6	7.9	3	7.1	12.7	13.8	11.9
Miandetta	5.6	1.9	7.4	1.9	0	3.7	7.4
Spreyton/ Aberdeen/ Quoiba	0	0	-1.4	0.4	0.4	-6.4	5.7
Stony Rise/ Don/ Tughra	11.8	5.9	0	11.9	11.8	23.5	11.8
Significant increase	No significant change	Significant decrease					

Trends since 2009

The following graphs show the percentage of children, entering their first year of school, who are developmentally on track, at risk and vulnerable across all five domains for the Devonport community. In each domain there have been years since 2009 where improvement has occurred. However, between 2018 and 2021 there are significant falls in the percentage of children who are on track and a significant increase in vulnerable children. The trend lines for the percentage of children at risk are flatter but there is still a need for improvement.





Digital inclusion

The Australian Digital Inclusion Index (ADII) uses survey data to measure digital inclusion across three dimensions of Access, Affordability and Digital Ability. The ABS no longer collects census data about household connections to the internet, so the ADII is the principal source of information about digital literacy.

The level of inclusion is assessed against the following ADII score ranges:

Inclusion level	Score range
Highly excluded	Score < 45
Excluded	Score > 45 < 61
Included	Score 61 < 80
Highly Included	Score > 80

Digital inclusion at the national level is improving. From an average Index score of 67.5 in 2020, to 71.1 in 2021. Interestingly couples with children are the most digitally included household type in Australia, recording an Index score of 78; 6.9 points higher than the national score. There is a divide between

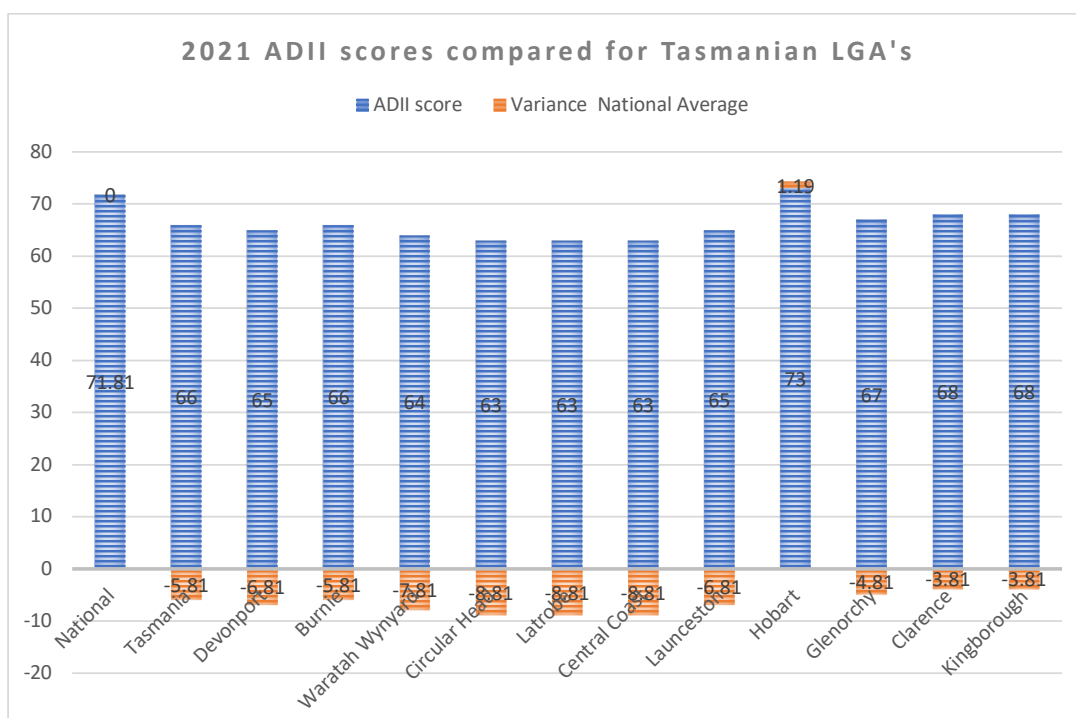
metropolitan and regional areas. Regional areas recorded an Index score in 2021 of 67.4. This is 3.6 points less than the national average (71.1), and 5.5 points less than metropolitan Australia (72.9).

Location	ADII score	Variance National Average
National	71.81	0
Tasmania	66	-5.81
Devonport	65	-6.81
Burnie	66	-5.81
Waratah Wynyard	64	-7.81
Circular Head	63	-8.81
Latrobe	63	-8.81
Central Coast	63	-8.81
Launceston	65	-6.81
Hobart	73	1.19
Glenorchy	67	-4.81
Clarence	68	-3.81
Kingborough	68	-3.81

Tasmania has a relatively low level of digital inclusion when compared to other States. Hobart has the highest level of inclusion in Tasmania at 73 which is 1.19 above the national average. The Adjacent table compares Devonport with regional neighbours and other cities in Tasmania in 2021.

Devonport has a higher level of digital literacy than its regional rural neighbours and the same score as Launceston but is below the score for other cities including Burnie.

The Southern Cities have higher scores but across the State the LGA.s except for Hobart fall into the 60 – 70 points **included** category



Health Care

Long term health conditions

In Devonport 2021, 41% of the population reported having a long-term health condition. This is 1.6% higher than Tasmania and 5.3% higher than Australia as a whole. Of those reporting a long-term condition 38% are male and 44% are female. Within the overall 41% that reported having a long-term condition 8.4%

have two conditions and 5.3% have three or more. The top three conditions reported are: Arthritis, Mental Health, and Asthma. Each condition has a different age profile which is shown in the charts that follow. Asthma and mental health are high for under 34-year old's.

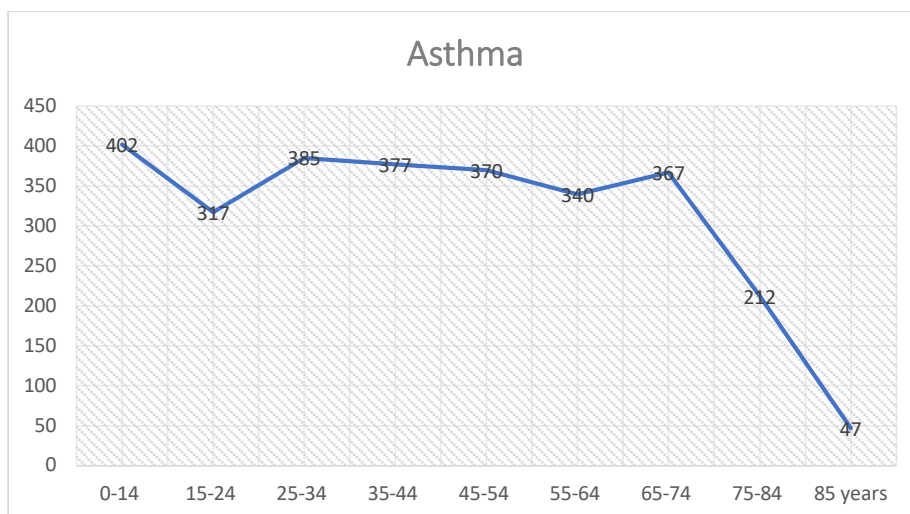
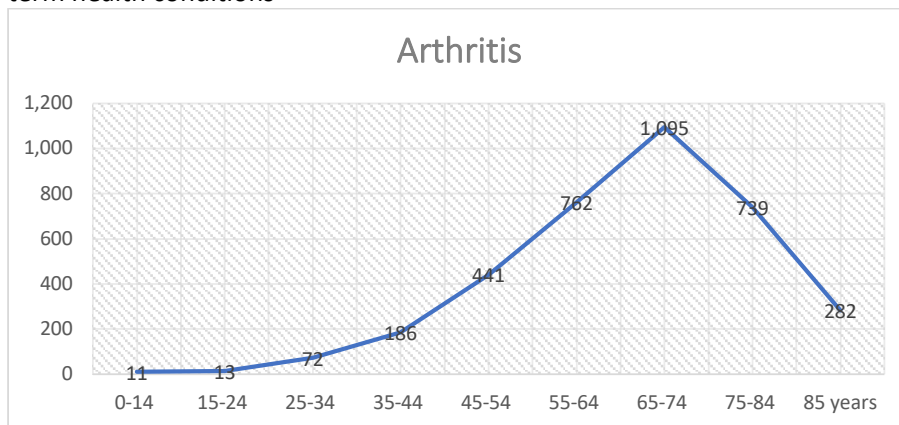
Long term health condition:	Devonport %	Tas.%	Aus.%
Arthritis	13.8	12.2	8.5
Asthma	10.8	9.4	8.1
Cancer (including remission)	3.6	3.4	2.9
Dementia (including Alzheimer's)	0.7	0.8	0.7
Diabetes (excluding gestational diabetes)	6	5.1	4.7
Heart disease (including heart attack or angina)	5	4.5	3.9
Kidney disease	1.4	1.1	0.9
Lung condition (including COPD or emphysema)	3.4	2.5	1.7
Mental health condition (including depression or anxiety)	12.7	11.5	8.8
Stroke	1.5	1.2	0.9
Any other long-term health condition (s)	9.2	8.9	8
No long-term health condition(s)	51.4	54.7	60.2
Not stated	7.9	7.8	8.1

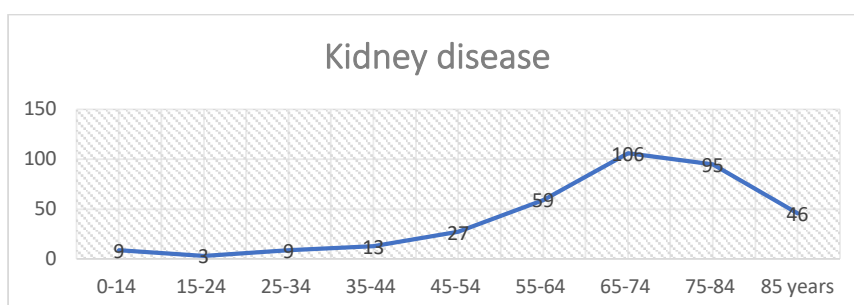
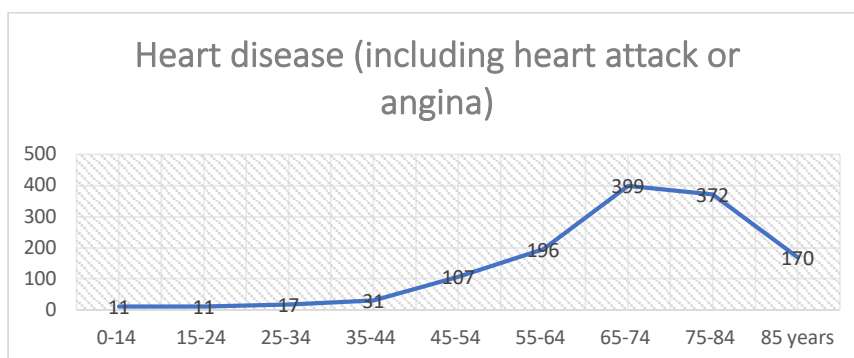
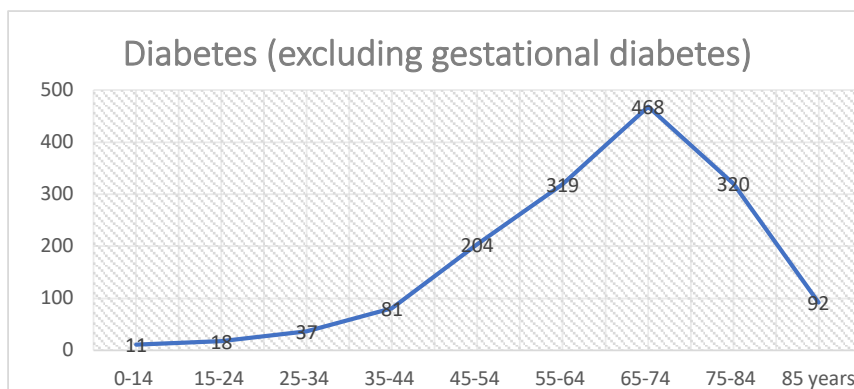
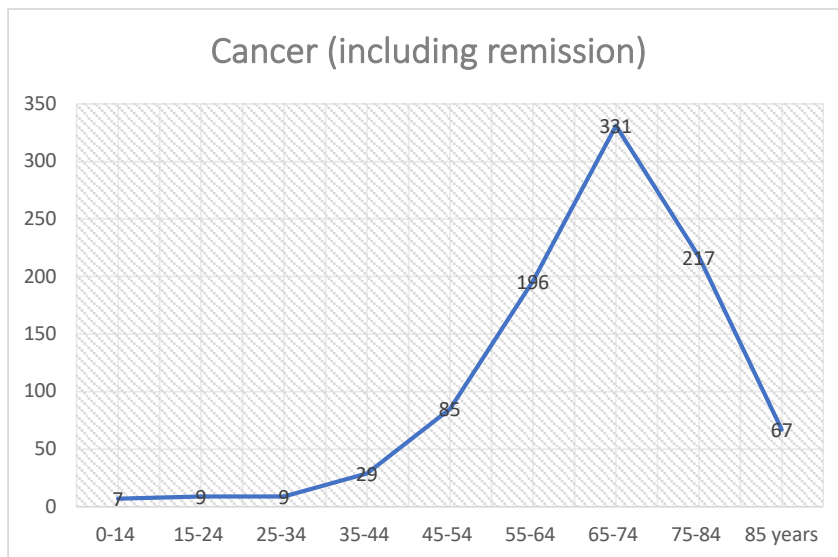
Count of long-term conditions	Devonport %	Tas.%	Aus.%
None of the selected conditions	55.2	58.6	64.1
One condition	23.2	21.7	18.8
Two conditions	8.4	7.7	5.9
Three or more conditions	5.3	4.2	3
Not stated	7.9	7.8	8.1

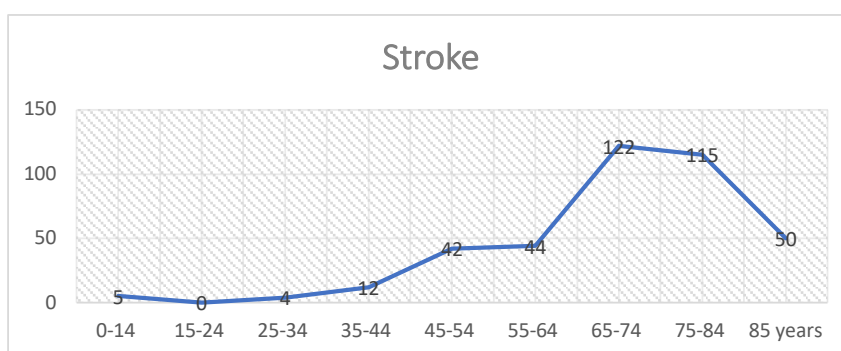
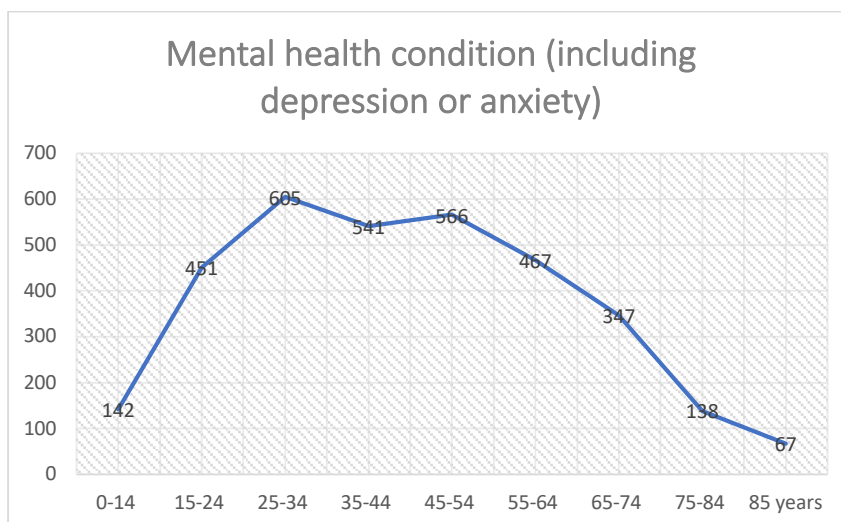
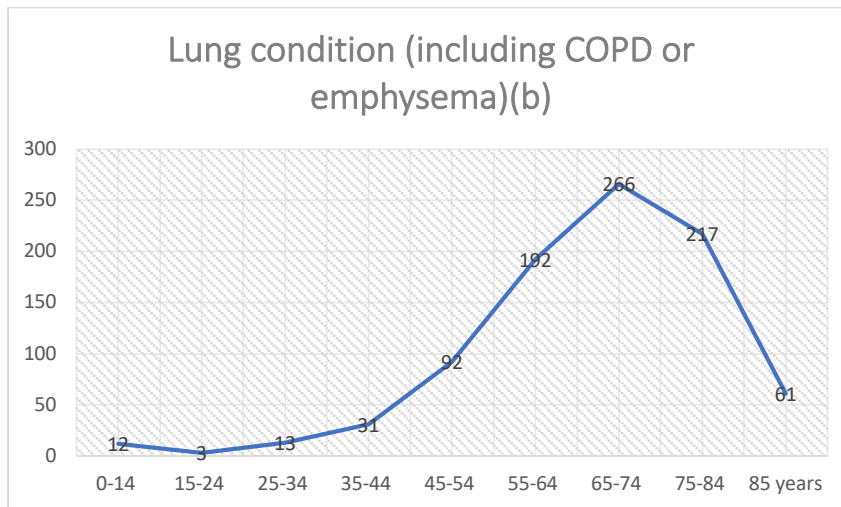
Condition	0-14	15-24	25-34	35-44	45-54	55-64	65-74	75-84	85+	Total	%
Arthritis	11	13	72	186	441	762	1,095	739	282	3,601	13.77
Asthma	402	317	385	377	370	340	367	212	47	2,817	10.77
Cancer (including remission)	7	9	9	29	85	196	331	217	67	950	3.63
Dementia (including Alzheimer's)	0	0	0	0	8	7	17	61	74	167	0.64
Diabetes (excluding gestational diabetes)	11	18	37	81	204	319	468	320	92	1,550	5.93
Heart disease (including heart attack or angina)	11	11	17	31	107	196	399	372	170	1,314	5.03
Kidney disease	9	3	9	13	27	59	106	95	46	367	1.40
Lung condition (including COPD or emphysema)	12	3	13	31	92	192	266	217	61	887	3.39
Mental health condition (including depression or anxiety)	142	451	605	541	566	467	347	138	67	3,324	12.71
Stroke	5	0	4	12	42	44	122	115	50	394	1.51

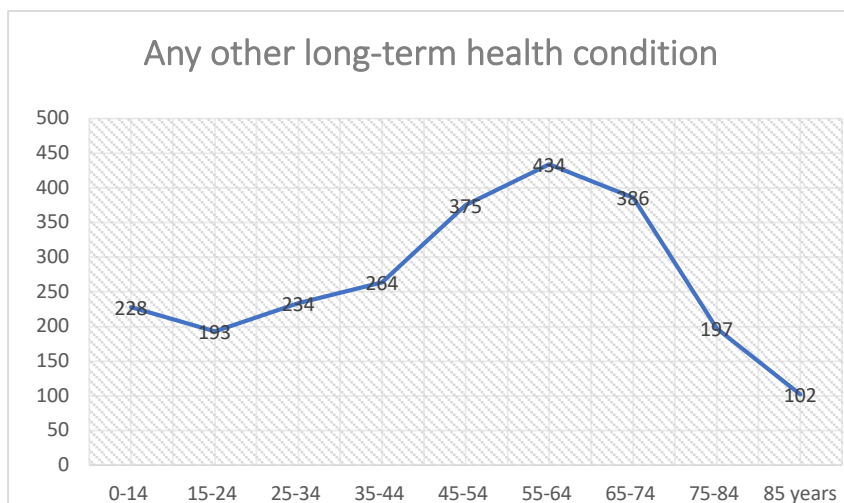
Condition	0-14	15-24	25-34	35-44	45-54	55-64	65-74	75-84	85+	Total	%
Any other long-term health condition(s)(c)	228	193	234	264	375	434	386	197	102	2,413	9.23
No long-term health condition(s)	3,340	1,810	2,174	1,564	1,650	1,388	950	446	110	13,432	51.37
Not stated	399	228	261	205	226	253	222	180	92	2,066	7.90

The following charts show the age distribution and number of persons across several long-term health conditions





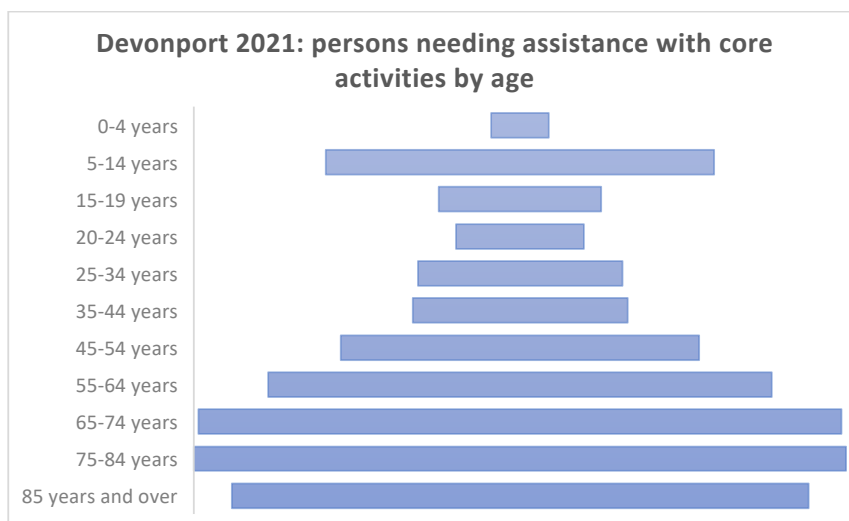




Persons needing assistance with core activities

In 2021, 2,234 or 8.5 % of persons in Devonport needed assistance with the core activities of self-care, mobility, and communication. This a reduction from 2305 persons or 9.3% of the population in 2016. The chart below shows the numbers by age group.

Care is largely needed by older people but there is also demand from younger people particularly the 5 to 14 year age group.

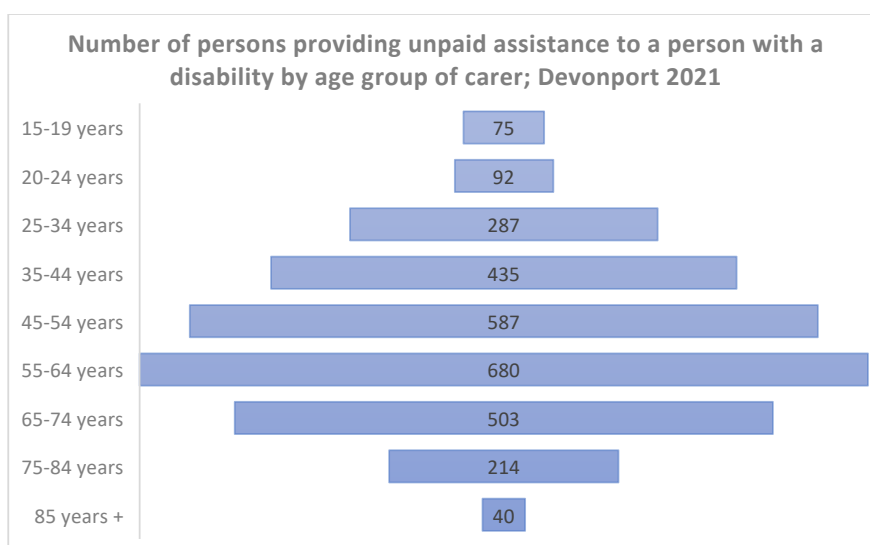


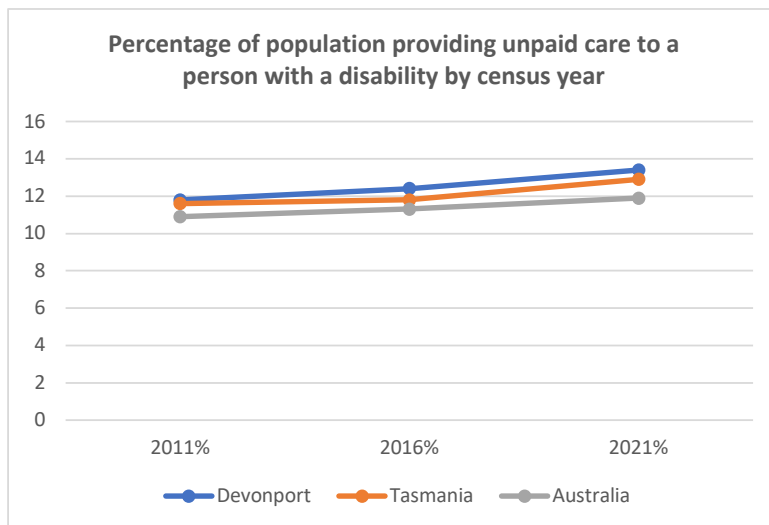
Providing unpaid assistance to a person with a disability, health condition or due to old age. (During last two weeks before census night)

In 2021, 13.4% of Devonport's population provided unpaid assistance to a person with a disability, health condition or due to old age. This is higher than the percentage for Tasmania and Australia. The percentage of the population providing unpaid assistance has risen for Devonport, Tasmania, and Australia since the 2011 census. Most carers are females, and the age grouping 55-64 years has the highest number of persons providing assistance.

Provided unpaid assistance to a person with a disability			
Age of carer	Male	Female	Total
15-19 years	32	43	75
20-24 years	36	56	92
25-34 years	87	200	287
35-44 years	140	295	435
45-54 years	225	362	587
55-64 years	251	429	680
65-74 years	199	304	503
75-84 years	107	107	214
85 years +	30	10	40
	1,107	1,806	2913

% Of population providing unpaid care to a person with a disability	2011%	2016%	2021%
Devonport	11.8	12.4	13.4
Tasmania	11.6	11.8	12.9
Australia	10.9	11.3	11.9





Self-reported health and Risk factors

Forty eight percent (48%) of Devonport residents rate their health as excellent or very good compared to 37% for Tasmania as a whole.

Risk factor	Devonport %	Tas.%
Overweight / obese BMI (body mass index)	58%	58%
Current smoker	13%	12%
Consumes 2 or more drinks per day	17%	19%
Insufficient moderate / vigorous activity	18%	11%
Less than 2 serves of vegetables per day	93%	91%
Less than 2 serves of fruit per day	52%	53%

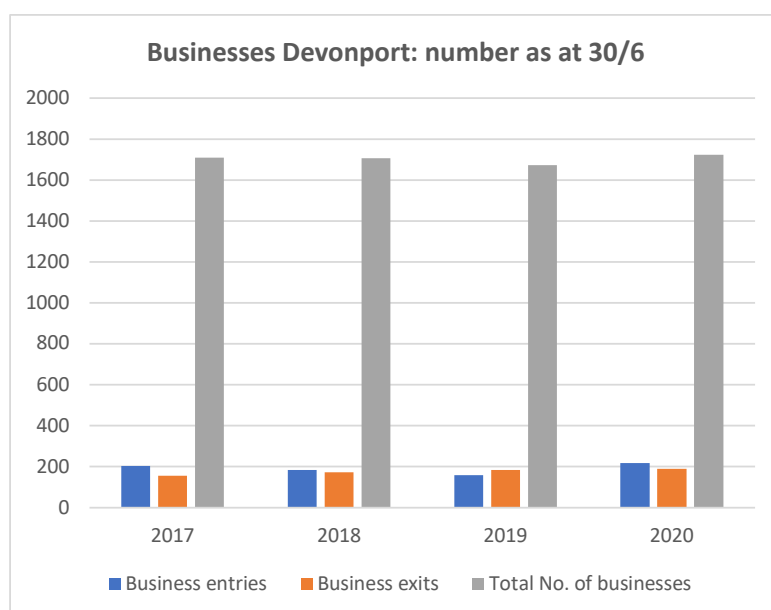
Source: Primary Health Tasmania Devonport Community Health Check 2021

Economic

Businesses

Over the four years from 2017 to 2020 the number of businesses in Devonport has grown by 14. The four-year average is 1,704. The largest industry group is construction followed by financial services and real estate.

Business numbers as at 30/6	2017	2018	2019	2020
Business entries	204	183	158	219
Business exits	155	173	183	189
Total No. of businesses	1710	1706	1674	1724



Number of businesses by industry at 30/6	2016	2017	2018	2019	2020
Agriculture, forestry, and fishing	98	99	101	100	105
Mining	5	6	11	7	11
Manufacturing	81	82	88	86	89
Electricity, gas water and waste services	----	----	----	----	4
Construction	238	253	255	255	259
Wholesale trade	45	45	35	39	43
Retail trade	168	168	155	157	158
Accommodation and food services	78	85	83	76	77
Transport, postal and warehousing	94	90	94	88	90
Information media and telecommunications	11	11	11	7	11
Financial and insurance services	193	213	214	211	214
Rental, hiring and real estate services	212	216	210	201	207

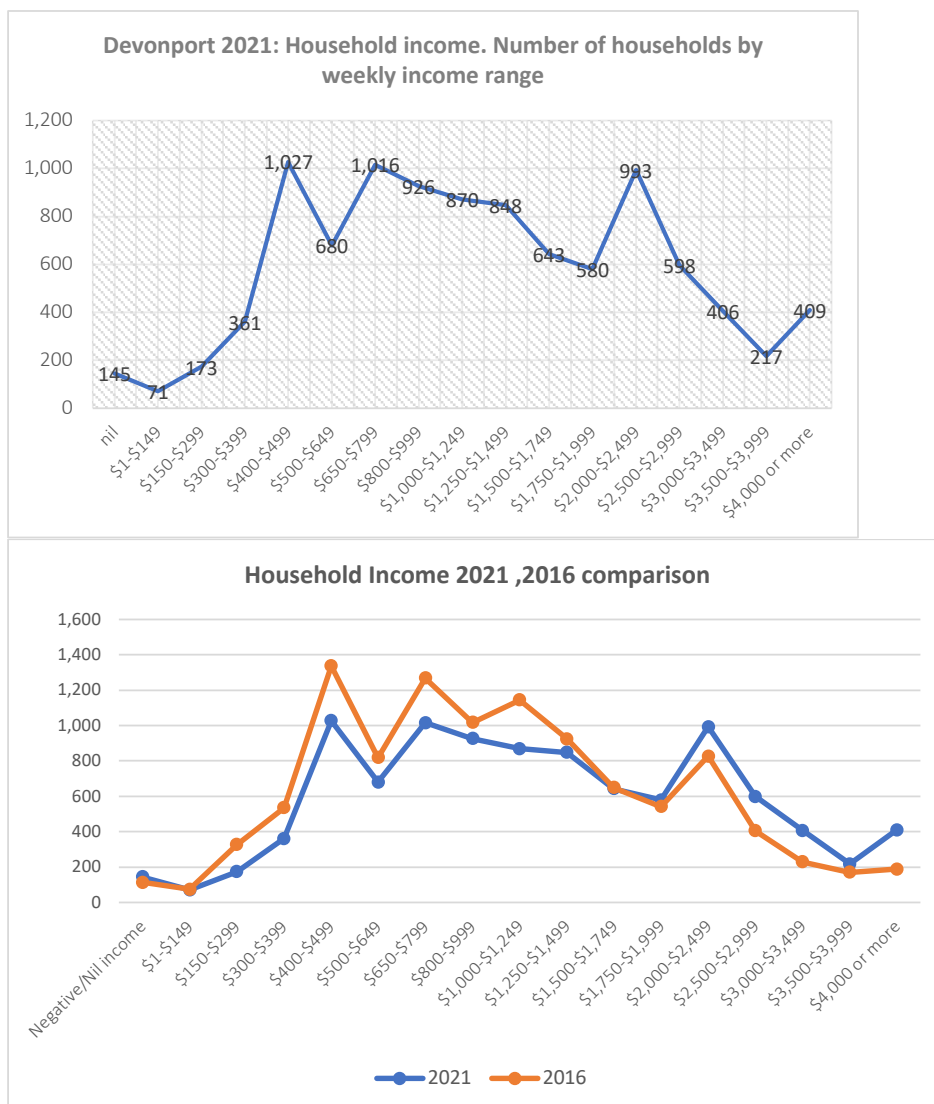
Number of businesses by industry at 30/6	2016	2017	2018	2019	2020
Professional, scientific, and technical services	145	149	145	137	150
Administrative and support services (no.)	40	41	40	38	44
Public administration and safety (no.)	3	4	5	5	11
Education and training (no.)	17	15	13	17	18
Health care and social assistance (no.)	87	97	97	94	95
Arts and recreation services (no.)	24	21	15	16	23
Other services (no.)	114	116	124	131	129
Currently unknown (no.)	3	5	4	4	5

Household income

Households in Devonport have less household income than Tasmania and Australia as a whole.

household income	Devonport %	Tas.%	Aus. %
Less than \$650 p.w	24.6	21.1	16.5
More than \$3,000 pw	10.4	15	24.3

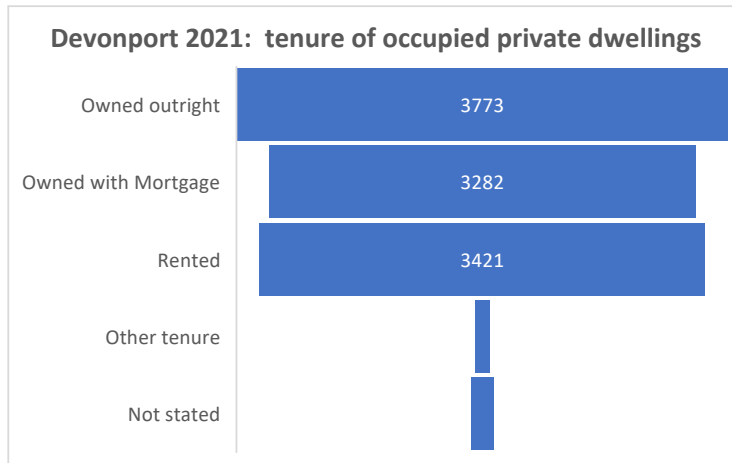
Weekly income	Family households	Nonfamily households	Total
Negative/Nil income	63	83	145
\$1-\$149	26	47	71
\$150-\$299	42	134	173
\$300-\$399	64	301	361
\$400-\$499	156	871	1,027
\$500-\$649	212	466	680
\$650-\$799	751	264	1,016
\$800-\$999	611	317	926
\$1,000-\$1,249	557	317	870
\$1,250-\$1,499	641	208	848
\$1,500-\$1,749	478	163	643
\$1,750-\$1,999	466	116	580
\$2,000-\$2,499	840	146	993
\$2,500-\$2,999	581	17	598
\$3,000-\$3,499	383	26	406
\$3,500-\$3,999	210	10	217
\$4,000 or more	362	45	409
Partial income stated	471	40	510
All incomes not stated	107	178	283



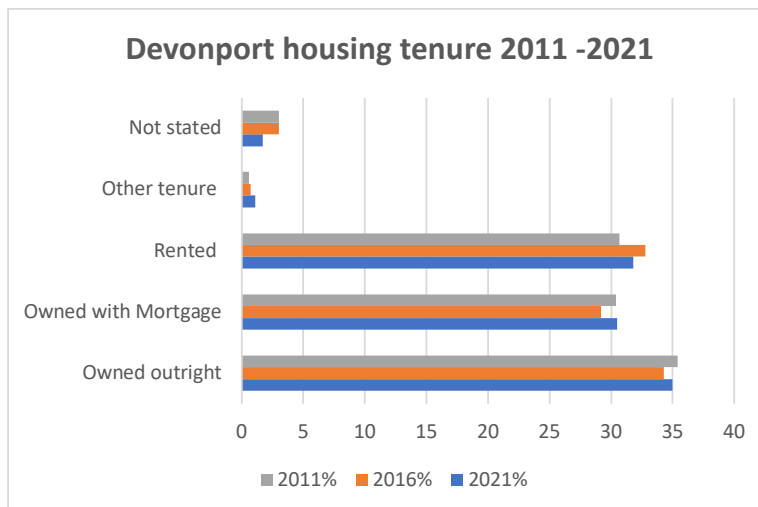
Housing tenure

In 2021: 35% of occupied private dwellings were owned outright, 30.5% owned with a mortgage and 31.8% rented. Comparison with Tasmania and Australia is mixed with properties owned outright in Devonport being 2.1% less than Tasmania but 4% more than for Australia as a whole. This may reflect the affordability of properties in Devonport compared to Australia. Properties owned with a mortgage were 2.5% less than Tasmania and 4.5% less than Australia. Rented properties were 5.4% higher than Tasmania and .8% higher than Australia. The mix of tenure types has not varied significantly since 2011. Properties rented by a state housing authority, or a community housing provider were 9.8% of total properties.

Housing tenure	Devonport 2021	%	Tas.%	Aus.%
Owned outright	3773	35	37.1	31
Owned with Mortgage	3282	30.5	33	35
Rented	3421	31.8	26.4	30.6
Other tenure	117	1.1	1.9	2



Housing tenure	2021%	2016%	2011%
Owned outright	35	34.3	35.4
Owned with Mortgage	30.5	29.2	30.4
Rented	31.8	32.8	30.7
Other tenure	1.1	0.7	0.6
Not stated	1.7	3	3



Tenure and landlord type	Separate house	Semi-detached, terrace, row, townhouse.	Flat or apartment	Other dwelling	Not stated	Total
Owned outright	3,512	208	5	41	3	3,773
Owned with a mortgage	3,207	64	0	5	0	3,282
Rented:						
Real estate agent	928	299	3	3	0	1,239
State or territory housing authority	563	311	7	0	5	886
Community housing provider	109	69	0	0	0	169

Tenure and landlord type	Separate house	Semi-detached, terrace, row, townhouse.	Flat or apartment	Other dwelling	Not stated	Total
Person not in same household	763	156	0	3	0	925
Other landlord type	86	38	4	39	3	162
Landlord type not stated	17	12	0	0	0	32
<i>Total</i>	<i>2,466</i>	<i>878</i>	<i>19</i>	<i>44</i>	<i>10</i>	<i>3,421</i>
Other tenure type	77	38	0	3	0	117
Tenure type not stated	120	49	0	9	0	181

Mortgage and Rent

Median weekly rent and monthly mortgage payments are lower than Tasmania and Australia

Mortgage and rent	Devonport	Tas.	Aus.
Median weekly Rent	\$250	\$290	\$375
Median monthly mortgage	\$1,207	\$1,300	\$1,721
Mortgage	Devonport %	Tas.%	Aus.%
Households where mortgage payments < or equal to 30% of household income	81	78.6	74
Households where mortgage payments > than 30% of household income	8.1	10.1	14.5
Rent	Devonport %	Tas.%	Aus.%
Households where rent payments < or equal to 30% of household income	55.7	56.4	58.7
Households where rent payments > than 30% of household income	34.3	34.2	32.2

Monthly repayment	Couple family with			One parent family with		Other family	Total
	No children	Children under 15	No children under 15	Children under 15	No children under 15		
\$0-\$149	30	8	9	0	7	0	61
\$150-\$299	12	9	12	0	0	0	39
\$300-\$449	40	19	16	5	16	0	92
\$450-\$599	41	13	10	10	11	0	89
\$600-\$799	66	47	30	13	12	0	176
\$800-\$999	95	95	51	36	24	7	310
\$1,000-\$1,199	132	149	51	35	26	4	401
\$1,200-\$1,399	125	177	47	28	31	5	414
\$1,400-\$1,599	77	111	35	17	11	0	253
\$1,600-\$1,799	71	110	37	21	10	0	249
\$1,800-\$1,999	32	60	17	9	0	0	118
\$2,000-\$2,199	51	53	31	4	4	0	151
\$2,200-\$2,399	13	16	3	0	0	0	29
\$2,400-\$2,599	6	11	8	0	0	0	19
\$2,600-\$2,999	20	38	5	5	3	0	71

Monthly repayment	Couple family with			One parent family with		Other family	Total
	No children	Children under 15	No children under 15	Children under 15	No children under 15		
\$3,000–\$3,999	21	22	8	3	3	0	64
\$4,000–\$4,999	11	14	7	0	0	0	29
\$5,000 and over	6	3	0	0	0	0	14
Mortgage repayment not stated	41	27	16	16	11	0	111

Number of motor vehicles per dwelling

In 2021 the average number of motor vehicles per dwelling in Devonport was 1.8. There has been an increase in the percentage of dwellings with three or more vehicles since the 2011 census.

Number of motor vehicles per dwelling:	No.	%	Tas.%	Aus.%
No motor vehicles	810	7.5	6	7.3
One motor vehicle	4,043	37.5	34.7	36.2
Two motor vehicles	3,673	34.1	36.4	36.3
Three motor vehicles	1,334	19.3	22.5	18.8
Four or more motor vehicles	743	1.6	1.5	1.5
<i>Total</i>	<i>10,601</i>			
<i>note does not include motor bikes & trucks</i>				

Number of motor vehicles per dwelling:	2021	2016	2011
No motor vehicles	7.5	8.6	9
One motor vehicle	37.5	37.8	37.7
Two motor vehicles	34.1	32.6	34.3
Three or more motor vehicles	19.3	16.9	15.2

Natural and Built Environment

Dwelling type

In 2021 the % of unoccupied dwellings in Devonport was 7.2%. This is lower than Tasmania and Australia. The percentage of unoccupied dwellings has fallen 1.8% since 2011 and 3% since 2016. 87.2% of dwellings in Devonport are separate houses. The % of semi-detached dwellings has increased since 2016.

Dwelling type	Devonport 2021	%	Tas.%	Aus.%
Occupied private dwellings	10769	92.8	88.2	89.9
Un occupied private dwellings	831	7.2	11.8	10.1

Dwelling type - Devonport	2021%	2016%	2011%
Occupied private dwellings	92.8	89.8	91
Un occupied private dwellings	7.2	10.2	9

Dwelling structure: occupied private dwellings	Devonport 2021	%	Tas.%	Aus.%
Separate house	9392	87.2	87.7	72.3
Semi - detached, row or terrace	1234	11.5	6.1	12.6
Flat unit apartment	24	0.2	5.3	14.2
Other dwelling	98	0.9	0.6	0.6
Caravan	33			
Cabin, houseboat	62			
Improvised home, tent, sleepers out	0			
House or flat attached to a shop, office, etc.	8			

Dwelling structure	2021%	2016%	2011%
Separate house	87.2	86.6	85.4
Semi - detached, row or terrace	11.5	10.3	7.9
Flat unit apartment	0.2	1.9	5.4
Other dwelling	0.9	0.9	1.1

Number of bedrooms per dwelling

In Devonport in 2021 the average number of bedrooms per dwelling was 2.9. This has remained relatively constant since the 2011 census. The average number of persons per household was 2.3.

Occupied private dwellings Number of bedrooms	Devonport	%	Tas.%	Aus.%
None (includes bed sitters)	31	0.3	0.5	0.5
one	446	4.1	4.7	5.3
two	2153	20	20.5	19.1
Three	5910	54.9	49.6	39
Four or more	2057	19.1	23.2	34.8

Occupied private dwellings Number of bedrooms	2021%	2016%	2011%
None (includes bed sitters)	0.3	0.1	0.3
one	4.1	4.1	4.1
two	20	20	19.7
Three	54.9	54.9	55.9
Four or more	19.1	18.1	17.7

Food access

Research undertaken by the University of Tasmania through the Capitol project aims to help communities tackle the issue of obesity. Eating healthy food and having access to it is an important issue. The study found there were only a small proportion of outlets in Devonport selling mainly healthy food.

Consequently, access to healthy food is limited as only a small number of households are within walking distance. Most residents find it challenging to access healthy food as they are required to travel further to get it.

On the other hand, outlets selling high energy processed foods are more numerous and located closer to households. So, the potential for people to eat unhealthy food is high.

Public open Space

The Australian guideline for public open space provision is 2.4 to 2.8 hectares per 1,000 people.

The Draft GHD Public Open Space Strategy for Devonport states that Devonport has 405 hectares of public open space. That is 4.5% of the total municipal area of 11,568.3 hectares which equates to 15.7 hectares per 1,000 people.

This suggests that Devonport has a high level of provision. However, it could be higher as pocket parks, private facilities, recreational space associated with schools and non-Council managed Crown land is not included in the 405 hectares.

The UNITAS Capitol project examined physical activity and infrastructure in Devonport and concluded:

- Devonport was well provided with free to access recreational tracks and natural amenities like beaches and parkland.
- Overall free-to-access physical activity infrastructure is good quality with few restraints on use. In most cases, it is accessible at any time of the day.
- Council-owned infrastructure like ovals, halls and recreation spaces are also good quality.
- School ovals and facilities could, in most cases, be used by community members after school hours, or on a pay to use basis for sporting and community groups (e.g., school hall/ school gymnasium) The location, quality and accessibility of school physical infrastructure can assist in improving the health and wellbeing of the Devonport community and provide extra resources to those already made available by Council.

End of document

26/6/2022

Living Well



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Waste Strategy 2023-2028



Next Date of Review:	Insert Date
Document Controller:	Infrastructure Manager
Document Reviewer:	Infrastructure Manager
Date Adopted by Council:	Insert Date
Resolution Number:	Insert resolution number

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1. Introduction:

Council provides Waste Management services to the community through kerbside services the operation of the Spreyton Waste Transfer Station and the provision of public place waste and recycling bins. It is also a waste generator, with waste quantities and materials varying across its diverse operations.

Council adopted a Waste Strategy in 2018 and has been undertaking work to contribute to the identified priorities. However, progress against some of the measures of success did not meet expectation including:

- Reducing the average amount of waste to landfill (small increase)
- Domestic resource recovery rate above 20% (18% at last measure)

This indicates that progress has stagnated, and a change of approach is required to make improvements. Significant legislative and industry changes have occurred since 2018 and change is likely to continue. This presents both issues and opportunities for Council.

This review and renewal of the strategy is required to respond to ensure it remains in alignment with Council's Strategic Plan 2009-2030, and that it responds to any significant external changes and opportunities to continue to meet the needs and expectations of the community.

The Waste Strategy 2023-2028 proposes Council driven improvements that will provide the community with opportunities and incentivise behaviours that will reduce waste to landfill, as well as improving its own operations and contributing to regional improvements.

The strategy identifies four objective that align with Council's Strategic Goal of '*Living lightly on our environment*':

1. Achieve 60% resource recovery
2. Eliminate use of priority single use plastic from Council operations
3. Increase range and quantity of recycled and recovered materials into its operations
4. Contribute to regionally consistent and effective waste management practices

The Strategy includes an action plan of 14 actions that contribute to the achievement of the identified objectives.

2. Strategic and Legislative Context:

Council has adopted a vision for the future of our municipality as outlined in the Council Strategic Plan 2009-2030:

“Devonport will be a thriving and welcoming regional city, living lightly by river and sea.”

The Strategic Plan sets goals and outcomes to be achieved over the life of the plan. The goals set out where the organisation wants to be. The outcomes and underpinning strategies are the steps needed to get there. Goals and strategies relating to the Waste Strategy 2023-28 are shown in Table 1.

Goal No.	Goal	Strategy No.	Strategy	Waste Strategy 2023-28 Context
1	Living lightly on our environment	1.4.1	Promote reduction, re-use and recycling options to minimise waste materials within Council, the community and businesses	Identified improvements are proposed in the Strategy and the Action Plan
		1.4.2	Facilitate, and where appropriate, undertake improvements in waste and recycling collection, processing services and facilities	Identified improvements are proposed in the Strategy and the Action Plan

Table 1: Strategic and legislative context

There are other Council strategies and plans that the strategy relates to:

- Environment Strategy 2019-2024
- Greater Devonport Residential Growth Strategy 2021-2041
- Strategic Asset Management Plan 2021-2031

2.1. Commonwealth Government

The *National Waste Policy: Less waste more resources 2018* provides a framework for national efforts in reducing waste where possible and making productive use of waste where waste generation cannot be avoided. The policy employs circular economy and waste minimisation principles. The accompanying *National Waste Policy Action Plan 2019* sets out the following targets:

- ban on the export of materials including glass, mixed plastics, tyres, single resin or polymer plastics, mixed paper and cardboard between 2021 and 2024
- reduce total waste generated in Australia by 10% per person by 2030
- 80% average resource recovery rate from all waste streams following the waste hierarchy by 2030

- significantly increase the use of recycled content by governments and industry
- phase out problematic and unnecessary plastics
- halve the amount of organic waste sent to landfill by 2030
- make comprehensive, economy-wide and timely data publicly available to support better consumer, investment and policy decisions.

2.2. Tasmanian Government

The Draft Tasmanian Waste and Resource Recovery Strategy 2022-25 includes targets aligned with the Commonwealth Government including:

- Reduce waste generated in Tasmania by 5% per person by 2025 and 10% by 2030;
- Achieve a 40% average recovery rate from all waste streams by 2025 and 80% by 2030;
- Reduce the volume of organic waste sent to landfill by 25% by 2025 and 50% by 2030;
- Reduce food waste by 50% by 2030;
- 100% of packaging is reusable, recyclable or compostable by 2025;
- Phase out of problematic and unnecessary plastics by 2025.

The *Tasmanian Waste and Resource Recovery Act 2022* introduced a levy on all material being disposed of as landfill. This levy creates an incentive for consumers and waste industry stakeholders (like Council) to reduce waste to landfill. The levy also generates funds to be invested in the waste and resource recovery sector supporting existing industry and creating new jobs and businesses for Tasmanians. Funds will also be used to educate people about reducing waste and to support programs that tackle littering and illegal dumping around the State.

The *Container Refund Scheme Act 2022* (CRS) will place value on certain beverage containers, which will incentivise their collection for recycling. These containers are a significant component of litter and commonly disposed of as landfill rather than recycled. The CRS will be known as 'Recycle Rewards'

Figure 1: Recycle Rewards¹

A yet-to-be-named bill is forecast for 2025 to prohibit the use of certain plastic products.

2.3. Cradle Coast Waste Management Group

The Cradle Coast Waste Management Group (CCWMG) represents seven local government authorities in north west Tasmania. It's Strategic Plan 2023-2028 includes the following objectives:

1. By 2028, establish regionally consistent practices for waste management in all member council areas for consistent waste contracts, services and best practice principles
2. By 2028, target 60% MSW resource recovery
3. By 2028, target <10% contamination rate in kerbside recycling bins (based on annual kerbside recycling auditing)
4. By 2028, phase out priority single-use plastics.

3. Current Context:

3.1. Waste Management Services

Council undertakes a range of waste management service at cost of around \$6.5M (2022-23). The services provided haven't fundamentally changed for around 15 years.

¹Department of Natural Resource and Environment Tasmania

3.1.1. Kerbside Services

Each residential property in Devonport receives the following collection services:

- Weekly collection of a kerbside waste bin – up to 240L
- Fortnightly collection of a kerbside co-mingled recycling bin – 240L

Council self performs the waste collection service with a fleet of three trucks. Waste is unloaded at the WTS and transferred in bulk to the Dulverton landfill.

Council engages Veolia to provide the recycling collection services, as part of a regional contract. Material collected is unloaded at Veolia's material recovery facility (MRF) at Spreyton for sorting and distribution to processing.

For commercial properties, three 240L waste bins are collected per week and cardboard is collected twice per week for recycling. Council provides commercial services using one truck. No co-mingled recycling service is provided.

3.1.2. Spreyton Waste Transfer Station (WTS)

Spreyton Waste Transfer Station (WTS), located in Bay Drive, Spreyton. In 2021-22, over 45,000 customers visited the site and disposed of over 22,000T² of materials.

The WTS accepts waste primarily from Devonport, although approximately 7% of waste is received from Latrobe Council residents under a commercial arrangement with that Council. Analysis in 2022 showed that 11.2% of waste by weight received at the WTS originates from outside Devonport.³

² Includes around 9,600T of waste collected by kerbside services

³ MRA Consulting Group, Spreyton Waste Transfer Station – Improvement Review, 2022



Figure 2: Spreyton WTS

The site is arranged so that recyclable materials can be disposed of free of charge. Landfill waste is disposed of in the push pit and bulk recoverable materials including waste concrete, green waste and timber is disposed of in stockpiles, which are then processed either on or off site, for resale. The 2022-23 fee schedule is shown in Figure 3 below.

DEVONPORT TRANSFER STATION			
		STATE WASTE LEVY	TOTAL
LANDFILL WASTE (Unsorted Loads)			
Car Boots / Station Wagons (Up to 0.5m ³)		\$ 3.00	\$ 14.00 per load
Utes, Vans, Trailers & Small Trucks (0.5m ³ - 1.5m ³)		\$ 4.00	\$ 20.00 per load
Utes, Vans, Trailers & Small Trucks (1.5m ³ - 2m ³)		\$ 5.00	\$ 26.00 per load
DUAL AXLE & LARGE SINGLE AXLE TRAILERS & TRUCKS (Over 2.0m³)			
Landfill Waste	\$ 20.00		\$ 170.00 per tonne
Separated Waste (Less than 50% to Landfill)	\$ 10.00		\$ 108.00 per tonne
RECOVERABLES (Greens, Concrete, Bricks, Wood)			
Car Boots / Station Wagons (Up to 0.5m ³)			\$ 11.00 per load
Utes, Vans, Trailers & Small Trucks (0.5m ³ - 1.5m ³)			\$ 16.00 per load
Utes, Vans, Trailers & Small Trucks (1.5m ³ - 2m ³)			\$ 21.00 per load
Non Landfill Waste			\$ 67.00 per tonne
TYRES			
Car & Motorcycle			\$ 8.00 each
Light Truck (Up to 9.5 GVM)			\$ 15.00 each
Trucks			\$ 30.00 each
OTHERS			
Asbestos			\$ 200.00 per tonne
Asbestos (0.5m ³ - 1.5m ³)			\$ 24.00 per load
Mattresses			\$ 14.00 each
Cardboard, Batteries, Oil, Aluminium, Bottles & Metal			No Charge
SALE OF RECYCLED MATERIALS			
Crushed Concrete			\$ 18.00 per m ³
Mulch			\$ 25.00 per m ³
Screened Soil			\$ 25.00 per m ³
Delivery of Recycled Materials (Devonport Municipality Only) 1m ³ Min - 3m ³ Max			\$ 25.00 per load
HOURS OF OPERATION		CLOSED	
MONDAY - FRIDAY 7:30am to 4:00pm		CHRISTMAS DAY ~ BOXING DAY	
SATURDAY, SUNDAY & PUBLIC HOLIDAYS 11:00am to 4:00pm		NEW YEARS DAY ~ GOOD FRIDAY	
ALSO OPEN ON DEVONPORT CUP DAY BETWEEN 7:30am to 11:00am		EASTER SUNDAY ~ ANZAC DAY	

Figure 3: WTS fees 2022-23

Lifeline Tasmania operate a resale shop on the site and accept donations of goods from customers. They also have the right to salvage material from areas of the site, excluding the push pit. Council supports this operation with cash and in-kind contributions.

The WTS is classified as a Resource Recovery Facility – Class A by the *Tasmanian Waste and Resource Recovery Act 2022*. Detailed monthly reporting requirements commenced in July 2022, in which all inward and outward vehicle movements are recorded by waste type, estimated weight, source and destination of the material.

3.1.3. Public place waste services

Council provides waste bins in its parks and in other activity areas. In 2021 it commenced the rollout of public place recycling bins in high profile areas including Victoria Parade, Mersey Bluff and the foreshore. A budget allocation has been made to extend this rollout in 2022-23.

3.1.4. Current resource recovery rate

In 2022, over 16,000T of waste from Devonport rate payers and customer was disposed of at the Dulverton Landfill. An estimated 7,770T of various materials were recycled or recovered, giving a resource recovery rate of 32%.

This is lower than CCWMG's regional target for 2022 of 50% and significantly lower than targets set by CCWMG, the Tasmanian Government and the Australian Government between 2025 and 2030 as shown in figure 4.

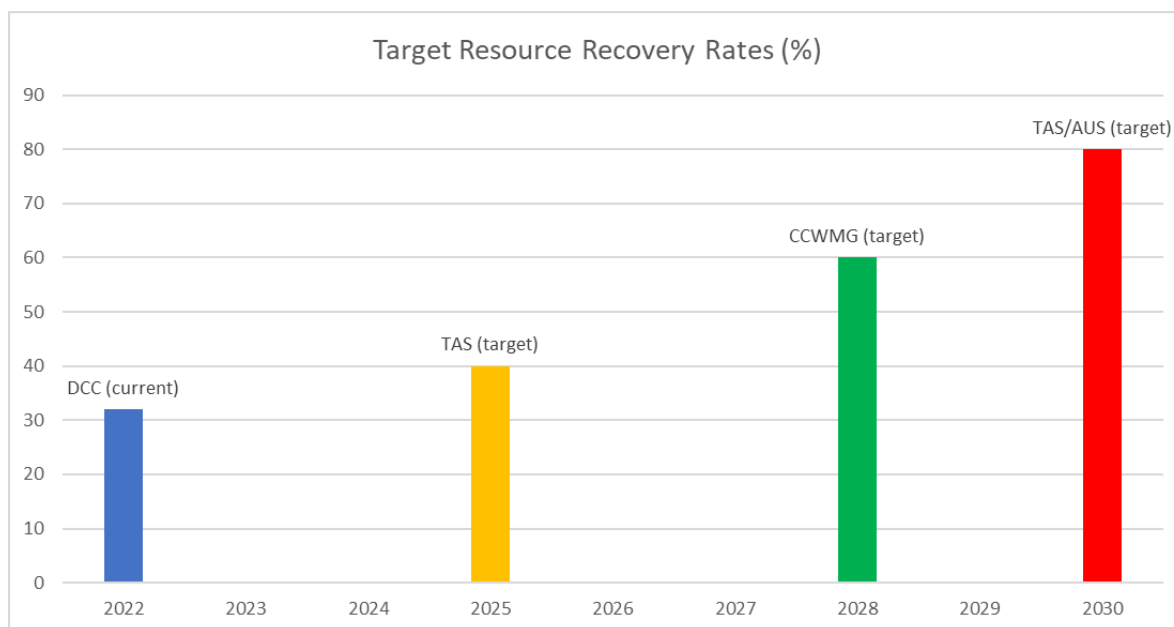


Figure 4: Regional, State and National waste recovery targets

3.2. Issues and Opportunities

Whilst Council has been effective in delivering its defined services over a long period of time, local, national and global factors have impacted the waste industry.

For Council, maintaining the status quo in its operations is unsustainable for a range of reasons including:

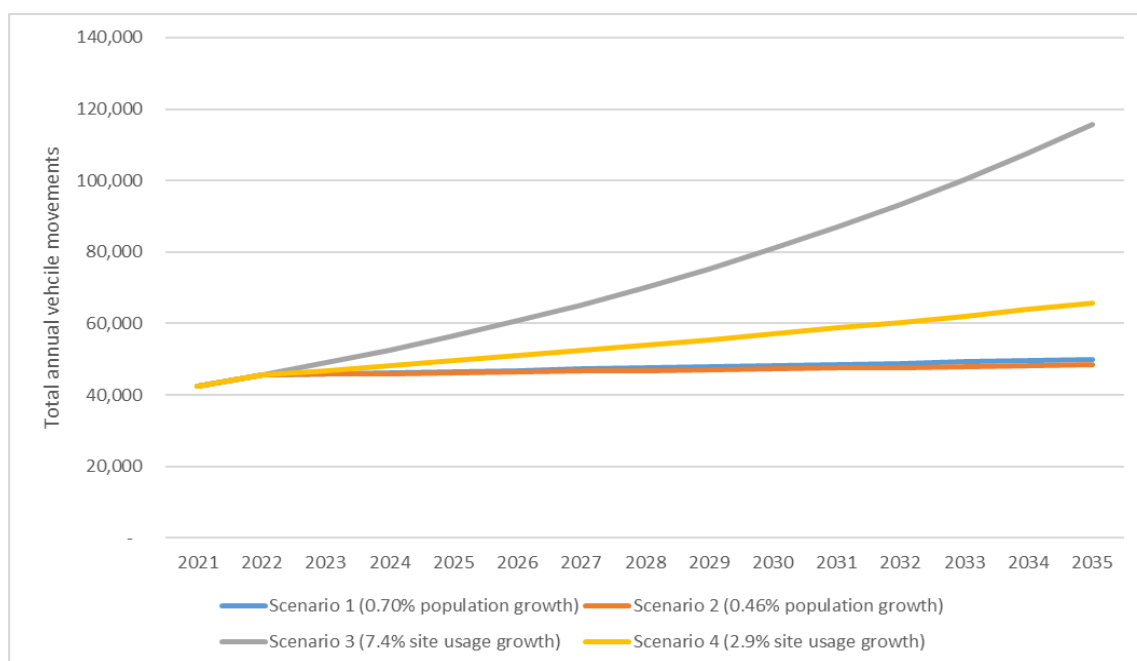
- Cost pressures on ratepayers and WTS customers from State Landfill Levy
- Community expectations on Council and the waste industry
- National and State government expectations on Council and the waste industry
- Community, business and industry reliance on new products made from finite resources
- Finite capacity of landfills

Issues and opportunities exist for Council at most tiers of the waste hierarchy. The waste hierarchy exists to demonstrate the preferred and most effective ways to minimise waste in terms of resource input and environmental impact. Figure 5 below is included in the Draft Tasmanian Waste and Resource Recovery Strategy 2022-25.

Figure 5: The waste hierarchy⁴

3.2.1. Customer Growth / Site Capacity

Council has seen significant growth in customer numbers at the WTS in recent years and has projected a range of scenarios. Customer numbers in 2035 are likely to be between 48,000 and 65,000.

Figure 6: Forecast customer number – Spreyton WTS⁵

Increased customer numbers will increase the volume of material handled at the site, even with a per capita reduction in waste generated, as the Australian Government aspires to.

⁴ Waste and Resource Recovery Board, Draft Tasmanian Waste and Resource Recovery Strategy 2022-2025

⁵ MRA Consulting Group, Spreyton Waste Transfer Station – Improvement Review, 2022

Increased customer numbers present a challenge to Council to ensure the site has the capacity to deal with a larger number of vehicles on the site. Consideration must be given to the capacity of areas of the site to ensure queue lengths remain acceptable and access to drop off areas are efficient.

Council will also require more frequent outward loads, requiring more frequent service from contractors and downstream processors unless storage or stockpiling increases, which is usually less preferable.

Increased volumes are unlikely to impact the recovery rate without other initiatives. But increased volumes may create an economy of scale where new recycling or recovery opportunities may become viable.

3.2.2. Waste avoidance and reduction

Council is a waste generator, but also manages waste generated by around 12,000 properties in Devonport, as well as servicing waste generated from a proportion of properties from Latrobe at the WTS.

Council can quantify its waste footprint and take action to avoid and reduce. Council is less impactful on the waste generated in the community but can continue to deliver local messaging and support regional, state and national education and awareness programs. Current and proposed legislation and its mechanism such as the State Landfill Levy incentivise waste avoidance and reduction.

3.2.3. Increase diversion of reusable materials

Council can increase diversion of reusable items from landfill by prioritising activities that support this outcome at the WTS. The current tip shop operation is passive and does little to intercept reusable materials beyond accepting donations. Its retail presence is constrained by the site layout. It should be noted that the operator is fulfilling its obligations to Council, but the agreement requires modernisation.

Opportunities for Council to consider include:

- Moving the interception/drop off point to be the first stop for all customers
- Providing shelter for customers at this point (i.e., indoor or undercover) to ensure that the customer environment is comfortable
- Staffing this part of the site, providing active assistance and advice as to what material can be donated for resale.
- Providing improved retail opportunities for the resale shop with a more prominent and accessible location on the site

3.2.4. Increase diversion of recyclable materials

Council provides well established recycling services, collecting a range of materials. However, in 2017 an audit of material in the WTS push pit identified that well known recyclable materials including cardboard, glass, metals and

paper made up 12.3% of material being disposed of as landfill. It is forecast that around half of this material could be diverted through a combination of initiatives including:

- Improved interception opportunities for recyclable materials as described above for reusable materials
- Charging by weight for landfill waste
- Transitioning to true cost recovery for landfill waste disposed of at the WTS

Ongoing education is important to increasing diversion of recyclable materials. Markets for recycled commodities can vary over time and by location, so what can be recycled at one place at one time may not be recycled in another place at another time. Education also contributes to reduced contamination in recycling streams which makes recycling collection and sorting more cost effective.

The CRS is, in part, a price signalling tool that intends to increase the recycling rates of eligible containers which are common in landfill and as litter.

Identifying and addressing gaps in the collection of recyclable materials may also increase the diversion of recyclable materials. Further rollout of public place recycling and expansion of recycling services to commercial properties may be effective measures.

The development of new process and markets may be possible, with funding available from the State Landfill Levy. Council may not be directly involved in these developments but can contribute by collecting the materials at the WTS.

3.2.5. Increase diversion of recoverable materials, including organics

Council has established markets for crushed concrete, screened soil and mulch (generated from its own operations, not green waste) sold from the WTS. Green waste and timber waste are processed on site and transported for downstream use. However, the 2017 audit of material in the WTS push pit identified 43.2% of material was either wood, garden organics or masonry materials⁶.

It is forecast that more than half of this material could be recovered rather than disposed of as landfill, through two significant initiatives:

- Introduction of a kerbside FOGO collection service. This would provide an in-home opportunity for residents to separate their garden waste from the general waste
- Improvements to the WTS layout and operation to divert this material for recovery. Details of the improvements include reversing the site traffic

⁶ MRA Consulting Group, Spreyton Waste Transfer Station – Improvement Review, 2022

flow to match the waste hierarchy and adopting a pricing structure that supports diversion of recoverable materials.

4. **Strategy Development:**

The Waste Strategy 2023-2028 responds to the changing expectations and obligations on Council. It identifies four objectives that contribute to Council's Strategic Goal of *'Living Lightly on our Environment'*

4.1. **Achieve 60% resource recovery**

As a member of CCWMG, Council is obligated to contribute to the recovery targets set in the CCWMG's Strategic Plan 2023-2028 (60% by 2028). This target is in alignment with State and National targets and is shown to be achievable, with action, by Council.

4.2. **Eliminate use of priority single use plastic from its operations**

The state government has stated its objective to "Phase out of problematic and unnecessary plastics by 2025.". It recently advised that it planned to introduce legislation to ban certain plastic products to suit its timeline.

The state Department of Natural Resources and the Environment (NRE) has identified problematic single use plastics (PSUPs) as plastic straws, bowls, plates utensils and expanded polystyrene food containers. It is understood more PSUPs may be added to the list.

4.3. **Increase range and quantity of recycled and recovered materials into its operations**

Significant changes proposed at a state and local level including:

- Improved waste diversion at Spreyton WTS
- State Landfill Levy investing in new facilities and infrastructure to recycle and use more things

Will create new and improved opportunities for access to products that are either wholly or partially derived from recycled or recovered material. If Council proactively pursues these opportunities, it can contribute to the development of new markets. With a materials and services budget of over \$30M, Council can use its regional market influence to drive change.

4.4. **Contribute to regionally consistent and effective waste management practices**

As a member of CCWMG, Council can contribute to regionally consistent and effective waste management practices. Council currently participates in several regional agreements including kerbside recycling and green waste shredding and transport. It also participates in regional initiatives like hazardous waste collection and battery recycling.

There are regional inconsistencies, the most obvious being gate fee pricing, but there are also differences across the region in terms of the level of service provided. A level of autonomy is beneficial, but all Councils should contribute to regional consistency where possible.

Regional consistency is important, as many customers utilise services across more than one Council in the region. Furthermore, it can contribute to achieving economies of scale required to unlock other benefits including lower pricing, access to new markets and services.

Contributing to and benefiting from the regional knowledge base can also assist Council in delivering its own services efficiently.

5. Implementation:

There are a range of initiatives required to deliver the four identified objectives.

5.1. Kerbside FOGO Collection

Analysis from 2022 showed that a kerbside FOGO collection service in Devonport would divert 3000T per year from landfill⁷, raising the recovery rate by 15%.

Introduction of this service will be a significant operational change for Council and the community. Council has detailed costing sourced through a regional procurement process, but must consider the service delivery model that best suits its operations.

There are a range of delivery options for collection and handling, but all options include delivery of material and processing at Dulverton landfill, where a new composting facility is scheduled to be commissioned in early 2024. Detailed analysis of options will allow Council to confirm its preferred option by mid-2023 and make appropriate budget allowances, which will then allow Council to undertake the change management, communication and operational planning required to commence the service in early 2024.

5.2. WTS Upgrades

Council has undertaken an analysis of the WTS operations and developed a plan for infrastructure upgrades that will contribute to the achievement of the strategic objectives.

The plan has been developed considering features of other sites across Tasmania and Australia that contribute to high recovery rates. It responds to the features and constraints of the existing site and prepares the site for anticipated future growth. The concept design in Figure 7 below has been reviewed by industry experts and is shown to be operationally feasible and capable of delivering the proposed recovery rates, with increased diversion forecast across a range of streams.

⁷ Cradle Coast Waste Services, Regional Recyclables Request for Tender Assessment, 2022



Figure 7: Proposed WTS site layout

A staging plan for the improvements has been developed, which prioritises the phases required to achieve the identified objectives and considers how to maintain site operations through the implementation process.

Project stage ⁸	Priority	Cost	Staging
Triple weighbridge system	High	High	1
Improved asbestos collection and management	High	Low	1
Improved fire safety	High	Low	1
Unidirectional traffic flow (plus additional vehicle queueing)	High	Mid	2
Toll booth repositioning	High	Mid	2
Develop dedicated emergency vehicle access	High	Mid	3
Changes to site pricing	High	Low	3
Covered RRC drop-off area	Mid	High	4
Tip Shop and parking repositioning	Mid	High	4
RRC management arrangement	Mid	Low	4
Upgrade push pit infrastructure	Mid	High	5
Leachate collection and management	Mid	High	5
Changes to site staffing	Low	Low	6
Scrap metal hardstand	Low	Mid	7
CRS intermediary facility	Low	High	8

Table 2: Indicative staging plan

Although a capital budget allocation of \$1.01M is available in 2022/23, the phases of the project are yet to be fully costed. Additional budget allocations may be required in future to deliver the phases that directly relate the strategic objectives, while allocations further into the future may be required for other operational, safety and environmental improvements.

5.3. Public Place Recycling

Ongoing expansion of public place recycling will provide greater opportunity to divert recyclable material, mainly cardboard and containers from landfill. Pairing new recycle bins with existing waste bins will provide a consistent customer

⁸ MRA Consulting Group, Spreyton Waste Transfer Station – Improvement Review, 2022

experience in public areas including parks, streets and facilities. In some cases, it may allow for rationalisation of waste bins or less frequent servicing.

Arguably the need for this service is reduced by the CRS, as a percentage of containers will be deposited by consumers directly to the refund points. However, a well-planned network of public recycling bins and an optimised collection program can deliver this improvement at low cost.

5.4. Understanding current practice

Access to reliable data is a significant barrier to improvement. Council has the ability to measure movements in and out of the WTS, that provide outputs including recovery rate. However, the Strategy identifies a need for Council to begin measuring:

- Total waste footprint from its own operations
- Problematic single use plastics use
- Recycled and recovered materials used

Council has diverse operations, and has a range of external events, commercial and other activities occurring on land and facilities it owns or manages. Audits are required to quantify these indicators, to allow measurement and promotion of identified improvements.

6. Monitoring, evaluation and review:

Council has an established method of reporting on progress of Strategic Actions annually. Improvements may be possible to provide more detailed and timely information to customers and the community in a way that continues to encourage behaviour that contributes to a reduction in waste to landfill.

A review of Council's Waste KPIs is required, to improve alignment with CCMWG's Strategic Plan.

Action Plan

Waste Strategy 2023-2028

No	Action:	Year Planned					Priority: H,M,L	Resources: A-OPEX F-OPEX F-CAPEX	Targets	Responsible Department
		FY2023	FY2024	FY2025	FY2026	FY2027				
	Objective 1: Achieve 60% resource recovery									
1.1	Implement a kerbside FOGO collection service						H	F-OPEX	Service is implemented	Infrastructure, Works
1.2	Undertake infrastructure and process improvements at Spreyton Waste transfer Station						H	F-CAPEX	Upgrades are delivered	Infrastructure, Works
1.3	Actively participate in the Container Refund Scheme						M	TBC	Council supports the CRS	Infrastructure, Works
1.4	Increase the number of public place recycling bins						M	F-CAPEX	Public place recycling increases	Infrastructure, Works
1.5	Quantify Council's waste footprint and identify and implement improvement opportunities						M	A-OPEX	Council's waste footprint reduces	All departments
	Objective 2 - Eliminate use of priority single use plastic from Council operations									
2.1	Audit Council operations to identify use of Problematic Single Use Plastics (PSUPs). Include all activities on Council owned or managed land						M	F-OPEX	Council understands its current use of PSUPs	All departments
2.2	Plan and communicate elimination of PSUPs in line with legislated timeline						M	F-OPEX	Council complies with PSUP legalisation	All departments
2.3	Consider and implement options to further reduce plastic use						M	F-OPEX	Use of other plastics are reduced	All departments
	Objective 3: Increase range and quantity of recycled and recovered materials into its operations									
3.1	Establish baseline data to document existing practice						M		Council understands its current use of recycled and recovered materials	All departments
3.2	Update procurement practices to prioritise waste reduction						M		Procurement process updated	All departments
3.3	Innovate to incorporate recycled and recovered materials into operations						M		New opportunities are explored	All departments
3.4	Monitor and measure use of recycled and recovered materials						M		Improvement is measured and communicated	All departments
	Objective 4 - Contribute to regionally consistent and effective waste management practice									
4.1	Participate in regional procurement opportunities						M	A-OPEX	Council benefits from regional opportunities	Infrastructure, Works
4.2	Update Council's waste KPIs in alignment with CCWMG						H	A-OPEX	Council's KPIs are comparable regionally	Governance



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Alderman Alison Jarman
Mayor
Devonport City Council
PO Box 604
DEVONPORT TAS 7310
Email: council@devonport.tas.gov.au

Dear Mayor

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

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

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

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

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

I. Outbursts of aggression

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

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

23/286327

2. Acts of intimidation

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

3. Bullying and harassment

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

4. Accusations of impropriety

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

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

5. Disruptive behaviour

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

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

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

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

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

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

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

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

Kind regards

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

Mathew Healey

Director

19 January 2023

CC: Mr Matthew Atkins, General Manager

Current and Previous Minutes Resolution - January 2023					
Meeting Date	Res No.	Item	Status	Assignees	Action Taken
23/05/2022	22/92	Disposal of portion of Public Land - Mersey Bluff	In progress	Executive Coordinator	Crown to progress Deed of Surrender process for the section of land leased by Council from Crown
28/11/2022	22/252	Devonport E-Scooter Trial	In progress	Executive Manager	Successful operator has been notified, and implementation planning has commenced.
19/12/2022	22/253	Naming of Public Open Space	In progress	Executive Manager	Haines Park submitted to Place Names Tasmania for approval
24/01/2023	23/1	Confirmation of Previous Minutes	Completed	Governance Officer	Minutes from December meeting confirmed.
24/01/2023	23/2	Responses to Questions Raised at Prior Meetings	Completed	Governance Officer	Actioned as per resolution
24/01/2023	23/3	Questions on Notice from the Public	Completed	Executive Coordinator	Questions on notice for the public released.
24/01/2023	23/4	Development of a Naming of Council Community Facilities and Open Space Policy	Not yet started	Executive Coordinator	No action as yet
24/01/2023	23/5	AM2022.03 & PA2022.0100 - Rezoning of the Agricultural Zone to the Rural Living Zone to part of 130 Tugrah Road (CT198466/1) & 7 Lot Subdivision (including Consolidation)	Completed	Planning Administration Officer	Documentation issued to TPC
24/01/2023	23/6	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	Forwarded to TPC documentation including amended draft planning permit
24/01/2023	23/7	PA2022.0147 - 121 & 123 Mersey Main Road Spreyton - 5 Lot Subdivision and Residential (Single Dwelling x 5)	Completed	Planning Administration Officer	Planning Permit and endorsed plans forwarded to applicant and representor advised

24/01/2023	23/8	PA2022.0200 - Recycling and Waste Disposal (waste transfer station) - 5 & 7 Horrie Court, 1 Loone Lane & 24A Bishops Road Spreyton	Completed	Planning Administration Officer	Planning Permit issued and representors advised
24/01/2023	23/9	PA2022.0035 - 10 & 11 Formby Road Devonport - Vehicle Fuel Sales & Service and Food Services	Completed	Planning Administration Officer	Planning Permit issued and representors advised
24/01/2023	23/10	PA2022.0132 - 34 Wright Street East Devonport - Residential (multiple dwellings x 5)	Completed	Planning Administration Officer	Planning Permit issued
24/01/2023	23/11	AM2022.04 & PA2022.0121 - 246 Brooke Street East Devonport - 39 lot subdivision and Rezone from Agriculture zone to General Residential zone	Completed	Planning Administration Officer	Emailed TPC documentation and advertised
24/01/2023	23/12	Road Network Strategy 2023-2028	In progress	Executive Coordinator	30 day community consultation period commenced Wednesday 1 February 2023.
24/01/2023	23/13	Sponsorship - Squash Tasmania	Completed	Community Services Manager	Report noted and Council to continue with current funding allocation for the Devonport Squash Open
24/01/2023	23/14	Request for placement of Commemorative Seat - Dorothea and John Medwin	Completed	Executive Coordinator	Notified applicant of approval and requested progression of installation of seat and plaque.
24/01/2023	23/15	Tender Report Contract CT0337 Tarleton Street Renewal	Completed	Project Management Officer	Contracts approved and signed.
24/01/2023	23/16	Local Government Association of Tasmania - Nomination for General Management Committee	Completed	Executive Coordinator	Nomination form sent to TEC. Mayor Jarman elected to GMC
24/01/2023	23/17	Mayor's Monthly Report	Completed	Governance Officer	Report received and noted.
24/01/2023	23/18	General Manager's Report	Completed	Governance Officer	Report received and noted.
24/01/2023	23/19	Devonport General Cemetery Master Plan 2021-31 Year Two Update	Completed	Governance Officer	Report noted.

24/01/2023	23/20	Pioneer Park Master Plan 2018-2028 - Year Five Status	Completed	Governance Officer	Noted status of actions listed in the Pioneer Park Master Plan 2018-2028.
24/01/2023	23/21	Public Lighting Strategy 2021-26 - Year Two Status	Completed	Governance Officer	Noted the status of actions listed in the Devonport City Council Public Lighting Strategy 2021-26.
24/01/2023	23/22	Long-Term Strategic Asset Management Plan 2021-31 - Year One Status	Completed	Governance Officer	Noted the status of actions listed in the Long Term Strategic Asset Management Plan 2021-31 .
24/01/2023	23/23	Community Services Report - November and December 2022	Completed	Governance Officer	Report received and noted.
24/01/2023	23/24	Convention and Arts Report - November and December 2022	Completed	Governance Officer	Report received and noted.
24/01/2023	23/25	General Management, People & Finance and Corporate Services Report - November and December 2022	Completed	Governance Officer	Report received and noted.



Devonport City Council

FINANCE REPORT

YTD for the month ended January 2023

Contents:

Monthly Finance Report for Council

Page

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The operating result for the financial year to the end of January 2023 is favourable with actual revenue being higher than budget by \$1.3M and actual expenses being lower than budget by \$479K, resulting in an overall favourable variance of \$1.78M. The forecast operating surplus for the financial year is \$3.56M, which includes share of profit of associates (Dulverton) of \$3.1M.

Rates & Service Charges - \$75K Favourable

The favourable variance includes 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 - \$517K Favourable

The favourable timing variances include the following areas, Transfer Station \$242K, Convention Centre \$168K, Planning \$61K and Parking \$40K.

Grants - Operating - \$81K 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 - \$100K Favourable

The favourable variance includes contributions from a developer relating to public open space of \$21K, apprentice wage subsidies of \$65K and New Year's Eve Fireworks sponsorship of \$27K. A Budget forecast adjustment of \$85K has been made.

Dividend Income - \$53K Favourable

Favourable timing variance relating to Dulverton tax equivalent payments.

Interest Income - \$392K 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 - \$86K Favourable

Favourable timing variance.

Employee Benefits - \$132K Favourable

Favourable timing variance of 1.6%.

Materials and Services - \$66K Favourable

The favourable timing variance includes contractors \$145K and utilities expenses of \$102K.

Depreciation - \$162K Favourable

The favourable variance includes an allowance for capitalisation of work in progress (Reserves \$69K, Parks \$60K, Multi Purpose Building \$56K) and reflects lower depreciation on buildings revalued at the end of last financial year.

Financial Costs - \$127K 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 - \$133K 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 - \$64K Favourable

The favourable variance mostly relates to the recognition of infringements written off.

Internal Charges and Recoveries - \$48K Unfavourable

Unfavourable timing variance.

Balance Sheet

The balance of Capital Work in Progress at the end of January is \$23.65M, including \$17.21M which relates to the LIVING CITY project.

FINANCIAL SUMMARY			YTD to January 2023	
Operating Summary	YTD		Annual Budget	Current Forecast
	Budget	Actual		
Revenue	37,966,603	39,229,586	47,958,736	48,640,736
Expenditure	27,585,293	27,106,071	44,855,260	45,074,260
Operating Position	10,381,311	12,123,515	3,103,477	3,566,476

Capital Expenditure Summary	Annual Budget \$'000	Actual \$'000	Annual Forecast \$'000
Capital Expenditure	28,288	7,919	19,221

Cash Information	January 2023	June 2022
Operating Account (Reconciled balance)	1,853,441	1,368,007
Interest-Earning Deposits	21,525,058	17,410,426
	23,378,499	18,778,433

Debtor Information	January 2023	June 2022	Rates Debtors Ageing	January 2023	% of Annual Rates
Rates Debtors	9,487,100	689,413	2022/2023 - Current	9,154,632	29.0%
Infringement Debtors	87,649	137,189	2021/2022 - 1 Year	201,342	
Sundry Debtors	335,392	2,805,561	2020/2021 - 2 Years	57,851	
Planning & Health Debtors	56,976	23,597	2019/2020 - 3 Years	13,225	
			Over 3 years	60,051	
	9,967,118	3,655,760		9,487,100	

Cash Investment Information	Actual Rate	Credit rating	Maximum Holding Allowed	Actual Holding % of total Cash	January 2023
ANZ Cash Deposits - At Call - 0.1% RBA cash rate	3.00%	A1+ /AA-			1,319
CBA Cash Deposits - At Call + 0.1% RBA cash rate	3.20%	A1+ /AA-			5,499,840
		A1+	100%	23.53%	5,501,159
NAB Term Deposit (8 months)	3.53%	A-1/A+			3,000,000
NAB Term Deposit (181 days)	4.20%	A-1/A+			5,000,000
		A-1/A+	80%	34.22%	8,000,000
AMP 31 days notice account	3.30%	A2/BBB+			23,899
AMP Term Deposit (10 months)	4.00%	A2/BBB+			2,000,000
AMP Term Deposit (180 days)	4.30%	A2/BBB+			4,000,000
MyState Term Deposit (150 days)	4.25%	A2/BBB+			2,000,000
		A2-A3	40%	34.32%	8,023,899
					21,525,058

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

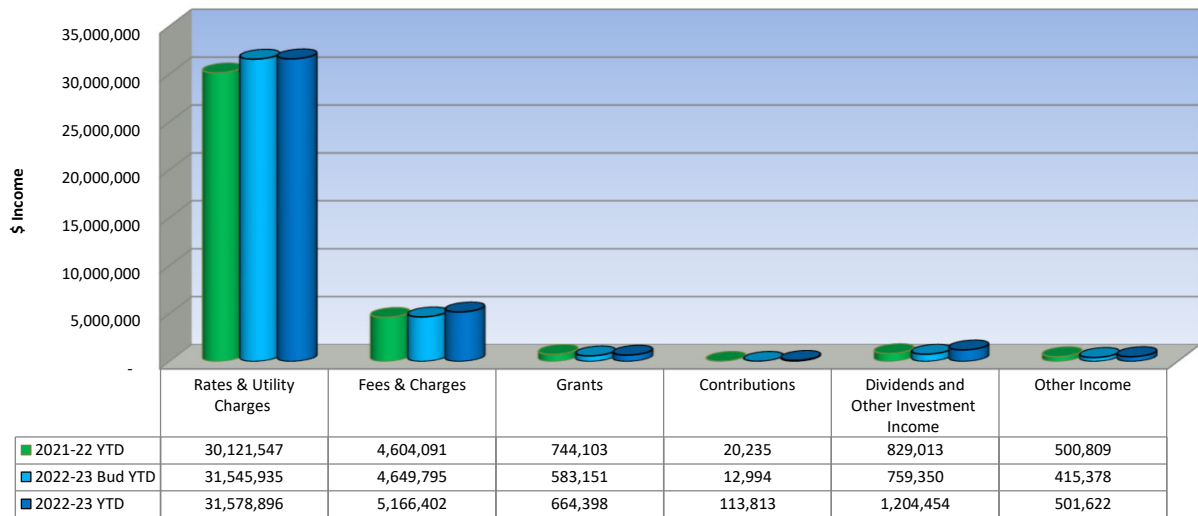
Benchmarks: BBSW90 Day Index 3.37%
RBA Cash Rate 3.10%

Commentary

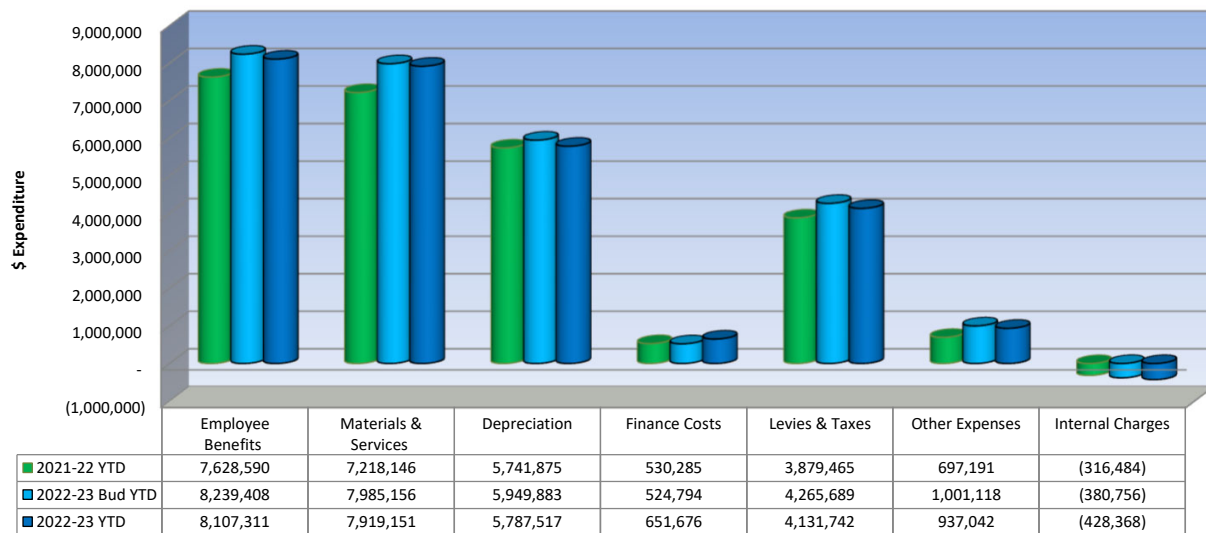
This report provides a high level summary of operational income and expenditure, capital expenditure and the cash and receivables position as at the date of the report.

SUMMARISED OPERATING REPORT						
YTD to January 2023						
	YTD Budget	YTD Actual	YTD Variance \$	YTD Variance %	Full Budget 2022-23	Forecast 2022-23
INCOME						
Rates and Service Charges	31,545,935	31,620,985	75,050	0.2%	31,670,935	31,767,935
Fees and User Charges	4,649,795	5,166,402	516,607	11.1%	7,892,407	7,892,407
Grants - Operating	583,151	664,398	81,247	13.9%	2,833,867	2,883,867
Contributions - Operating	12,994	113,813	100,819	775.9%	22,275	107,275
Dividend Income	703,000	756,529	53,529	7.6%	1,624,400	1,624,400
Interest Income	56,350	447,925	391,575	694.9%	96,600	546,600
Other Revenue	415,378	501,622	86,244	20.8%	718,098	718,098
Share of profit of associates	-	-	-	0.0%	3,100,154	3,100,154
TOTAL INCOME	37,966,603	39,271,675	1,305,072	3.4%	47,958,736	48,640,736
EXPENSES						
Employee Benefits	8,239,408	8,107,311	(132,097)	-1.6%	14,161,054	14,161,054
Materials and Services	7,985,156	7,919,151	(66,005)	-0.8%	14,305,869	14,355,869
Depreciation	5,949,883	5,787,517	(162,366)	-2.7%	10,199,800	10,199,800
Financial Costs	524,794	651,676	126,882	24.2%	899,647	1,199,647
Levies & Taxes	4,265,689	4,131,742	(133,947)	-3.1%	4,533,314	4,402,314
Other Expenses	1,001,118	937,042	(64,077)	-6.4%	1,391,168	1,391,168
Internal Charges and Recoveries	(380,756)	(428,368)	(47,612)	12.5%	(635,592)	(635,592)
TOTAL EXPENSES	27,585,293	27,106,071	(479,222)	-1.7%	44,855,260	45,074,260
NET OPERATING SURPLUS / (DEFICIT)	10,381,311	12,165,604	1,784,293	17.2%	3,103,477	3,566,476
CAPITAL ITEMS						
Grants - Capital	4,667	901,725	897,058	19222.6%	5,277,327	
Contributions - Capital	-	614,727	614,727	#DIV/0!	-	
Gain / Loss on Disposal of Assets	(606,667)	(897,999)	(291,332)	48.0%	(631,000)	
TOTAL CAPITAL ITEMS	(602,000)	618,453	1,220,453	-202.7%	4,646,327	
NET SURPLUS / (DEFICIT)	9,779,311	12,784,057	3,004,746	30.7%	7,749,804	
Own Source Revenue:	98.4%	98.0%			94.0%	

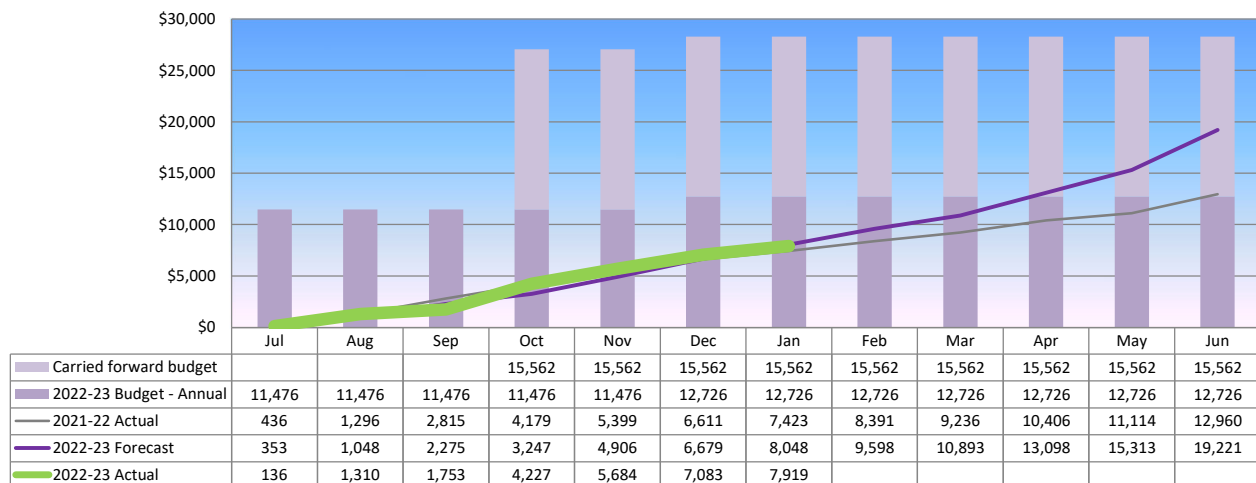
Income Analysis



Expenditure Analysis



Capital Expenditure - \$'000



BALANCE SHEET REPORT**As at January 2023**

	31 Jan 2023	30 Jun 2022
Current Assets		
Cash at Bank and On Hand	1,853,441	1,368,007
Trust Deposits	321,790	214,662
Cash Investments	21,525,058	17,410,426
Receivables - Rates and Utility Charges	9,487,100	689,413
Receivables - Infringements	87,649	137,189
Receivables - Sundry	335,392	2,805,561
Receivables - Planning & Health	56,976	23,597
Loans Receivable - Current	27,663	27,663
Accrued Revenue	189,295	320,324
Prepayments	175,693	368,133
Net GST Receivable	102,579	322,144
Other Asset	727,128	727,128
	34,889,765	24,414,246
Non Current Assets		
Loans Receivable - Non-Current	269,497	309,505
Dulverton Regional Waste Management Authority	10,948,827	11,235,597
TasWater	85,292,788	85,292,788
Property, Plant & Equipment	864,561,590	864,631,347
Accumulated Depreciation - PP&E	(334,468,428)	(331,135,306)
Capital Work in Progress	23,646,868	19,095,606
	650,251,143	649,429,537
Total Assets	685,140,907	673,843,784
Current Liabilities		
Trade Creditors	826,533	82,020
Accrued Expenses	2,195,253	3,094,285
Trust Liability	260,691	234,176
Income In Advance - Current	1,500,587	2,223,630
Loans - Current	1,115,058	1,115,058
Annual Leave	1,136,489	1,196,433
Other Leave - RDO	66,755	84,428
Other Leave - TOIL	9,769	12,087
Long Service Leave - Current	1,329,759	1,344,807
	8,440,894	9,386,925
Non Current Liabilities		
Loans - Non-Current	45,943,393	46,484,296
Long Service Leave - Non-Current	335,466	335,466
	46,278,859	46,819,763
Total Liabilities	54,719,754	56,206,687
Net Assets	630,421,153	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)	12,165,604	2,465,163
Capital Surplus / (Deficit)	618,453	8,067,096
Total Equity	630,421,153	617,637,096
Current Ratio:	4.13	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 November 2022												
	Funding 2022/23				Expenditure 2022/23				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	
	\$	\$	\$	\$	\$	\$	\$	\$	Month	Month	Spent	Comments
Summary												
Open Space & Recreation	2,498,000	1,208,717	3,706,717	663,327	768,459	1,445,780	2,214,240	1,492,477			60%	
Buildings & Facilities	1,183,000	1,140,749	2,323,749	100,000	477,923	129,883	607,806	1,715,944			26%	
Transport	4,587,000	5,349,542	10,519,179	2,870,727	3,027,470	3,914,904	6,942,374	3,576,805			66%	
Stormwater	946,000	1,082,884	1,668,884	-	234,231	151,769	386,001	1,282,883			23%	
Living City	1,000,000	7,182,337	8,182,337	1,000,000	2,657,293	9,019	2,666,312	5,516,025			33%	
Plant & Fleet	765,000	482,832	1,247,832	-	585,874	568,372	1,154,246	93,586			93%	
Other Equipment	497,000	364,976	861,976	-	216,415	142,817	359,232	502,744			42%	
Total Capital Works	11,476,000	16,812,037	28,510,674	4,634,054	7,967,666	6,362,544	14,330,210	14,180,464			50%	
Open Space & Recreation												
CP0129 Don River Rail Trail - land purchase		36,072	36,072		44,417	-	44,417	(8,345)	Complete	Complete	123.1%	Costs incurred in CP0184
CP0184 Don River Rail Trail - construction		154,401	154,401		138,170	1,625	139,795	14,606	Jul-22	Dec-22	90.5%	Construction underway.
CP0190 Seat Replacements William St Fourways		10,000	10,000		5,614	2	5,616	4,384	May-22	Dec-22	56.2%	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		308	-	308	38,512	May-22	Dec-22	0.8%	Construction underway. Expenditure committed to CB0102
CP0208 Coastal Erosion Protection - Coles Beach and Don Heads		86,613	86,613		26,423	-	26,423	60,190	Jun-22	Apr-23	30.5%	Construction completed. Replanting scheduled for 2023
CP0209 Aquatic Centre - Access Improvements to Shaded Seating at outdoor pool		108,189	108,189		121,140	-	121,140	(12,952)	Complete	Complete	112.0%	
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		788	-	788	16,912	Dec-22	Feb-22	4.5%	Quotations requested
CP0216 Don Reserve path renewal - Jiloa Way to Valkyrie Close		91,394	91,394		67,802	1,100	68,902	22,492	Oct-22	Dec-22	75.4%	Construction underway
CP0217 Surf Club boat ramp renewal (East Ramp)		53,848	53,848		51,261	-	51,261	2,588	Complete	Complete	95.2%	
CP0218 Bluff Skate Park - soft fall renewal		2,163	2,163		2,063	-	2,063	100	Complete	Complete	95.4%	
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		1,854	13,775	15,629	6,149	Sep-22	Jan-22	71.8%	Off site manufacturing underway
CP0221 Victoria Parade - boat ramp lighting		7,247	7,247		741	-	741	6,506	Complete	Complete	10.2%	
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	5,664	5,360	11,024	63,833	Mar-23	Apr-23	14.7%	Construction pending
CP0225 Byard Park Lights	314,000		314,000	263,004	700	-	700	313,300	TBA	TBA	0.2%	Design underway
CP0226 Mersey Vale Memorial MBS stage 3	1,100,000		1,100,000		4,192	874,382	878,574	221,426	Dec-22	Jun-23	79.9%	Contract awarded
CP0227 Kelcey Tier - fire trail renewal and consolidation	50,000		50,000		1,050	-	1,050	48,950	Mar-23	Apr-23	2.1%	
CP0228 Kelcey Tier Map Signage	15,000		15,000		618	-	618	14,382	Mar-23	Apr-23	4.1%	
CP0229 Waste Transfer Station foreshore rehabilitation	50,000		50,000		3,264	-	3,264	46,736	Feb-23	Mar-23	6.5%	
CP0230 Don Reserve path upgrade - Coles Beach	35,000		35,000		16,837	56	16,893	18,107	May-23	May-23	48.3%	Construction pending
CP0231 Path renewal Don Reserve - Don Railway loop Jiloa Way to Don Railway	100,000		100,000		86,081	95	86,176	13,824	Oct-22	Dec-22	86.2%	Construction underway
CP0232 Park BBQ renewal	20,000		20,000		9,002	-	9,002	10,998	Complete	Complete	45.0%	
CP0233 Park furniture renewal	25,000		25,000		20,393	-	20,393	4,607	Sep-22	TBA	81.6%	Construction underway
CP0234 Rooke Mall Furniture Renewal	200,000		200,000		141,582	37,068	178,650	21,350	Oct-22	Feb-23	89.3%	Construction underway
CP0235 Aquatic Centre waterslide entry	55,000		55,000		2,159	864	3,022	51,978	TBA	TBA	5.5%	Design underway
CP0236 Spreyton netball courts - surface renewal - 2 courts	30,000		30,000		-	19,314	19,314	10,686	Dec-22	Feb-23	64.4%	Construction pending
CP0237 Installation of public recycling bins	30,000		30,000		438	-	438	29,562	Apr-23	Jun-23	1.5%	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		6,913	-	6,913	13,087	Feb-23	Apr-23	34.6%	
CP0240 LRCI Phase 3 grant allocation - projects to be nominated	315,000		315,000	314,466	1,406	62,389	63,795	251,205	Nov-22	Jun-23	20.3%	Projects progressing during the year
Total Open Space & Recreation	2,498,000	1,208,717	3,706,717	663,327	768,459	1,445,780	2,214,240	1,492,477			59.7%	

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		135,233	16,631	151,864	(35,127)	Jun-22	Dec-22	130.1%	Construction underway
CB0104 Works Depot - Oil store shed		50,599	50,599		59,563	49	59,612	(9,013)	Jun-22	Dec-22	117.8%	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		557	-	557	241,040	TBA	TBA	0.2%	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		31,363	0	31,363	4,304	Complete	Complete	87.9%	
CB0111 Aquatic Centre - Internal Painting		34,479	34,479		32,856	1	32,857	1,622	Complete	Complete	95.3%	
CB0112 BSMC - Reception Counter		14,000	14,000		26,212	-	26,212	(12,212)	Complete	Complete	187.2%	
CB0114 Waste Transfer Station - waste and resource recovery bill readiness project	450,000	563,134	1,013,134		69,773	-	69,773	943,361	TBA	TBA	6.9%	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		18,750	-	18,750	51,250	Feb-23	Apr-23	26.8%	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		69,865	47,034	116,899	105,101	Nov-22	Jun-23	52.7%	Order placed. Further work scheduled.
CB0120 PAC projects	316,000		316,000		1,422	-	1,422	314,578	TBA	TBA	0.4%	EOI process complete. Tender process underway.
CB0121 Highfield Park public toilets	100,000		100,000	100,000	8,203	66,167	74,370	25,630	May-23	Jun-23	74.4%	Design underway
CB0122 Art Storage Facility - 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		14,025	-	14,025	5,975	Jan-23	Feb-23	70.1%	Order placed
Total Facilities	1,183,000	1,140,749	2,323,749	100,000	477,923	129,883	607,806	1,715,944			26.2%	

		Funding 2022/23				Expenditure 2022/23				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	-	88,576	2,775	Complete	Complete	97.0%	
CT0275	State Vehicle Entry Project	500,000	2,687,118	3,187,118	1,750,000	180,037	-	180,037	3,007,081	TBA	TBA	5.6%	Progression dependant on Port development
CT0289	Coastal Pathway contribution - part 2	442,000	828,321	1,270,321	614,727	614,727	1,071,501	1,686,228	(415,907)	Oct-21	Jun-23	132.7%	External funding from State and Federal Government is not included in the budget figures. Externally delivered project.
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	525,611		17,371	405,452	422,823	102,788	Mar-23	Jun-23	80.4%	Construction pending
CT0311	Fenton Way pedestrian improvements		39,920	39,920		-	-	-	39,920	TBA	TBA	0.0%	On hold subject to future development in the area
CT0317	Durkins Road - seal part of gravel section		85,601	85,601		61,705	-	61,705	23,896	Complete	Complete	72.1%	
CT0319	Transport minor works		13,576	13,576		-	-	-	13,576	Apr-23	May-23	0.0%	
CT0320	Parking infrastructure renewal		24,950	-		-	-	-	-	TBA	TBA	#DIV/0!	Order placed. Costs in CT0338
CT0321	Steele Street footpath renewal - Wenvoe to Formby - south side		154,913	514,913		20,527	387,237	407,764	107,149	Jan-23	Mar-23	79.2%	Construction pending. Part funded by CS0111
CT0322	William Street renewal - Valley to Middle	605,000	859,022	1,464,022		1,059,534	252,718	1,312,251	151,771	Oct-22	Jan-23	89.6%	Construction underway
CT0324	North Caroline Street Kerb renewal		4,356	4,356		-	-	-	4,356	Complete	Complete	0.0%	
CT0325	North Fenton Street renewal - Oldaker to Parker		88,019	237,470		177,718	8,006	185,724	51,746	Complete	Complete	78.2%	Part funded by CS0108
CT0326	CT0326 Rural road renewal - gravel reshe		-	-		510	-	510	(510)			#DIV/0!	
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		632,063	71,840	703,903	(43,903)	Complete	Complete	106.7%	
CT0334	Lakeside Road safety improvements	40,000		40,000		700	49,888	50,588	(10,588)	Feb-22	Mar-23	126.5%	Construction pending
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	46,760	1,517,520	1,564,279	(64,279)	TBA	TBA	104.3%	Construction pending
CT0338	Parking infrastructure renewal	25,000		49,950		-	45,000	45,000	4,950	TBA	TBA	90.1%	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		39,060	92,909	131,970	(31,970)	Dec-22	Complete	132.0%	
CT0341	Transport minor works	25,000		25,000		-	-	-	25,000	TBA	TBA	0.0%	
CT0342	Footpath Missing Links	100,000		100,000		52,166	1,185	53,351	46,649	Nov-22	Jun-23	53.4%	Construction underway
CT0343	Percy St and Parker St roundabout					17,176	-	17,176	(17,176)	TBA	TBA		External funding announced
Total Transport		4,587,000	5,349,542	10,519,179	2,870,727	3,027,470	3,914,904	6,942,374	3,576,805			66.0%	

		Funding 2022/23				Expenditure 2022/23				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%	Design underway. In conjunction with Quaylink and SVEP
CS0097	Church street stormwater improvements		334,214	334,214		2,116	-	2,116	332,098	TBA	TBA	0.6%	Design underway
CS0099	Pipe renewal - 23 Steele St		58,210	58,210		-	-	-	58,210	TBA	TBA	0.0%	Works to be rescoped.
CS0100	Highfield SW catchment Upgrade - Stage 1		132,624	132,624		6,360	13,257	19,617	113,007	Jan-23	Mar-23	14.8%	Construction in progress
CS0103	Stormwater pollution control measures		92,832	92,832		18,240	64,620	82,860	9,972	Mar-23	Apr-23	89.3%	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		40,635	-	40,635	5,822	Complete	Complete	87.5%	
CS0111	Steele stormwater catchment upgrade	360,000		-		700	-	700	(700)	Feb-23	Apr-23	#DIV/0!	included in CT0321
CS0112	North Caroline Street - new open drain	60,000		60,000		2,660	-	2,660	57,340	TBA	TBA	4.4%	Design underway
CS0113	Minor Stormwater Works	60,000		60,000		54,667	245	54,913	5,087	Aug-22	Jun-23	91.5%	Completed
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		17,659	-	17,659	82,341	TBA	TBA	17.7%	Design underway
CS0117	Devonport Oval stormwater renewal	35,000		35,000		26,608	(1,492)	25,117	9,883	Complete	Complete	71.8%	
CS0118	College court stormwater upgrade	65,000		65,000		160	-	160	64,840	Apr-23	May-23	0.2%	Design underway
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		1,064	6,478	7,541	17,459	Jan-23	Jun-23	30.2%	Construction pending
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		571	-	571	39,429	Apr-23	May-23	1.4%	Design underway
Total Stormwater		946,000	1,082,884	1,668,884	-	234,231	151,769	386,001	1,282,883			23.1%	
Plant & Fleet													
CF0031	Fleet Replacement program 2021-22		182,453	182,453		149,838	136,808	286,645	(104,193)	TBA	TBA	157.1%	Expenditure excludes trade values
CF0032	Hire Plant Replacement 2021-22		233,300	233,300		285,650	-	285,650	(52,350)	TBA	TBA	122.4%	Expenditure excludes trade values
CF0033	Non Hire Plant Replacement 21-22		67,079	67,079		59,475	14,341	73,816	(6,737)	TBA	TBA	110.0%	
CF0034	Fleet Replacement program 2022-23	276,000		276,000		-	118,405	118,405	157,595	TBA	TBA	42.9%	
CF0035	Hire Plant Replacement 2022-23	434,000		434,000		90,911	298,818	389,729	44,271	TBA	TBA	89.8%	
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	-	585,874	568,372	1,154,246	93,586			92.5%	
Other Equipment													
Office and Equipment		267,000	193,936	460,936	-	135,184	42,058	177,242	283,694			38.5%	
Information Technology		230,000	171,040	401,040	-	81,232	100,759	181,991	219,050			45.4%	
			-	-									
Total Other Equipment		497,000	364,976	861,976	-	216,415	142,817	359,232	502,744			41.7%	
TOTAL CAPITAL EXPENDITURE - EXCLUDING LIVING CITY		10,476,000	9,629,700	20,328,337	3,634,054	5,310,373	6,353,525	11,663,898	8,664,439			57.4%	
Living City													
Total Living City		1,000,000	7,182,337	8,182,337	1,000,000	2,657,293	9,019	2,666,312	5,516,025			32.6%	construction underway
TOTAL CAPITAL EXPENDITURE - INCLUDING LIVING CITY		11,476,000	16,812,037	28,510,674	4,634,054	7,967,666	6,362,544	14,330,210	14,180,464			50.3%	

**Minutes of the Planning Authority Committee of the Devonport City Council
held in the Aberdeen Room, Level 2, paranaple centre,137 Rooke Street, Devonport
on Monday 13 February 2023 commencing at 5:15 PM**

Present Cr A Jarman (Mayor) in the Chair
Cr S Sheehan
Cr G Enniss
Cr L Murphy
Cr D Viney

Councillors in Attendance Cr S Martin
Cr J Wilczynski

Council Officers: General Manager, M Atkins
Deputy General Manager, J Griffith
Executive Manager, K Lunson

Audio Recording: All persons in attendance were advised that it is Council policy to record Council meetings, in accordance with Council's Digital Recording Policy. The meeting was live streamed via YouTube.

1 APOLOGIES

The following apology was received for the meeting.

Cr P Hollister Leave

2 DECLARATIONS OF INTEREST

The following Declaration of Interest was advised:

Councillor	Item No	Reason	Remaining in Meeting? Yes/No	If remaining, reason/s for decision
Cr L Murphy	4.1	Engaged in the real estate industry	Yes	Not known to the proponent nor engaged by the proponent in a professional capacity

3 DELEGATED APPROVALS

3.1 PLANNING APPLICATIONS APPROVED UNDER DELEGATED AUTHORITY

PAC23/1 RESOLUTION

MOVED: Cr Murphy
SECONDED: Cr Viney

That the list of delegated approvals be received.

FOR: Cr Jarman, Cr Sheehan, Cr Enniss, Cr Murphy and Cr Viney
AGAINST: Nil

CARRIED 5 / 0

4 DEVELOPMENT REPORTS

4.1 PA2022.0209 - 1 BEACHROCK VIEW, EAST DEVONPORT - RESIDENTIAL (ADDITIONAL UNIT)

PAC23/2 RESOLUTION

MOVED: Cr Viney
SECONDED: Cr Murphy

That the Planning Authority, pursuant to the provisions of the *Tasmanian Planning Scheme – Devonport 2020* and section 57 of the *Land Use Planning and Approvals Act 1993*, approve application PA2022.0209 and grant a Permit to use and develop land identified as 1 Beachrock View, East Devonport for the following purposes:

- Residential (additional unit)

Subject to the following conditions:

1. The Use and Development is to proceed generally in accordance with the submitted plans referenced as proposed unit development, Revision A dated 5/15/22 by n+b copies of which are attached and endorsed as documents forming part of this Planning Permit.
2. The stormwater is to be discharged in accordance with the National Construction Code.
3. All stormwater collected from this work is to be directed into the existing property stormwater pipe in accordance with the National Construction Code.
4. The developer is to ensure that building, driveway, and car parking areas are set at suitable levels to ensure that stormwater site drainage can be piped at suitable gradients as per the design for the detention storage plan connection to the kerb.
5. There is to be no uncontrolled overland flow of stormwater from the proposed development to any of the adjoining properties.

6. The setbacks for the proposed dwelling in relation to the side and rear boundaries are to be confirmed by a registered land surveyor prior to building approvals.
7. The developer is to ensure parking spaces are delineated and signed for identification within the site.
8. The developer is to comply with the conditions specified in the Submission to Planning Authority Notice which TasWater has required to be included in the planning permit pursuant to section 56P(1) of the *Water and Sewerage Industry Act 2008*. A copy of this notice is attached.

Note: The following is provided for information purposes.

The development is to comply with the requirements of the current National Construction Code. The developer is to obtain the necessary building and plumbing approvals and provide the required notifications in accordance with the *Building Act 2016* prior to commencing building or plumbing work.

Permitted hours of construction work are Monday to Friday from 7am - 6pm, Saturday from 9am - 6pm and Sunday and statutory holidays from 10am - 6pm.

The amenity of the area must not be detrimentally affected by the use or development through the:

- a. Transport of materials, goods or commodities to or from the land; or the
- b. Emission of noise, dust, odour, artificial light, vibration, fumes, smoke, vapour, steam, soot, ash, wastewater or any waste products.

No burning of any waste materials (including cleared vegetation) is to be undertaken on site. Any waste material is to be removed and disposed of at a licensed refuse waste disposal facility.

In regard to condition 8 the applicant/developer should contact TasWater – Ph 136992 with any enquiries.

In regard to conditions 2-5 the applicant should contact Council's Infrastructure & Works Department – Ph 6424 0511 with any enquiries.

Enquiries regarding other conditions can be directed to Council's Development Services Department – Ph 6424 0511.

FOR: Cr Jarman, Cr Sheehan, Cr Enniss, Cr Murphy and Cr Viney

AGAINST: Nil

CARRIED 5 / 0

4.2 PA2022.0213 - 12 DONVISTA DRIVE, DON - RESIDENTIAL (SCREEN)

PAC23/3 RESOLUTION

MOVED: Cr Murphy

SECONDED: Cr Viney

That the Planning Authority, pursuant to the provisions of the *Tasmanian Planning Scheme – Devonport 2020* and section 57 of the *Land Use Planning and Approvals Act 1993*, approve application PA2022.0213 and grant a Permit to develop land identified as

12 Donvista Drive, Don for the following purposes:

- Residential (screen)

Subject to the following conditions:

1. The Development is to proceed generally in accordance with the submitted plans referenced as Site Plan and Layout Drawing for Proposed Screen for Privacy, submitted by HJ Harrison, copies of which are attached and endorsed as documents forming part of this Planning Permit.

Note: The following is provided for information purposes.

The development is to comply with the requirements of the current National Construction Code. The developer is to obtain the necessary building and plumbing approvals and provide the required notifications in accordance with the *Building Act 2016* prior to commencing building or plumbing work.

Hours of Construction shall be: Monday to Friday Between 7am - 6pm, Saturday between 9am -6pm and Sunday and statutory holidays 10am - 6pm.

During the construction or use of these facilities all measures are to be taken to prevent nuisance. Air, noise and water pollution matters are subject to provisions of the *Building Regulations 2016* or the *Environmental Management and Pollution Control Act 1994*.

The amenity of the area must not be detrimentally affected by the use or development through the:

- a) Transport of materials, goods or commodities to or from the land; or the
- b) Emission of noise, dust, odour, artificial light, vibration, fumes, smoke, vapour, steam, soot, ash, wastewater or any waste products.

No burning of any waste materials (including cleared vegetation) is to be undertaken on site. Any waste material is to be removed and disposed of at a licensed refuse waste disposal facility.

Enquiries regarding this permit can be directed to Council's Development Services Department – Ph 6424 0511.

FOR: Cr Jarman, Cr Sheehan, Cr Enniss, Cr Murphy and Cr Viney

AGAINST: Nil

CARRIED 5 / 0

5 CLOSURE

There being no further business on the agenda the Mayor declared the meeting closed at 5.35pm.

Confirmed

13/02/2023



Chairperson