

COUNCIL MEETING - 22 APRIL 2024 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](mailto:council@devonport.tas.gov.au) Web [www.devonport.tas.gov.au](http://www.devonport.tas.gov.au)

16 April 2024

Mr Peter Aylett  
4 Olive Court  
MIANDETTA 7310

Dear Mr Aylett

**Response to Questions Without Notice raised Monday 25 March 2024**

**Q1.** My question is why hasn't there been any action in regards to some 12 months ago now that I came down and saw Ian Cute who I believe has now retired, with regards to the situation with the intersection of Olive Court and Middle Road. I presented Ian with video evidence/photographic evidence in regards to how the traffic turns up off the on-ramp and then crosses the centre line in Olive Court and parks across the intersection. It has been some 12 months now and I've heard nothing in regards to what's going on. This evening on my way down the situation occurred to me again that sometimes it is worse in regards to two cars pulling across that intersection where no one can get in and no one can get out. It's definitely a breach of the law because there is a solid centre line. I indicated to engineer Ian Cute that it a simple way to rectify it would be to place some concrete plinths along the centre line leading out of Olive Court up to the stop give way line of the road – that would stop people from screaming in there and crossing and blocking both lanes of traffic.

**Response**

Council Officers are aware of the traffic issues that exist in this area and continue to monitor concerns and liaise with the Department of State Growth who have responsibility for the Bass Highway interchange.

The following feedback can be provided:

- The underlying issue is with the right-turn queuing on the Bass Highway off ramp during peak periods causing some motorists to make a left turn onto Middle Road and then perform a U-turn in the Olive Court intersection.
- The Olive Court intersection is very constrained, limiting the ability to install physical traffic control devices such as traffic islands or centre-line kerbing. Council Officers will continue investigations into feasible treatment options.



*The City with Spirit*

- Council's Road Network Strategy (2023) contains a longer-term action to address traffic issues at the Bass Highway and Middle Road interchange. Any proposed solution/treatment at the interchange will involve Department of State Growth input and approval.



- The above U-turn manoeuvre at the intersection of Olive Court is illegal as the motorist is crossing a solid dividing line. Enforcement of the road rules is matter for the Police. Incident reports to the Police with vehicle registration numbers are encouraged.

I trust the above information provides answers to your question, however if you would like to meet and discuss the matter further please contact Councils Infrastructure Manager, Jason Bellchambers by emailing [jbellchambers@devonport.tas.gov.au](mailto:jbellchambers@devonport.tas.gov.au) or contacting the Council reception on 64240511.

Yours sincerely

Matthew Atkins  
GENERAL MANAGER

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



## Devonport City Council

*Land Use Planning and Approvals Act 1993 (LUPAA)*

*Tasmanian Planning Scheme - Devonport*

# Application for Planning Permit

### Use or Development Site

Street Address: \_\_\_\_\_

\_\_\_\_\_

Certificate of Title Reference No.: \_\_\_\_\_

\_\_\_\_\_

### Applicant's Details

Full Name/Company Name: \_\_\_\_\_

\_\_\_\_\_

Postal Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Telephone: \_\_\_\_\_

Email: \_\_\_\_\_

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

Full Name/Company Name: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Postal Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Telephone: \_\_\_\_\_

Email: \_\_\_\_\_

\_\_\_\_\_

ABN: 47 611 446 016  
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137 Rooke Street  
Devonport TAS 7310  
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[www.devonport.tas.gov.au](http://www.devonport.tas.gov.au)  
[council@devonport.tas.gov.au](mailto:council@devonport.tas.gov.au)





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:

<b>Application fee</b>	
<b>Completed Council application form</b>	
<b>Copy of the current certificate of title, including title plan and schedule of easements</b>	
<b>Any written permission and declaration of notification required under s.52 of LUPAA</b>	
<b>A site analysis and site plan at an acceptable scale on A3 or A4 paper (1 copy) showing:</b>	
<ul style="list-style-type: none"> <li>• The existing and proposed use(s) on the site</li> </ul>	
<ul style="list-style-type: none"> <li>• The boundaries and dimensions of the site</li> </ul>	
<ul style="list-style-type: none"> <li>• Topography including contours showing AHD levels and major site features</li> </ul>	
<ul style="list-style-type: none"> <li>• Natural drainage lines, watercourses and wetlands on or adjacent to the site</li> </ul>	
<ul style="list-style-type: none"> <li>• Soil type</li> </ul>	
<ul style="list-style-type: none"> <li>• Vegetation types and distribution including any known threatened species, and trees and vegetation to be removed</li> </ul>	
<ul style="list-style-type: none"> <li>• The location, capacity and connection point of any existing services and proposed services</li> </ul>	
<ul style="list-style-type: none"> <li>• The location of easements on the site or connected to the site</li> </ul>	
<ul style="list-style-type: none"> <li>• Existing pedestrian and vehicle access to the site</li> </ul>	
<ul style="list-style-type: none"> <li>• The location of existing and proposed buildings on the site</li> </ul>	
<ul style="list-style-type: none"> <li>• The location of existing adjoining properties, adjacent buildings and their uses</li> </ul>	
<ul style="list-style-type: none"> <li>• Any natural hazards that may affect use or development on the site</li> </ul>	
<ul style="list-style-type: none"> <li>• Proposed roads, driveways, parking areas and footpaths within the site</li> </ul>	
<ul style="list-style-type: none"> <li>• Any proposed open space, common space, or facilities on the site</li> </ul>	
<ul style="list-style-type: none"> <li>• Proposed subdivision lot boundaries (where applicable)</li> </ul>	
<ul style="list-style-type: none"> <li>• Details of any proposed fencing</li> </ul>	
<b>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:</b>	
<ul style="list-style-type: none"> <li>• Setbacks of buildings to property (title) boundaries</li> </ul>	
<ul style="list-style-type: none"> <li>• The internal layout of each building on the site</li> </ul>	
<ul style="list-style-type: none"> <li>• The private open space for each dwelling</li> </ul>	
<ul style="list-style-type: none"> <li>• External storage spaces</li> </ul>	
<ul style="list-style-type: none"> <li>• Parking space location and layout</li> </ul>	
<ul style="list-style-type: none"> <li>• Major elevations of every building to be erected</li> </ul>	
<ul style="list-style-type: none"> <li>• The relationship of the elevations to existing ground level, showing any proposed cut or fill</li> </ul>	
<ul style="list-style-type: none"> <li>• 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</li> </ul>	
<ul style="list-style-type: none"> <li>• Materials and colours to be used on roofs and external walls</li> </ul>	
<b>Details of any signage proposed</b>	

---

### Value of use and/or development

\$ \_\_\_\_\_

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

If land is not in applicant's ownership

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

Applicant's signature:  Date: \_\_\_\_\_

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

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

General Manager's signature: \_\_\_\_\_ Date: \_\_\_\_\_

If the application involves land owned or administered by the Crown

Crown consent must be included with the application.

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### Signature

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

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

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

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

Applicant's signature:  Date: \_\_\_\_\_

### PRIVACY ACT

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

---

### Fee & payment options

**DD**

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



**Pay in Person at Service Tasmania** – Present this notice to any Service Tasmania Centre, together with your payment. See [www.service.tas.gov.au](http://www.service.tas.gov.au) for opening hours.



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



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



# RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



## SEARCH OF TORRENS TITLE

VOLUME 218795	FOLIO 1
EDITION 7	DATE OF ISSUE 23-Sep-2022

SEARCH DATE : 22-Jan-2024

SEARCH TIME : 03.34 PM

### DESCRIPTION OF LAND

City of DEVONPORT

Lot 1 on Plan 218795

Derivation : Part of Lot 1 (Section C.1.) Gtd. to M. Graham

Prior CT 2672/96

### SCHEDULE 1

M978480 TRANSFER to ELKS INVESTMENTS (TAS) PTY LTD

Registered 23-Sep-2022 at 12.01 PM

### SCHEDULE 2

Reservations and conditions in the Crown Grant if any

M980224 MORTGAGE to Murdoch Clarke Mortgage Management

Limited Registered 23-Sep-2022 at 12.02 PM

N163092 CAVEAT by VIVIAN LOCKE CAPITAL PTY LTD Registered

06-Oct-2023 at noon

### UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

ORIGINAL - NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 1469
TASMANIA
REAL PROPERTY ACT, 1862, as amended
NOTE - REGISTERED FOR OFFICE
CONVENIENCE TO REPLACE



CERTIFICATE OF TITLE

Register Book
Vol. Fol.

267 96

Cert. of Title Vol. 501 Fol. 63

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto signed my name and affixed my seal.

Handwritten signature of Recorder of Titles

Recorder of Titles.



DESCRIPTION OF LAND

TOWN OF DEVONPORT
ONE ROOD TWENTY TWO PERCHES AND FOUR TENTHS OF A PERCH on the Plan hereon

FIRST SCHEDULE (Continued overleaf)

ALEXANDER GRAHAM RITCHIE of Launceston, Accountant and
PRUDENCE MARGARET RITCHIE his Wife
AS TENANTS IN COMMON IN EQUAL SHARES

Handwritten signature

SECOND SCHEDULE (Continued overleaf)
NIL.

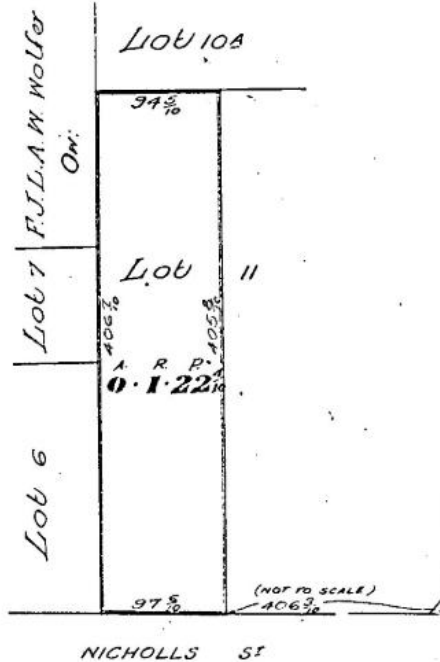
ATURE OF THE RECORDER OF TITLES ARE NO LONGER SUBSISTING.

PROPERTY ADDRESS
52 Nicholls Street
Devonport

REGISTERED NUMBER
218795

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

CANCELLED
13 JAN 1995
RECORDED BY
RECORDER OF TITLES
NEW TITLE ISSUED



Part of Lot 1 Sec. C.1. Gtd. to M. Graham Meas. in Links 172/39D
FIRST Edition. Registered

Derived from C.T. Vol. 501 Fol. 63 Transfer A226846 C. J. Ralph & Anr.



**S. Group**  
Level 1, 10-14 Paterson St, Launceston  
Level 1, 90-92 Murray St, Hobart  
PO Box 1271, Launceston, TAS 7250  
p 03 6311 1403 e info@sgroup.com.au  
abn 33 625 566 618 sgroup.com.au

22<sup>nd</sup> January 2024

**RE: Development Application for 52 Nicholls St Devonport – C.T. 218795/1**

To the Planning Officer,

Please find attached the architectural plans and associated documentation relating to a Development Application for a new unit development at 52 Nicholls St Devonport.

The site is zoned as “8.0 General Residential” under the Tasmanian Planning Scheme. As a multi-residential development, the proposal falls within the permitted uses for this zone.

**Planning Assessment – 52 Nicholls St, Devonport Tas 7310**

**Planning Scheme: Tasmanian Planning Scheme**

**Project Overview:**

This proposal relates to the demolition of an existing residence at 52 Nicholls St Devonport and the construction of 4 new units on the site. These units are to provide specialist disability accommodation in accordance with the requirements of the NDIS Specialist Disability Design Standard, for residents with High Physical Support requirements.

Each unit is self-contained and consists of:

- 2 separate bedrooms with individual ensuite bathrooms,
- Shared facilities for each unit consisting of shared laundry, kitchen and off street parking.

**Development Standards:**

Our submission is that the proposal is a discretionary application under the Tasmanian Planning Scheme on the following basis:

**8.2: Use Table**

- Permitted.

**8.3: Use Standards**

- N/A (not a discretionary use).

**8.4.1: Residential density for multiple dwellings**

- A1: Complies – site area of 395.8m<sup>2</sup> per unit.

**8.4.2: Setbacks and building envelope for all dwellings**

- A1: Does not comply

**create.  
wonder.**





**S. Group**

Level 1, 10-14 Paterson St, Launceston

Level 1, 90-92 Murray St, Hobart

PO Box 1271, Launceston, TAS 7250

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abn 33 625 566 618 sgroup.com.au

- P1: Complies - Frontage setback for unit 1 (closest to Nicholls St) is 2.54m from the site boundary to Nicholls St which is within the 4.5m required as an acceptable solution. However, the submission here is that this is compatible with the wider streetscape as there are neighbouring examples of residences within the 4.5m frontage setback. Examples are as follows:
  - 48 Nicholls St, which has a similar frontage setback of approximately 2.5m from Nicholls St.
  - Similarly, 119 Gunn St (at the intersection of Gunn St and Nicholls St and next to 48 Nicholls St) has the side of the residence on the property boundary on Nicholls St, as well as a separate garage which is also on the property boundary on Nicholls St.
  - Similarly the residence at 64 Nicholls St has a frontage setback of approximately 2.2m and 19 Nicholls St has a frontage setback of approximately 2m.

Given these examples the submission is that this proposal is compatible with the existing streetscape.

- A2: Complies – carports are not within 5.5m of the frontage.
- A3: Does not comply.
- P3: Complies- Does not cause loss of amenity to adjoining properties in terms of sunlight to habitable rooms or private open space. Units are all single story with only unit 4 at the rear of the property being raised above ground level to facilitate gravity fed stormwater back to the street connection. All units are at least 1.5m from side boundaries.

#### **8.4.3: Site coverage and private open space**

- A1: Complies – site coverage of 26.37%
- A2: Complies – All units have flat private open space on the northern side, measuring a minimum of 6m x 4m and is not between the frontage and the residence.

#### **8.4.4: Sunlight to private open space of multiple dwellings**

- A1 (b): Complies – Private open space for each unit receives at least 50% sunlight for 3 hours on June 21<sup>st</sup> (refer sun shadow diagrams A901).

#### **8.4.5: Width of openings for garages and carports**

- A1: Complies – Carports do not face the street frontage.

#### **8.4.6: Privacy for all dwellings**

- A1: Complies – Refer deck screen on unit 4 (A304 & A305)
- A2: Does Not Comply
- P2: Complies – Windows within 6m of private open space of other units are frosted or screened. Window of unit 4 kitchen is frosted (window is over 1m above ground level and within 1.5m of the edge of a window on the neighbouring property).



**S. Group**

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Level 1, 90-92 Murray St, Hobart  
PO Box 1271, Launceston, TAS 7250  
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abn 33 625 566 618 sgroup.com.au

- A3: Does not comply
- P3: Complies – Windows of laundry and bed 2 in units 2 & 3 are frosted (as they are within 2.5m of neighbouring unit parking space). Private open space of unit 3 is screened from carport and entry of unit 4 with a timber batten screen.

**8.4.7: Frontage for all dwellings**

- P1: Complies: Frontage fence to 1m high (refer Site Plan A100)

**8.4.8: Waste storage for multiple dwellings**

- A1: Complies – All units have an individual waste storage area of not less than 1.5m<sup>2</sup> at the side of the residence.

**8.5: Development Standards for Non-dwellings**

- N/A

**8.6: Development Standards for subdivision**

- N/A



**S. Group**

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PO Box 1271, Launceston, TAS 7250  
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Please find the following documents relating to this proposal attached:

- Development Application form
- Architectural drawing set
- Certificate of Title (plan & text)

If any further information or clarification relating to this application is required, please contact me.

Best regards,

Simon U'Ren,  
Architect (BSc, BEnvDes, MA)

Email: [simon@sgroup.com.au](mailto:simon@sgroup.com.au)

P. (03) 6311 1403  
M. 0402 742 252

# Residential Unit Development 52 Nicholls St,

**DRAWING SCHEDULE:**

Sheet No:	Drawing	Rev:	Revision Date
A001	COVER PAGE	D	21/02/2024
A100	SITE PLAN	D	21/02/2024
A101	SITE PLAN - PART	C	19/02/2024
A200	FLOOR PLAN U 4	A	21/12/2023
A201	FLOOR PLAN UNITS 2 & 3	B	31/01/2024
A202	FLOOR PLAN UNIT 1	A	21/12/2023
A300	ELEVATIONS - UNIT 1	A	21/12/2023
A301	ELEVATIONS - UNIT 1	A	21/12/2023
A302	ELEVATIONS - UNITS 2 & 3	B	31/01/2024
A303	ELEVATIONS - UNITS 2 & 3	B	31/01/2024
A304	ELEVATIONS - UNITS 4	A	21/12/2023
A305	ELEVATIONS - UNITS 4	A	21/12/2023
A500	SITE SECTION	C	19/02/2024
A900	3D VIEWS	B	31/01/2024
A901	SUN SHADOW DIAGRAMS	C	19/02/2024

**LOCATION PLAN - Scale: NTS**



**GENERAL INFORMATION:**

Accredited Architect:	<b>Sam Haberle</b>
Accreditation Number:	<b>CC5618 U</b>
Land Title Reference Number:	<b>C.T. 218795/1</b> (Certificate volume and folio)
Municipality:	<b>Devonport Council</b>
Planning Scheme Overlay:	<b>Tasmanian Planning Scheme</b> Safeguarding Airports - Obstacle Limitation Area
Zoning:	<b>8.0 General Residential</b>
Building Class:	<b>1a</b>
Soil classification:	<b>Class M</b> Site classification to AS 2870-2011 (Strata Geoscience SR03205)
Wind Classification:	<b>N2</b> Site classification to AS 4055-2008 (Strata Geoscience SR03205)
Climate Zone:	<b>7</b> (www.abcb.gov.au/map)
Alpine Area:	<b>N/A</b> <300m AHD (NCC Figure 3.7.5.2)
Bushfire-prone Area BAL Rating:	<b>N/A</b> Not a bushfire prone area (per the ListMap)
Corrosion environment:	<b>Moderate</b> For steel subject to the influence of salt water, breaking surf or heavy industrial areas, refer to NCC section 3.4.2.2 & NCC Table 3.4.4.2. Cladding and fixings to manufacturer's recommendations
Other Known site hazards:	<b>Nil</b>

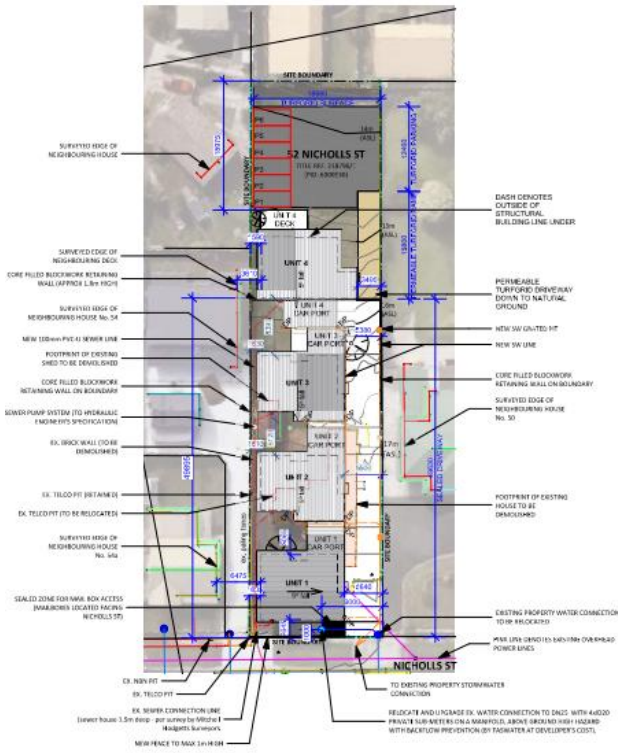
FOR DEVELOPMENT APPLICATION ONLY

create.  
wonder.

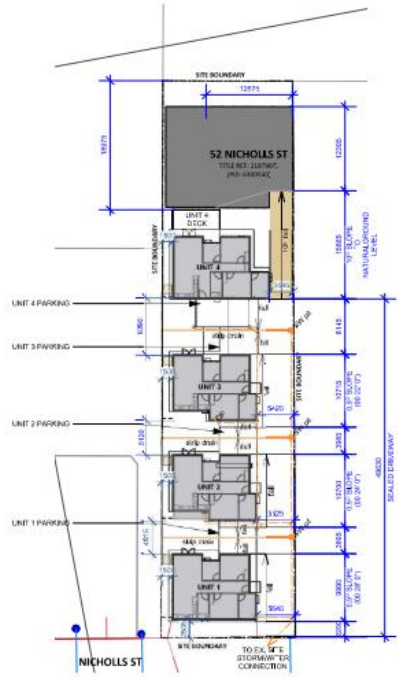


REVISION D	DATE	DESCRIPTION	TAB/WATER DA RFI	RELOCATED WATER CONNECTION	DATE
		52 Nicholls St, DEVONPORT			DA
		CLIENT: ELKS Investments			DWG.#
		DWG: COVER PAGE			A001
					PROJECT#

© Group Level 1, 10-14 Palsson St, Launceston | Level 1, 80-82 Murray St, Hobart | 002 Victoria St, North Melbourne  
T: 03 63 111 400 E: info@group.com.au agroup.com.au



**1 SITE PLAN**  
Scale: 1:500



**2 PAVEMENT PLAN**  
Scale: 1:500

**NOTE:**  
All contours should be confirmed on site.  
Dowling location to be set out by registered surveyor (dimensions reported) prior to construction.  
Drives to be suitable drained away from dwelling to SW gully & connected to mains.  
Conveniently located taps to be installed for watering lawns.  
Typically bricks around house with top soil where not otherwise specified now with grass seed set down 150mm from FFC, max. better grade 1:20.  
Garden edging typically treated pine when not agreed to be stone.  
Downpipes to be connected into council sewerage or open as roof is required.  
Any changes to the construction and materials included in these drawings to be approved by S. Group, the Engineer, the Building Surveyor, and the owner before proceeding with the work.  
Use written dimensions only.  
Do not scale drawings.

**BUILDING AREAS:**

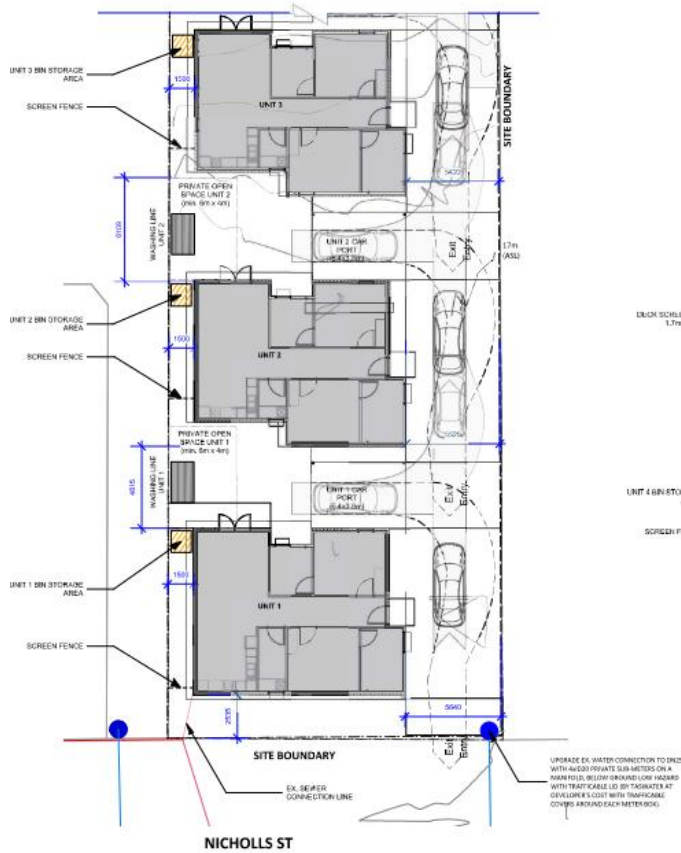
Site Area:	1,503.2m <sup>2</sup>
Site area per unit:	385.8m <sup>2</sup>
Proposed Driveway (sealed):	422.0m <sup>2</sup>
Gravel parking:	317.5m <sup>2</sup>
<b>Units 3 &amp; 4 Total:</b>	<b>151.0m<sup>2</sup></b>
Unit 3 (Deck):	104.7m <sup>2</sup>
Unit 4:	108.2m <sup>2</sup>
Deck (unit 4):	28.6m <sup>2</sup>
Carport (unit 4):	22.8m <sup>2</sup>
<b>Total Building Area:</b>	<b>417.2m<sup>2</sup></b>
(including decking & driveway)	
Site coverage percentage:	26.37%

FOR DEVELOPMENT APPLICATION ONLY

create.wonder.

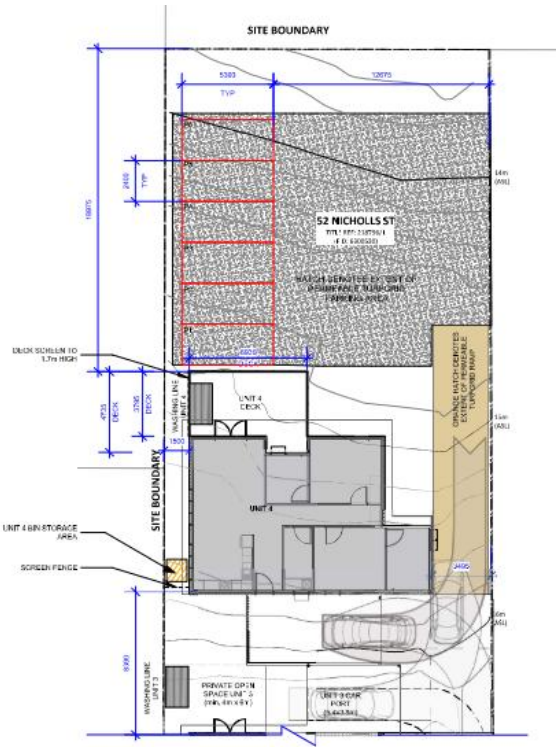
ADDRESS	52 Nicholls St, DEVONPORT		PROJ.#	DA
CUSTOMER	ELKS Investments		DWG.#	A100
DWG	SITE PLAN		SCALE	AS SHOWN
DATE	21/02/2024		DESCRIPTION	TASWATER DA RFI - RELOCATED WATER CONNECTION

S. Group | Level 1, 90-14 Palmside St, Launceston | Level 1, 30-32 Murray St, Hobart | 255 Victoria St, North Melbourne  
T: 03 63 111 400 | E: info@sgroup.com.au | agrgroup.com.au



1 PART SITE PLAN (SOUTHERN)  
Scale: 1:200

**SITE PLAN NOTES:**  
ALL DIMENSIONS TO WALL FRAME.  
LOCATION OF SITE FEATURES  
DERIVED  
FROM AERIAL PHOTOGRAPHY.



2 PART SITE PLAN (NORTHERN)  
Scale: 1:200

**NOTE:**  
All contours should be confirmed on site.  
Drainage location to be set out by registered surveyor (to be reported prior to commencement).  
Down to be suitably drained away from dwelling to SW gully + connected to main.  
Conveniently located taps to be installed for watering purposes.  
Typically 40mm around house with top soil where not otherwise specified else with grass seed set down 150mm from FFL max. Slope grade 1:20.  
Garden edging typically treated pine when not agreed to owner.  
Downpipes to be connected into council sewerage as soon as void is installed.  
Any change to the construction and materials indicated in these drawings is to be approved by S. Group, the Engineer, the Building Inspector, and the owner before proceeding with the work.  
Use written dimensions only.  
Do not scale drawings.

**BUILDING AREAS:**

Site Area:	1,903.2m <sup>2</sup>
Site area per unit:	395.6m <sup>2</sup>
Proposed Driveway (paved):	422.0m <sup>2</sup>
Gravel parking:	317.5m <sup>2</sup>
<b>Units 3 &amp; 4 Total:</b>	<b>151.0m<sup>2</sup></b>
Unit 3 - Deck:	104.7m <sup>2</sup>
Unit 4:	100.2m <sup>2</sup>
Deck (unit 4):	28.6m <sup>2</sup>
Carport (unit 4):	22.5m <sup>2</sup>
<b>Total Building Area:</b>	<b>417.5m<sup>2</sup></b>
(including decking & driveway)	
Site coverage percentage:	26.37%

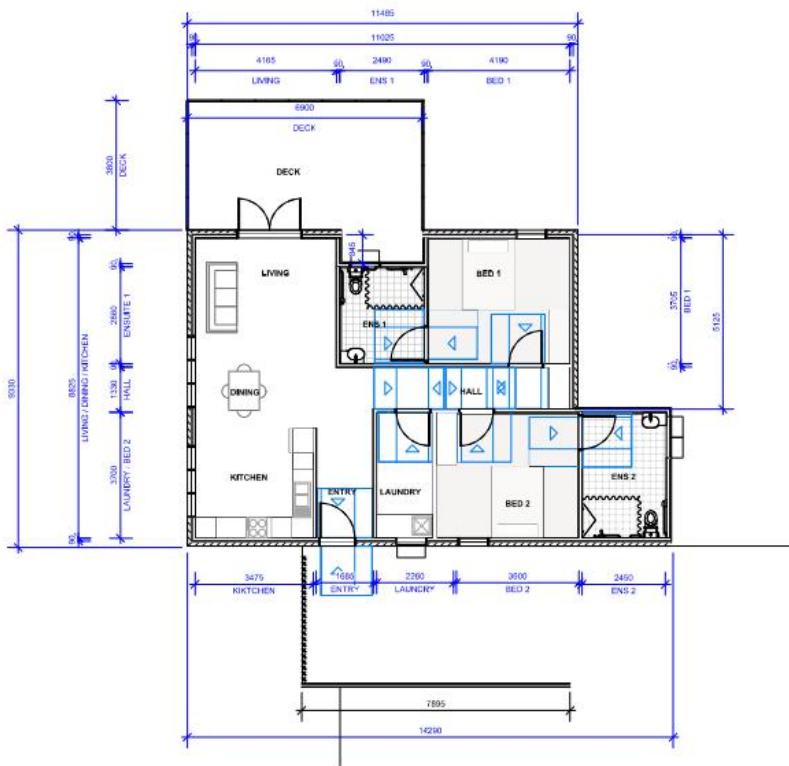
FOR DEVELOPMENT APPLICATION ONLY

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PROJECT NO	52 Nicholls St, DEVONPORT	DATE	18/02/2024	DESCRIPTION	DA RPT - TURFGRASS PARKING ADDED
CLIENT	ELKS Investments	DWG NO	1/1	SCALE	AS SHOWN
DWG	SITE PLAN - PART	DATE	18/02/2024	PROJECT	A101

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**NOTES:**

- Contractor to specify finish treatment to existing concrete floor, and waterproof where required.
- Where possible contractor to utilize existing glazing and door openings to new plan configuration.
- All existing conditions shown indicated only, all dimensions should be confirmed on site and any discrepancies communicated to architect for review.
- All window dimensions to dimensions to be confirmed on site.
- All glazing to comply with AS1288 & AS3041.
- All wet areas to comply with NCC section F1 and AS2746.
- All wet areas to comply with NCC 3.4.3 and AS1684.
- All timber framing to comply with NCC 3.4.3 and AS1684.
- All works to be in compliance with NCC section I except efficiency.
- All works to comply with BAS assessment.
- Window location dimension taken from external stud frame.

**WALL LEGEND:**

- Proposed Internal Wall: Timber stud wall. Unless noted otherwise: 90x25 MGP 10 Plaster, 90x25 MGP 10 Noggings Mid-height, 90x25 MGP 10 Studs @ 450c/c.
- Proposed External Wall: Non-Loadbearing Studwork wall, 90mm Studwork Wall (Internal), 30mm Horizontal & Vertical Battens & Lightweight Chalking (external).
- Existing Wall

**FLOOR FINISHES SCHEDULE:**

- C/U Carpet Underlay, To be selected.
- CTD Composite Timber Decking, Material to match existing deck, Colour: To match existing deck.
- POL Polished Concrete with Clear Epoxy Finish.
- TF Timber Floorboard Overlay.
- SC Sealed Concrete.
- PA Outdoor Paving.

**KEY:**

- wc Water Closet
- ba Basin
- vl Vanity Unit
- shr Walk-in Shower
- tub Free-standing Bath Tub
- tr Towel Rail
- bch Bench
- desk Bulbin Desk
- sky Skylight
- dp Downpipe
- hwc Hot Water Cylinder
- th Laundry Trough

**INSULATION REQUIREMENTS:**  
NCC 2019 PART 3.12 (Climate Zone 7)

Walls: Min. R2.5 (90mm) Pink' bats with vapour-permeable wall wrap.

Roof: R1.3 (55mm) Permafoam Building Blanket R4.0 (150mm) Pink' Ceiling Batts.

1 FLOOR PLAN - UNIT 4  
Scale: 1:100

FOR DEVELOPMENT APPLICATION ONLY



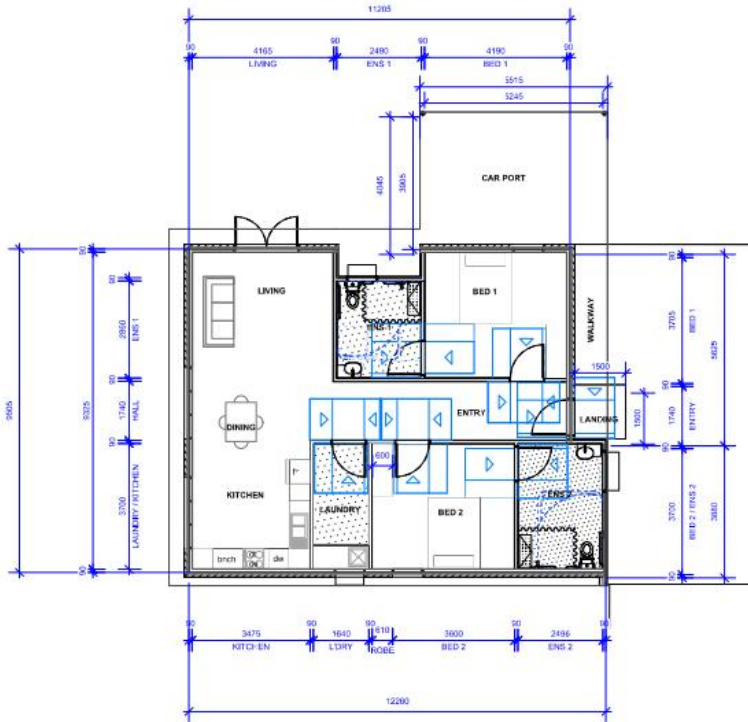
**SITE PLAN NOTES:**  
ALL DIMENSIONS TO WALL FRAME.  
LOCATION OF SITE FEATURES DERIVED FROM AERIAL PHOTOGRAPHY.

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VERSION A	DATE 2/11/2023	DESCRIPTION DA	REV. #	DA
ADDRESS S2 Nicholls St, DEVONPORT			DATE	DA
CLIENT ELKS Investments	DATE	PROJECT	DATE	A200
DRAWN FLOOR PLAN U 4	DATE	PROJECT	DATE	

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3 FLOOR PLAN - UNIT 1  
Scale: 1:100

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**SITE PLAN NOTES:**  
ALL DIMENSIONS TO WALL FRAME.  
LOCATION OF SITE FEATURES DERIVED FROM AERIAL PHOTOGRAPHY.



REVISED A	DATE	21/12/2023	DESCRIPTION	DA
52 Nicholls St. DEVONPORT				
CLIENT	ELKS Investments			
DWG	FLOOR PLAN UNIT 1			
DATE	21/12/2023	SCALE	1:100	PROJECT
DRAWN	A202			
CHECKED	PROJECT			

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**NOTES:**

Contractor to specify final treatment to existing concrete floor, and waterproof where required.

Where possible contractor to utilize existing glazing and door systems in new plan configuration.

All existing conditions shown indicate only and all dimensions should be confirmed on site and any discrepancies communicated to architect for review.

All window dimensions to aluminium to be confirmed on site.

All glazing to comply with AS1288 & AS3047.

All wet areas to comply with NCC section F1 and AS3740.

All wet areas to comply with NCC 3.4.3 and AS3584.

All timber framing to comply with NCC section I energy efficiency.

All works to comply with BAS assessment.

Window location dimension taken from external stud frame.

**WALL LEGEND:**

Proposed Internal Wall  
Timber stud wall  
Unless noted otherwise:  
90x35 MGP10 Plaster  
90x35 MGP10 Noggings Mid-height  
90x35 MGP10 Studs @ 450c/c.

Proposed External Wall  
Non-140mm Chd Studwork wall  
90mm Studwork Wall (Internal)  
30mm Horizontal & Vertical Battens & Lightweight Chalking (external)

Existing Wall

**FLOOR FINISHES SCHEDULE:**

CU Carpet Underlay. To be selected.

CTD: Composite Timber Decking  
Material to match existing deck  
Colour: To match existing deck

POL Polished Concrete with Clear Epoxy Finish

TF Timber Floorboard Overlay.

SC Sealed Concrete.

PA Outdoor Paving.

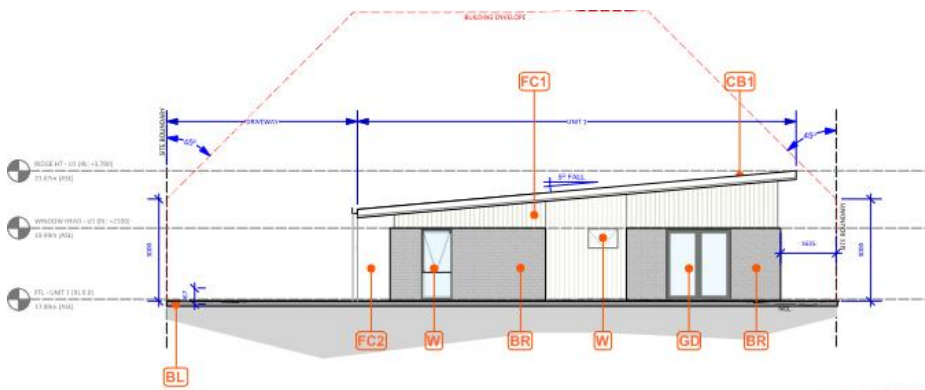
**KEY:**

wc. Water Closet  
ba. Basin  
vl. Vanity Unit  
sh. Walk-in Shower  
tub. Free-standing Bath Tub  
tr. Towel Rail  
bc. Bench  
ds. Dishes Desk  
sky. Skylight  
dp. Downpipe  
hwc. Hot Water Cylinder  
lt. Laundry Trough

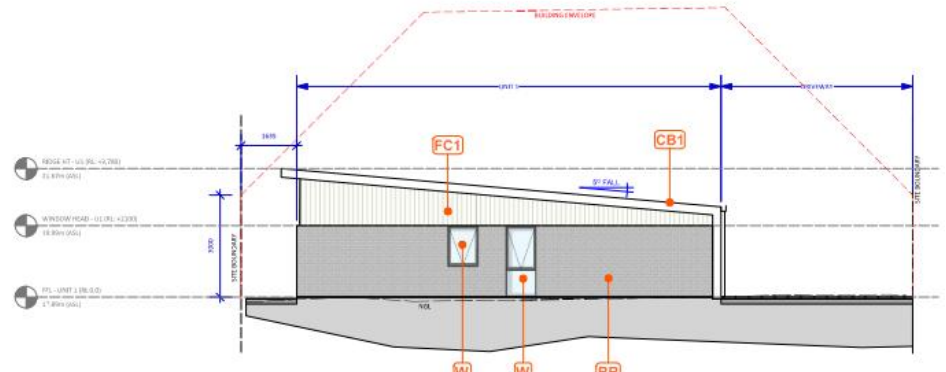
**INSULATION REQUIREMENTS:**  
NCC 2019 PART 3.12, Climate Zone 7

Walls: Min. R2.5 (90mm) Pink' bats with vapour-permeable wall wrap.

Roof: R1.3 (55mm) Pemaslog® Building Blanket RALD (150mm) PIRAC® Ceiling Batts.



1 NORTH ELEVATION - UNIT 1  
Scale: 1:100



2 SOUTH ELEVATION - UNIT 1  
Scale: 1:100



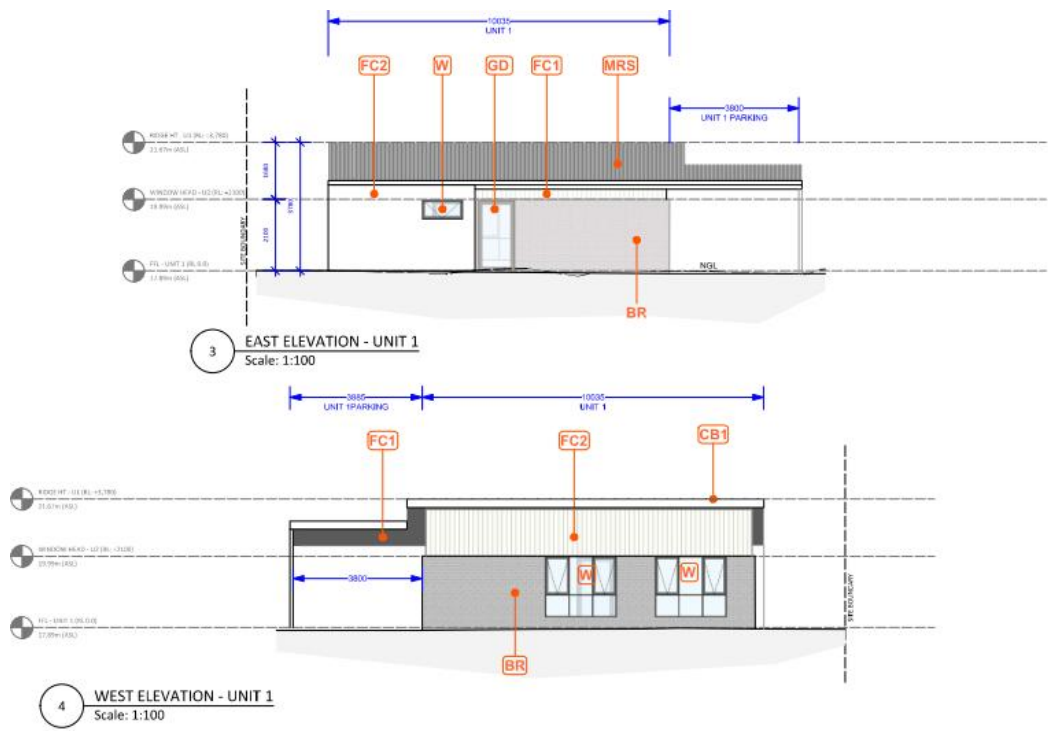
**SITE PLAN NOTES:**  
ALL DIMENSIONS TO WALL FRAME.  
LOCATION OF SITE FEATURES  
DERIVED FROM AERIAL PHOTOGRAPHY.



**FOR DEVELOPMENT APPLICATION ONLY**

PROJECT NO	DATE	21/12/2023	DESCRIPTION	DA
ADDRESS	52 Nicholls St, DEVONPORT			
CLIENT	ELKS Investments			
DWG	ELEVATIONS - UNIT 1			
SCALE	1:100	DATE	21/12/2023	PROJECT NO
DRW	DA	DATE	21/12/2023	PROJECT NO

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REVISIONS	DATE	DESCRIPTION	BY

ADDRESS: 52 Nicholls St. DEVONPORT

CLIENT: ELKS Investments

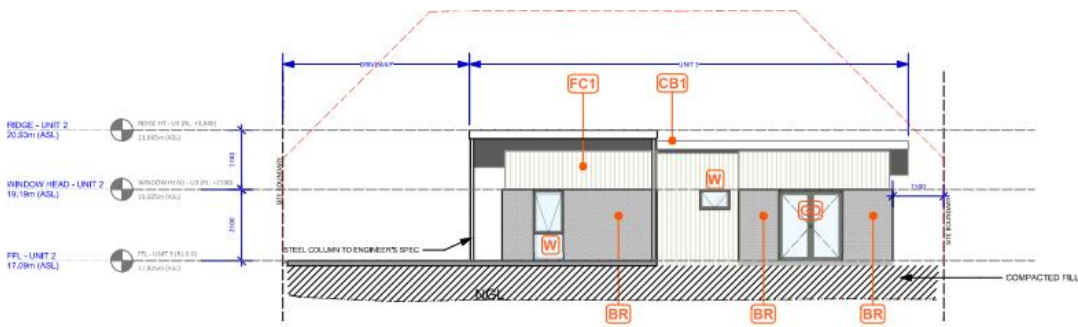
DWG: ELEVATIONS - UNIT 1

Scale: 1:100

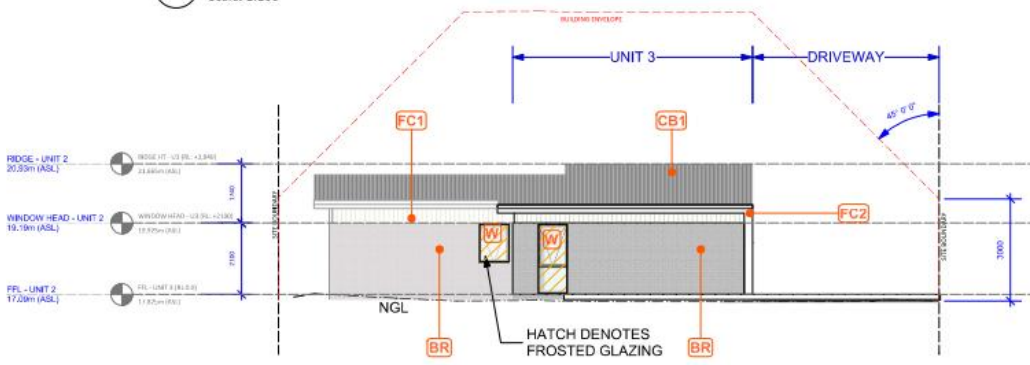
DATE: 21/12/2023

PROJECT: A301

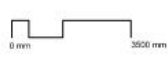
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1A TYPICAL NORTH ELEVATION - UNIT 2 & 3  
Scale: 1:100



2A TYPICAL SOUTH ELEVATION - UNITS 2 & 3  
Scale: 1:100



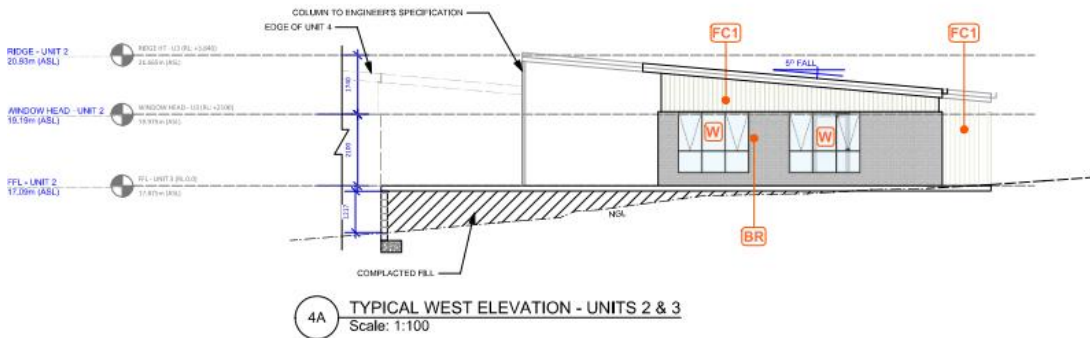
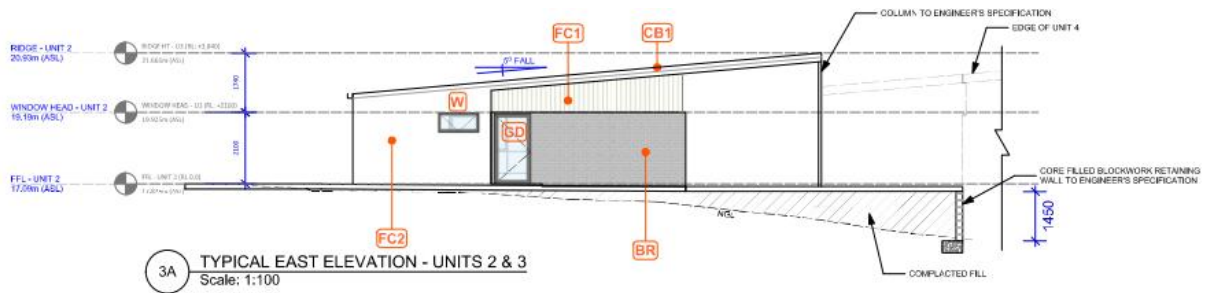
SITE PLAN NOTES:  
ALL DIMENSIONS TO WALL FRAME.  
LOCATION OF SITE FEATURES  
DERIVED FROM AERIAL PHOTOGRAPHY.

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PROPOSAL	52 Nicholls St, DEVONPORT	DA RPT 1 - UNIT 2 & 3 PLAN REVISION	REV. 6	DA
CLIENT	ELKS Investments		DATE	
DWG	ELEVATIONS - UNITS 2 & 3		PROJECT	A302



**SITE PLAN NOTES:**  
ALL DIMENSIONS TO WALL FRAME.  
LOCATION OF SITE FEATURES  
DERIVED FROM AERIAL PHOTOGRAPHY.

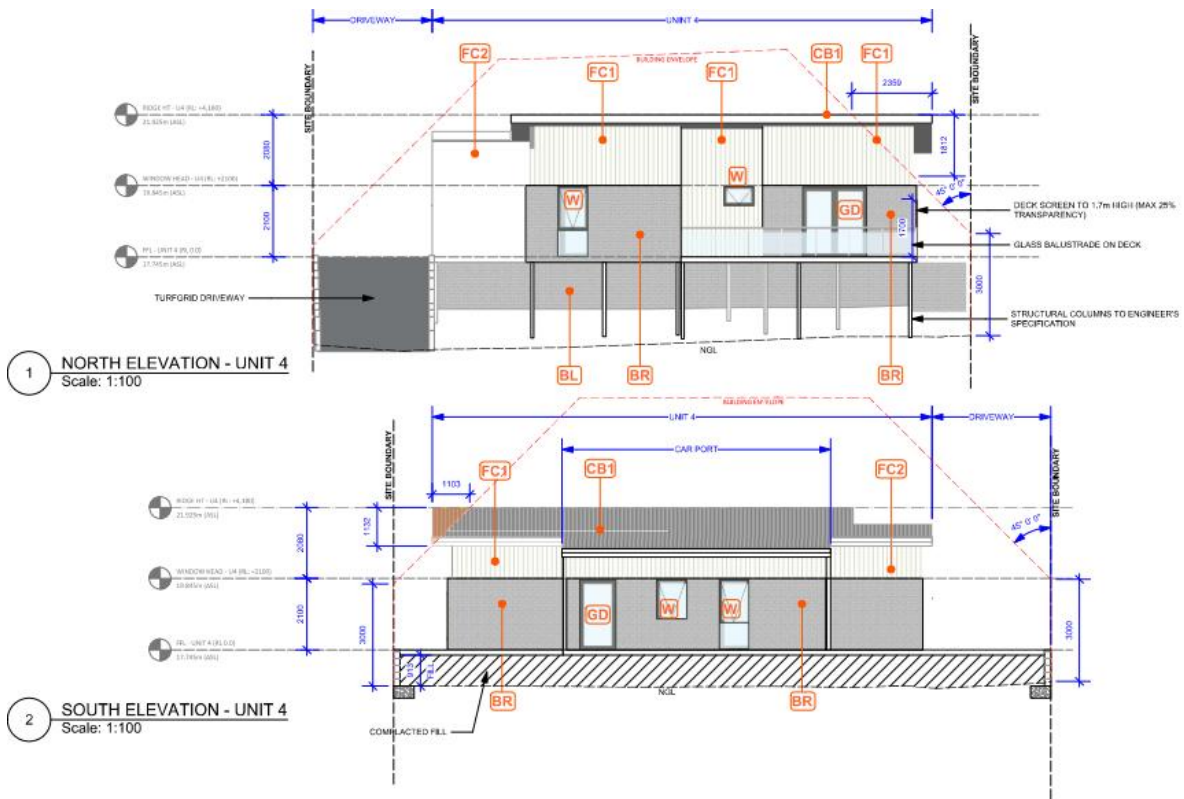
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PROJECT	52 Nicholls St, DEVONPORT	DATE	21/07/2023	DESCRIPTION	DA RPT 1 - UNIT 2 & 3 PLAN REVISION	REV. NO.	DA
CLIENT	ELKS Investments	DRAWN BY	ELKS	CHECKED BY	ELKS	DWG. NO.	A303
DWG	ELEVATIONS - UNITS 2 & 3	DATE	21/07/2023	SCALE	1:100	PROJECT	
S:\0444 - Level 1, 15-19 Palace St, Launceston   Level 1, 90-92 Murray St, Hobart   052 Victoria St, North Melbourne © Copyright 2021 T: 03 63 111 403 E: info@group.com.au aggroup.com.au							





**SITE PLAN NOTES:**  
ALL DIMENSIONS TO WALL FRAME.  
LOCATION OF SITE FEATURES  
DERIVED FROM AERIAL PHOTOGRAPHY.

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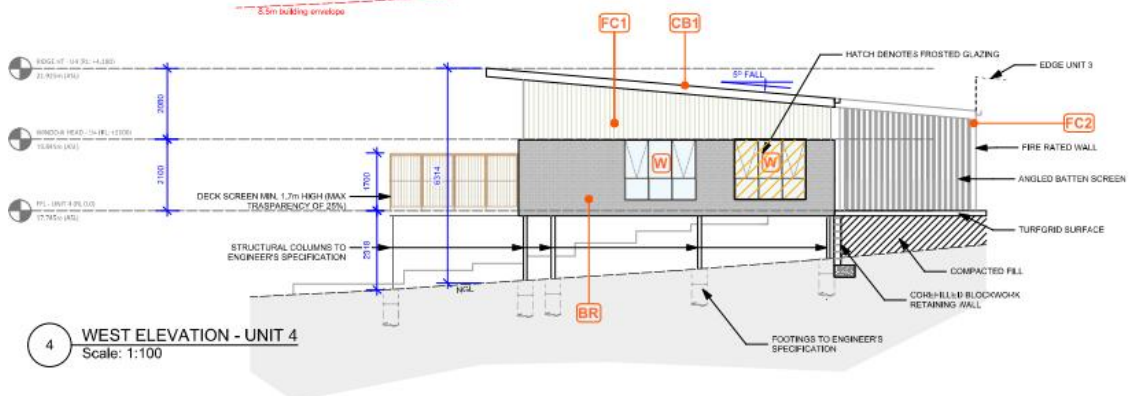
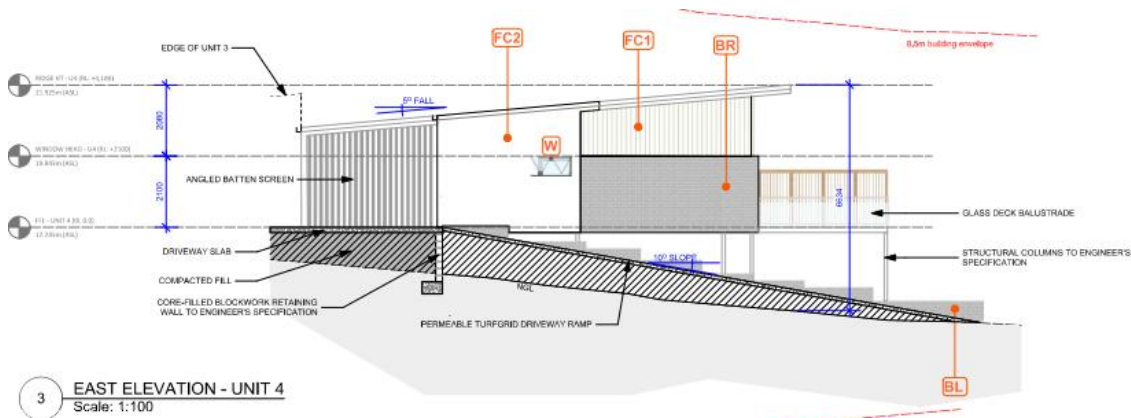


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REVISION	DATE	DESCRIPTION	BY	APP'D
1	21/12/2023			

PROJECT	52 Nicholls St, DEVONPORT	SCALE	DA
CLIENT	ELKS Investments	DWG.#	A304
DWG	ELEVATIONS - UNITS 4	DATE	11/10/2023
DESIGNER		PROJECT	

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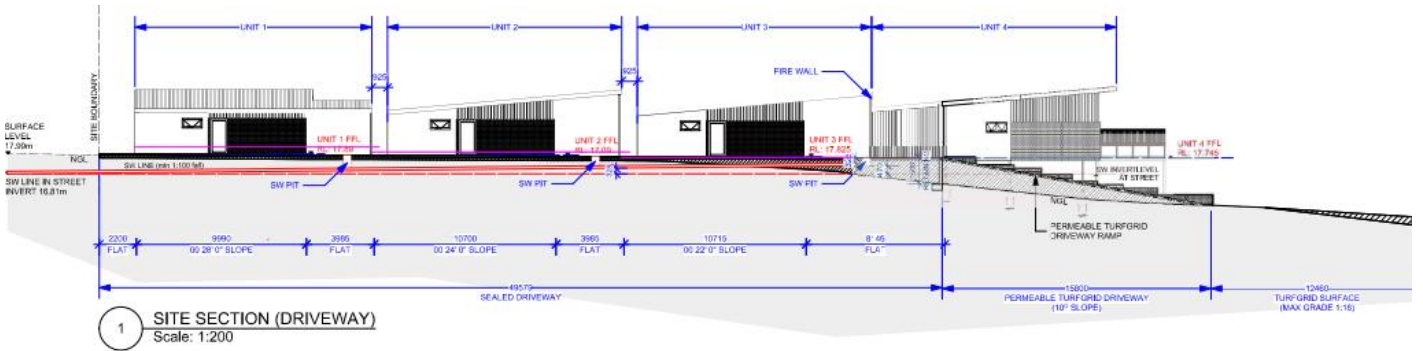


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PROJECT NO	DATE	21/12/2023	DESCRIPTION	DA
ADDRESS	52 Nicholls St. DEVONPORT			
CLIENT	ELKS Investments			
DRAWN	ELEVATIONS - UNITS 4			
SCALE	SCALE: 1:100			
DRAWN	PROJECT NO			
DATE	PROJECT NO			

52 Nicholls St. DEVONPORT  
 ELKS Investments  
 ELEVATIONS - UNITS 4  
 SCALE: 1:100  
 PROJECT NO  
 PROJECT NO

S. O'NEILL Level 1, 10-14 Paterson St. LAunceston | Level 1, 80-81 Murray St. Hobart | 152 Victoria St. North Melbourne  
 T. 52 63 111 400 E. info@cggroup.com.au cggroup.com.au



**SITE PLAN NOTES:**  
ALL DIMENSIONS TO WALL FRAME  
LOCATION OF SITE FEATURES  
DERIVED FROM AERIAL PHOTOGRAPHY

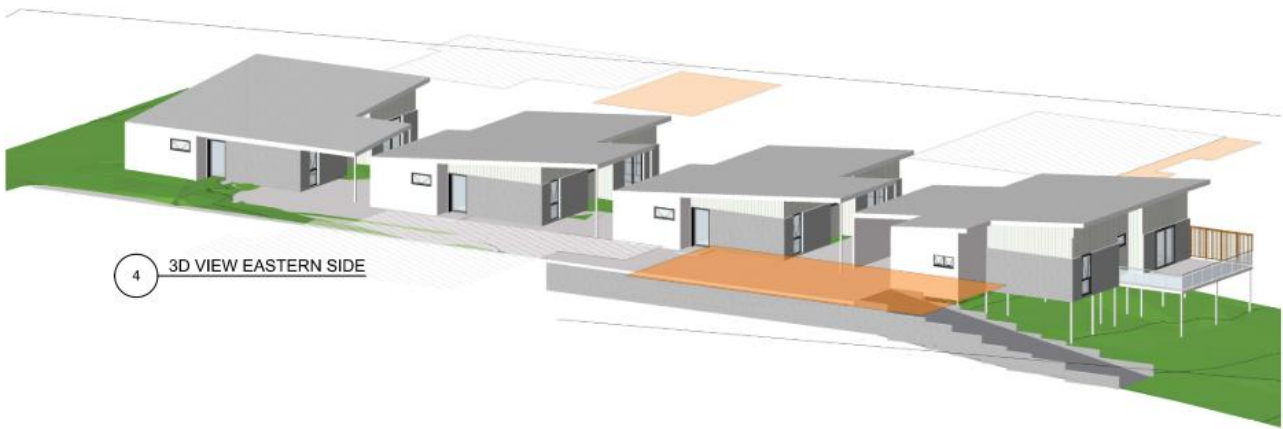
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PROJECT NO	DATE	DESCRIPTION	DA FFL - TURF GRID PARKING ADDED	ISSUE	DA
62 Nicholls St, DEVONPORT	18/02/2024			15/3/24	
CLIENT	ELKS Investments			DWG #	A500
DWG	SITE SECTION			DRAWN	
				CHECKED	

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4 3D VIEW EASTERN SIDE



2 3D STREET VIEW  
Scale: 1:200

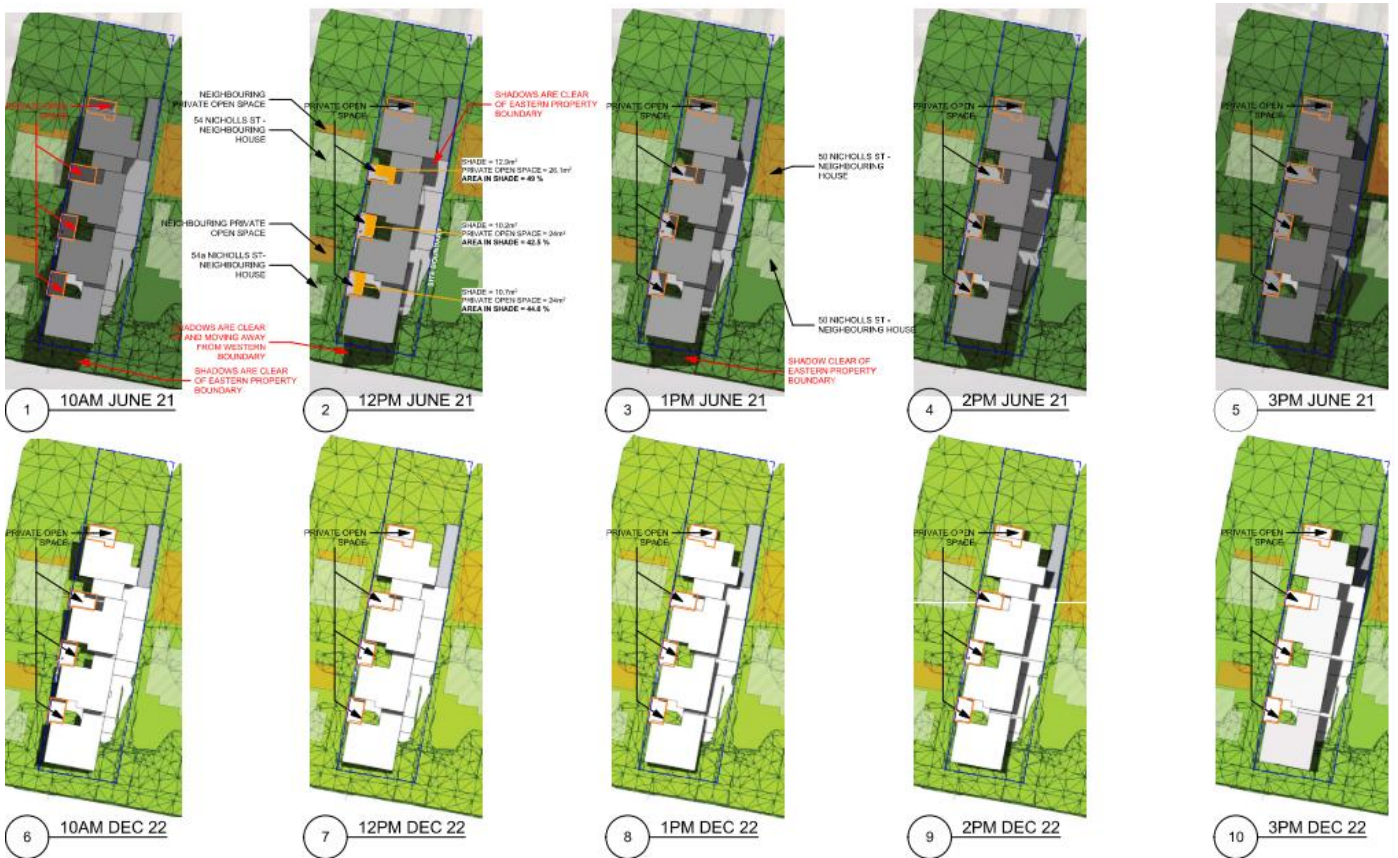
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Revision #	Date	Description	DA No/1 - UNIT 2 & 3 PLAN REVISION	Rev. #	DA
	21/04/2024				
ADDRESS	52 Nicholls St, DEVONPORT			Rev. #	DA
CLIENT	ELKS Investments			CHG. #	A900
DWG	3D VIEWS			SCALE	1:100
				DATE	
				PROJECT	

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REVISED	DATE	DESCRIPTION	DA RFL- NEIGHBOURING HOUSES ADDED	15/10/22	DA
		52 Nicholls St, DEVONPORT			
		CLIENT: ELKS Investments			DWG 9 A901
		DWG: SUN SI IADOW DIAGRAMS			
		DRAWN			
		CHECKED			

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# Residential Unit Development 52 Nichols St

**DRAWING SCHEDULE:**

Sheet No:	Drawing	Rev:	Revision Date
A001	COVER PAGE	B	31/01/2024
A100	SITE PLAN	B	31/01/2024
A101	SITE PLAN - PART	B	31/01/2024
A200	FLOOR PLAN U 4	A	21/12/2023
A201	FLOOR PLAN UNITS 2 & 3	B	31/01/2024
A202	FLOOR PLAN UNIT 1	A	21/12/2023
A300	ELEVATIONS - UNIT 1	A	21/12/2023
A301	ELEVATIONS - UNIT 1	A	21/12/2023
A302	ELEVATIONS - UNITS 2 & 3	B	31/01/2024
A303	ELEVATIONS - UNITS 2 & 3	B	31/01/2024
A304	ELEVATIONS - UNITS 4	A	21/12/2023
A305	ELEVATIONS - UNITS 4	A	21/12/2023
A500	SITE SECTION	B	31/01/2024
A900	3D VIEWS	B	31/01/2024
A901	SUN DHADOW DIAGRAMS	B	31/01/2024

LOCATION PLAN - Scale: NTS



**GENERAL INFORMATION:**

Superseded

Accredited Architect:	<b>Sam Haberle</b>
Accreditation Number:	<b>CC5618 U</b>
Land Title Reference Number:	<b>C.T. 218795/1</b> (Certificate volume and folio)
Municipality:	<b>Devonport Council</b>
Planning Scheme Overlay:	<b>Tasmanian Planning Scheme</b> Safeguarding Airports - Obstacle Limitation Area
Zoning:	<b>8.0 General Residential</b>
Building Class:	<b>1a</b>
Soil classification:	<b>TBC</b> Site classification to AS 2870-2011
Wind Classification:	<b>TBC</b> Site classification to AS 4055-2006
Climate Zone:	<b>7</b> (www.abcb.gov.au/map)
Alpine Area:	<b>N/A</b> <300m AHD (NCC Figure 3.7.5.2)
Bushfire-prone Area BAL Rating:	<b>N/A</b> Not a bushfire prone area (per the ListMap)
Corrosion environment:	<b>Moderate</b> For steel subject to the influence of salt water, breaking surf or heavy industrial areas, refer to NCC section 3.4.2.2 & NCC Table 3.4.4.2. Cladding and fixings to manufacturer's recommendations
Other Known site hazards:	<b>Nil</b>

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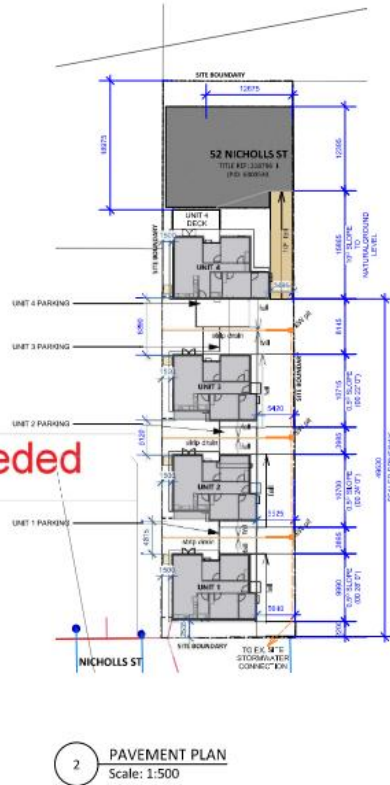
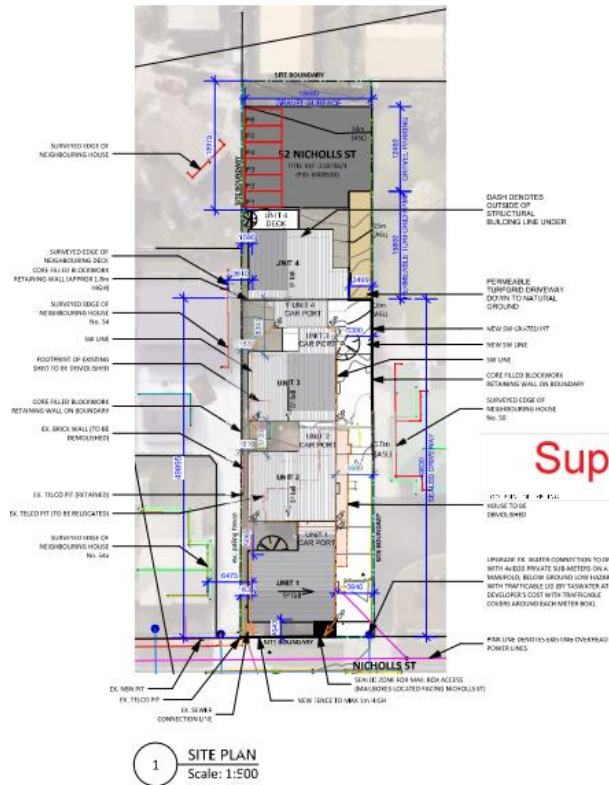
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REVISION #	DATE	DESCRIPTION	DA REF: 1 - UNIT 2 & 3 PLAN REVISION	REV: #	DA
		52 Nicholls St, DEVONPORT			
		CLIENT: ELKS Investments			
		DWG: COVER PAGE			
					<b>A001</b>

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Superseded

**NOTE:**  
All works shall be confirmed on site.  
Driveway location to be set out by registered surveyor (risings reported) prior to commencement.  
Driveway to be fully finished away from dwelling to SW pit & connected to main.  
Conveniently located top to be installed for retaining structure.  
Typically drive around house with top soil where not otherwise specified use with grass seed set down 100mm from FFL max. better grade 1:20.  
Garden edging typically treated pine when not agreed to owner.  
Overpipes to be connected into council sewerage to avoid as used as installed.  
Any change to the constructive and materials indicated in these drawings to be approved by S. Group, the Engineer, the Building Inspector, and the owner before proceeding with the work.  
Use written dimensions only.  
Do not scale drawings.

**BUILDING AREAS:**

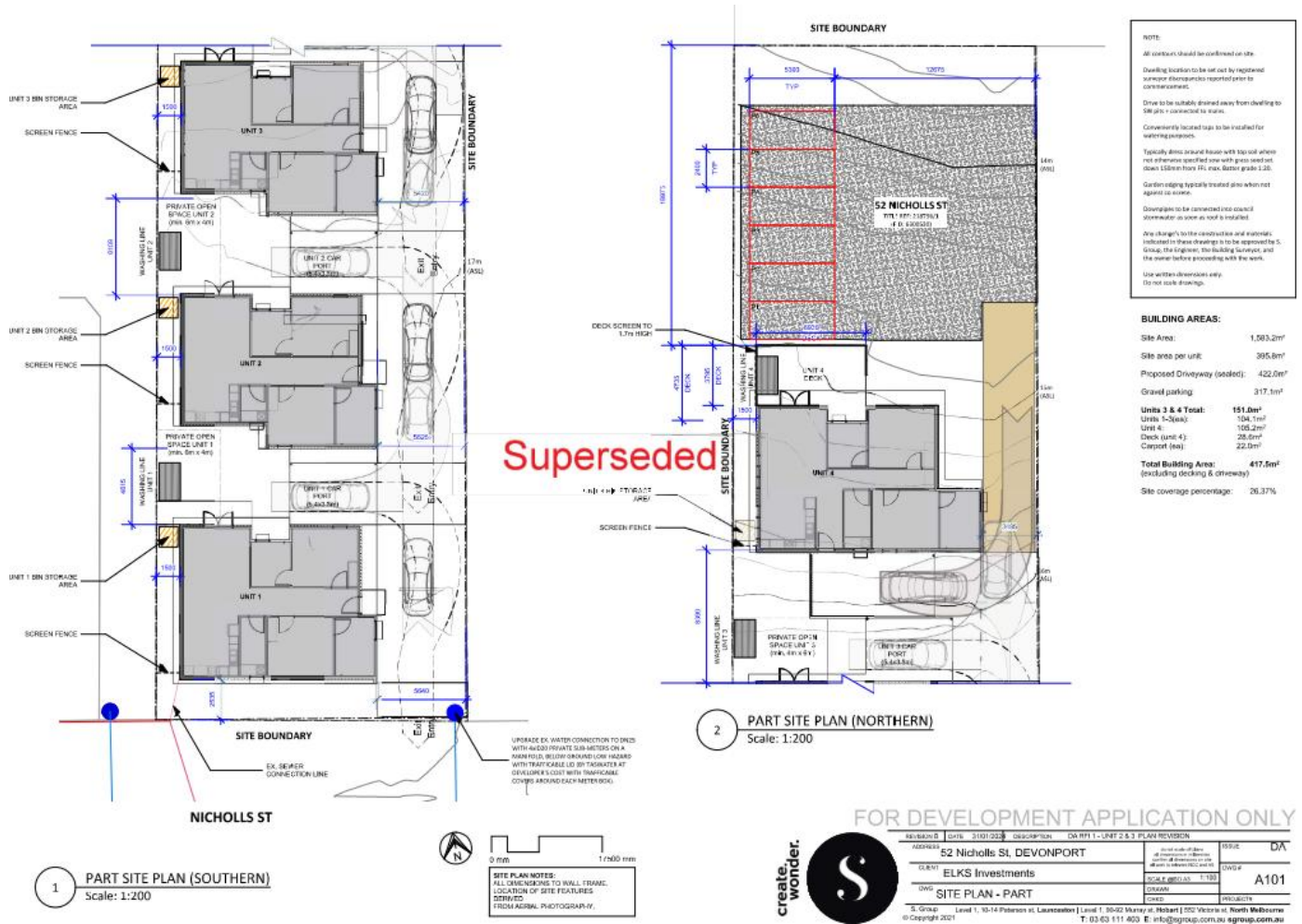
Site Area:	1,303.2m <sup>2</sup>
Site area per unit:	395.8m <sup>2</sup>
Proposed Driveway (sealed):	422.0m <sup>2</sup>
Gravel parking:	317.1m <sup>2</sup>
<b>Units 3 &amp; 4 Total:</b>	<b>151.0m<sup>2</sup></b>
Unit 3 (deck):	104.1m <sup>2</sup>
Unit 4:	105.2m <sup>2</sup>
Deck (unit 4):	28.6m <sup>2</sup>
Carport (unit 4):	22.8m <sup>2</sup>
<b>Total Building Area:</b>	<b>417.0m<sup>2</sup></b>
(including decking & driveway)	
Site coverage percentage:	26.37%

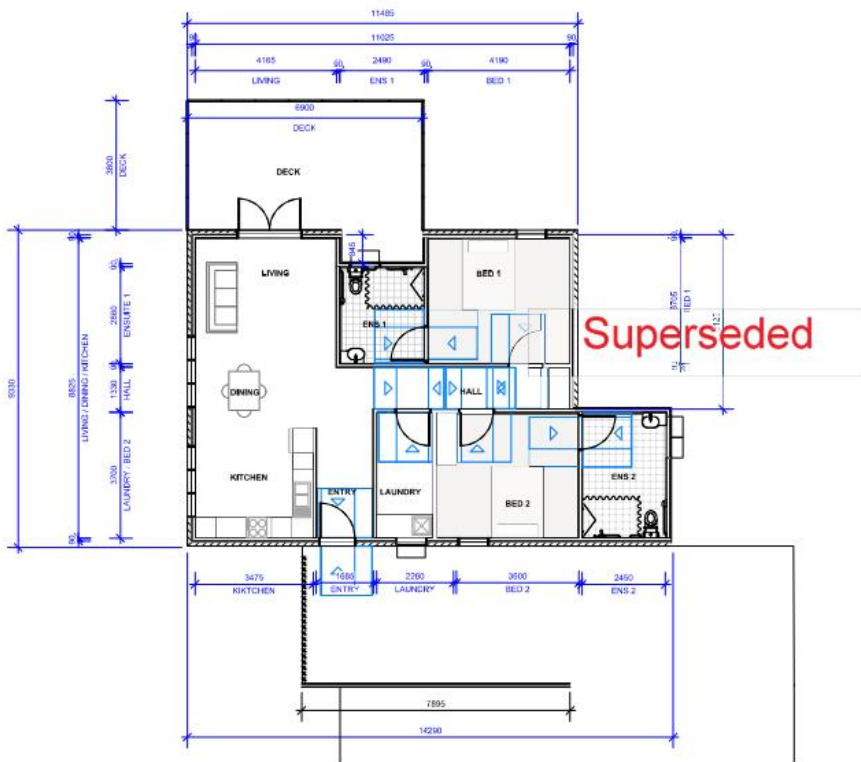


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REVISIONS	DATE	DESCRIPTION	UNIT 2 & 3 PLAN REVISION & ADDITIONAL PARKING	REVISED	DA
ADDRESS	52 Nicholls St, DEVONPORT			REVISED	DA
CLIENT	ELKS Investments			REVISED	A100
DWG	SITE PLAN			REVISED	
DATE	15/14/2024	PROJECT		REVISED	

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**NOTES:**

- Contractor to specify finish treatment to existing concrete floor, and waterproof where required.
- Where possible contractor to utilize existing glazing and door openings to new plan configuration.
- All existing conditions shown indicated only, all dimensions should be confirmed on site and any discrepancies communicated to architect for review.
- All window dimensions to aluminium to be confirmed on site.
- All glazing to comply with AS1288 & AS3041.
- All wet areas to comply with NCC section F1 and AS2746.
- All wet room framing to comply with NCC 3.4.3 and AS1684.
- All works to be in compliance with NCC section I energy efficiency.
- All works to comply with BAS assessment.
- Window location dimension taken from external stud frame.

**WALL LEGEND:**

- Proposed Internal Wall: Timber stud wall. Unless noted otherwise: 90x25 MGP 10 Plaster, 90x25 MGP 10 Noggings Mid-height, 90x25 MGP 10 Studs @ 450c/c.
- Proposed External Wall: Non-Loadbearing Chalk Studwork wall, 90mm Studwork Wall (Internal), 30mm Horizontal & Vertical Battens & Lightweight Chalking (external).
- Existing Wall

**FLOOR FINISHES SCHEDULE:**

- C/U Carpet Underlay, To be selected.
- CTD Composite Timber Decking, Material to match existing deck Colour, To match existing deck.
- POL Polished Concrete with Clear Epoxy Finish.
- TF Timber Floorboard Overlay.
- SC Sealed Concrete.
- PA Outdoor Paving.

**KEY:**

- wc Water Closet
- ba Basin
- vl Vanity Unit
- shr Walk-in Shower
- tub Free-standing Bath Tub
- tr Towel Rail
- bch Bench
- desk Bulbin Desk
- sky Skylight
- dp Downpipe
- hwc Hot Water Cylinder
- th Laundry Trough

**INSULATION REQUIREMENTS:**  
NCC 2019 PART 3.12 (Climate Zone 7)

Walls: Min. R2.5 (90mm) Pink' bats with vapour-permeable wall wrap.

Roof: R1.3 (55mm) Permafoam Building Blanket R4.0 (150mm) Pink' Ceiling Batts.

1 FLOOR PLAN - UNIT 4  
Scale: 1:100

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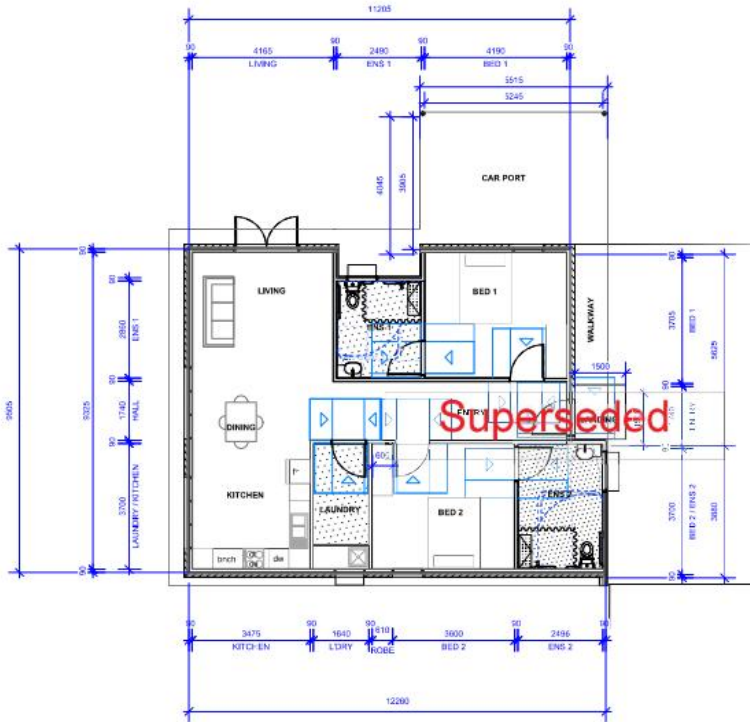


**SITE PLAN NOTES:**  
ALL DIMENSIONS TO WALL FRAME.  
LOCATION OF SITE FEATURES DERIVED FROM AERIAL PHOTOGRAPHY.

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ADDRESS	DATE	DESCRIPTION	DA	REV	DA
52 Nicholls St, DEVONPORT	2/11/2023				
CLIENT				DWG#	
ELKS Investments					A200
DWG				DATE	
FLOOR PLAN U 4					
S. Group Level 1, 10-14 Palmer St, Launceston   Level 1, 30-32 Murray St, Hobart   105 Victoria St, North Melbourne T: 03 62 111 400 E: info@sgroup.com.au sgroup.com.au					



3 FLOOR PLAN - UNIT 1  
Scale: 1:100



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REVISED	DATE	DESCRIPTION	BY
01	21/12/2023	DISCIPLINE	DA
52 Nicholls St. DEVONPORT			
CLIENT	ELKS Investments		
DWG	FLOOR PLAN UNIT 1		
SCALE	1:100	DATE	21/12/2023
PROJECT	A202		

S. Group | Level 1, 35-14 Palace st. Launceston | Level 1, 80-82 Murray st. Hobart | 002 Victoria st. North Melbourne  
T: 03 63 111 400 E: info@sgroup.com.au sgroup.com.au

**NOTES:**

Contractor to specify final treatment to existing concrete floor, and waterproof where required.

Where possible contractor to utilize existing glazing and door systems in new plan configuration.

All existing conditions shown indicate only info. All dimensions should be confirmed on site and any discrepancies communicated to architect for review.

All window dimensions to dimensions to be confirmed on site.

All glazing to comply with AS1288 & AS3047.

All wet areas to be comply with NCC section F1 and AS3740.

All wet areas to be comply with NCC 3.4.3 and AS3584.

All timber framing to comply with NCC 3.4.3 and AS3584.

All works to be in compliance with NCC section I energy efficiency.

All works to comply with BAS assessment.

Window location dimension taken from external stud frame.

**WALL LEGEND:**

Proposed Internal Wall  
Timber stud wall  
Unless noted otherwise:  
90x25 MGP10 Plaster  
90x25 MGP10 Noggings Mid-height  
90x25 MGP10 Studs @ 450c/c.

Proposed External Wall  
Non-140mm Chd Studwork wall  
90mm Studwork Wall (Internal)  
30mm Horizontal & Vertical Battens & Lightweight Chalking (external)

Existing Wall

**FLOOR FINISHES SCHEDULE:**

CU Carpet Underlay, To be selected.

CTD: Composite Timber Decking  
Material to match existing deck  
Colour: To match existing deck

POL Polished Concrete with Clear Epoxy Finish

TF Timber Floorboard Overlay.

SC Sealed Concrete.

PA Outdoor Paving.

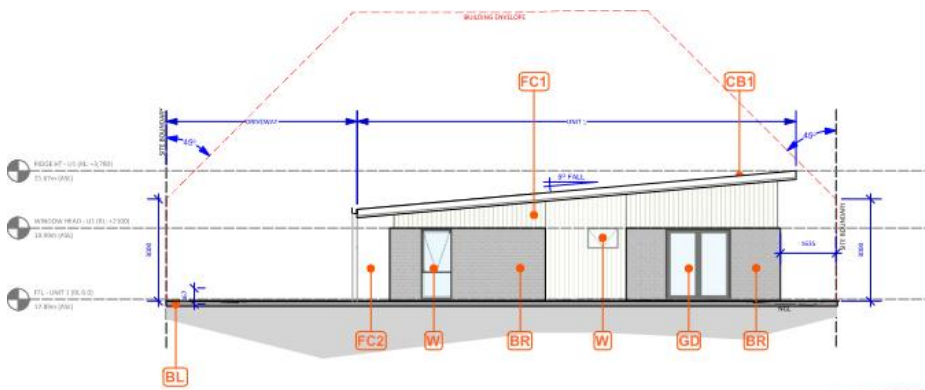
**KEY:**

wc Water Closet  
ba Basin  
vl Vanity Unit  
shr Walk-in Shower  
tub Free-standing Bath Tub  
tr Towel Rail  
brch Bench  
dsk - Bulbin Desk  
sky - Skylight  
dp Downpipe  
hwc Hot Water Cylinder  
lt Laundry Trough

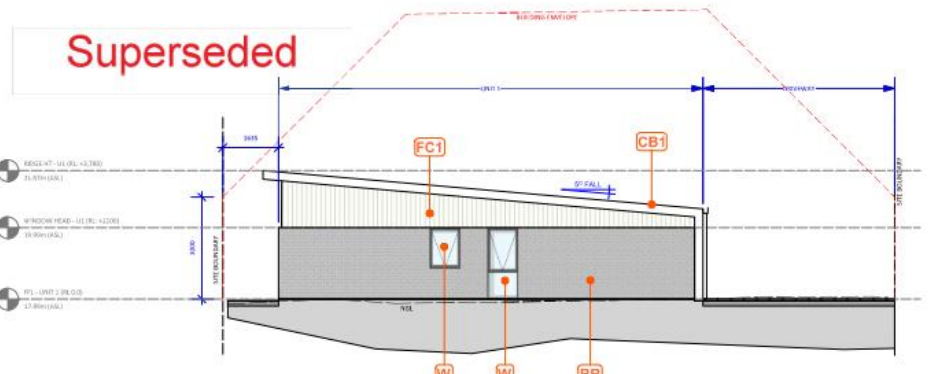
**INSULATION REQUIREMENTS:**  
NCC 2019 PART 3.12, Climate Zone 7)

Walls: Min. R2.5 (90mm) Pink' bats with vapour-permeable wall wrap.

Roof: R1.3 (55mm) Pemasco® Building Blanket RALD (150mm) PIRAC Ceiling Batts.



1 NORTH ELEVATION - UNIT 1  
Scale: 1:100



2 SOUTH ELEVATION - UNIT 1  
Scale: 1:100



**SITE PLAN NOTES:**  
ALL DIMENSIONS TO WALL FRAME.  
LOCATION OF SITE FEATURES  
DERIVED  
FROM AERIAL PHOTOGRAPHY.

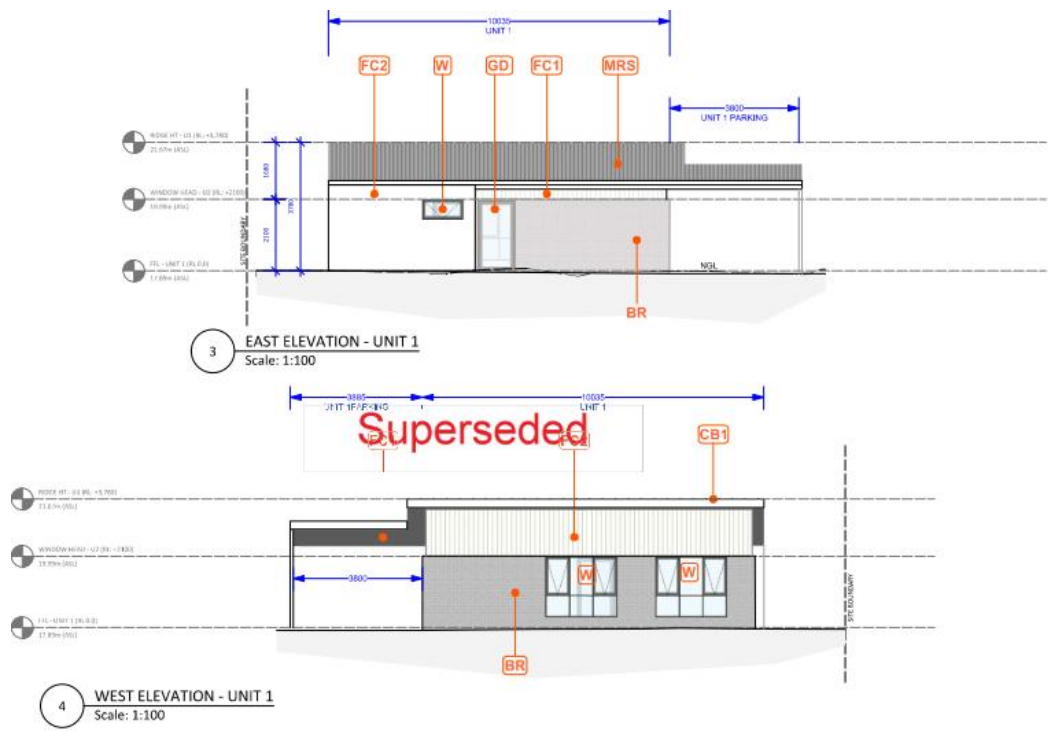
create.  
wonder.



FOR DEVELOPMENT APPLICATION ONLY

PROJECT NO	DATE	21/12/2023	DESCRIPTION	DA	REV. NO	DA
ADDRESS			52 Nicholls St. DEVONPORT			
CLIENT	ELKS Investments			SCALE	1:100	DWG. NO
DWG	ELEVATIONS - UNIT 1			DATE	21/12/2023	PROJECT
S. Group Level 1, 10-14 Paterson St. Launceston   Level 1, 30-31 Murray St. Hobart   051 Victoria St. North Melbourne T. 03 63 111 400 E. info@sgroup.com.au agroup.com.au						





**FOR DEVELOPMENT APPLICATION ONLY**

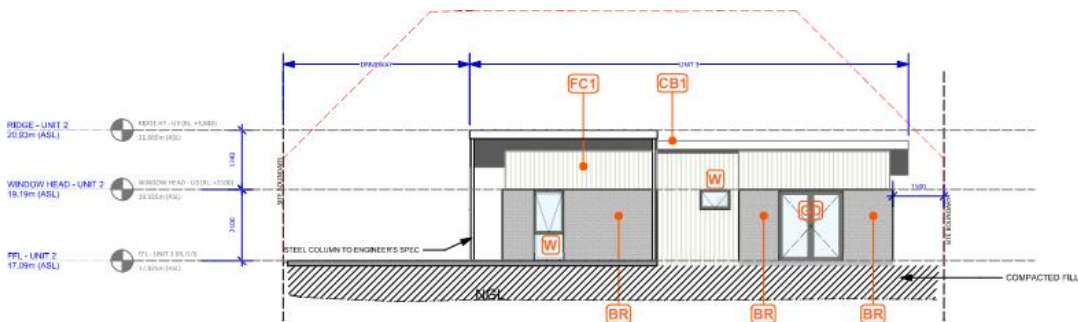
PROJECT NO	DATE	DESCRIPTION	DATE
52 Nicholls St, DEVONPORT	21/12/2023	DA	
CLIENT	ELKS Investments		
DWG	ELEVATIONS - UNIT 1		

0 mm 3500 mm

**create.wonder.**

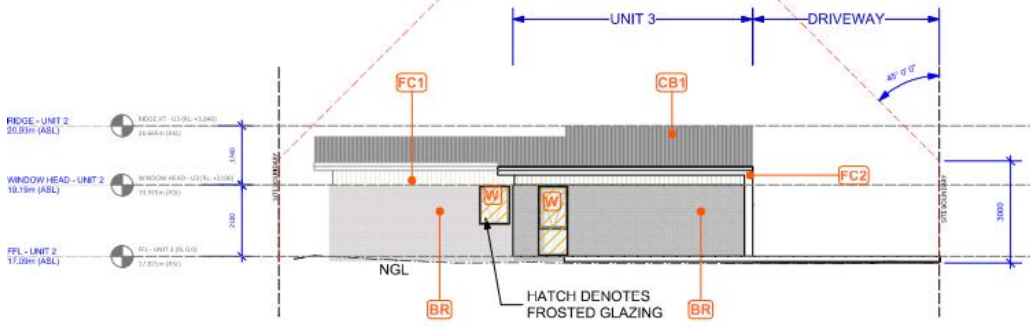
Level 1, 10-14 Paterson St, Launceston | Level 1, 95-111 Murray St, Hobart | 152 Victoria St, North Melbourne  
 T: 03 63 111 400 E: info@sggroup.com.au sggroup.com.au





1A TYPICAL NORTH ELEVATION - UNIT 2 & 3  
Scale: 1:100

Superseded



2A TYPICAL SOUTH ELEVATION - UNITS 2 & 3  
Scale: 1:100



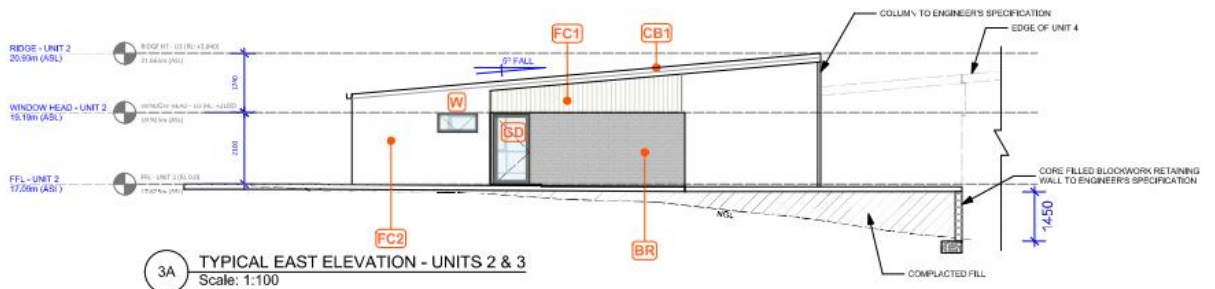
**SITE PLAN NOTES:**  
ALL DIMENSIONS TO WALL FRAME.  
LOCATION OF SITE FEATURES  
DERIVED FROM KERFL PHOTOGRAPHY.

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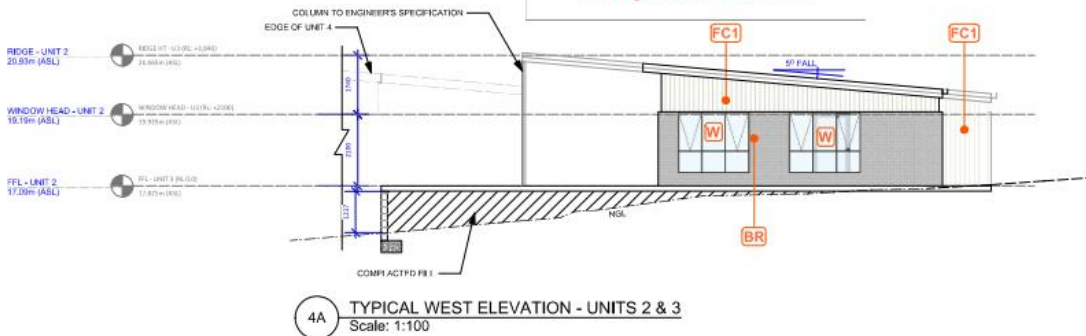


FOR DEVELOPMENT APPLICATION ONLY

REVISION 5	DATE 21/01/2024	DESCRIPTION DA PART 1 - UNIT 2 & 3 PLAN REVISION	SCALE 1:100	PROJECT A302
ADDRESS 52 Nicholls St. DEVONPORT		CLIENT ELKS Investments	DWG ELEVATIONS - UNITS 2 & 3	PROJECT A302
DRAWN		CHECKED	DATE	PROJECT



Superseded

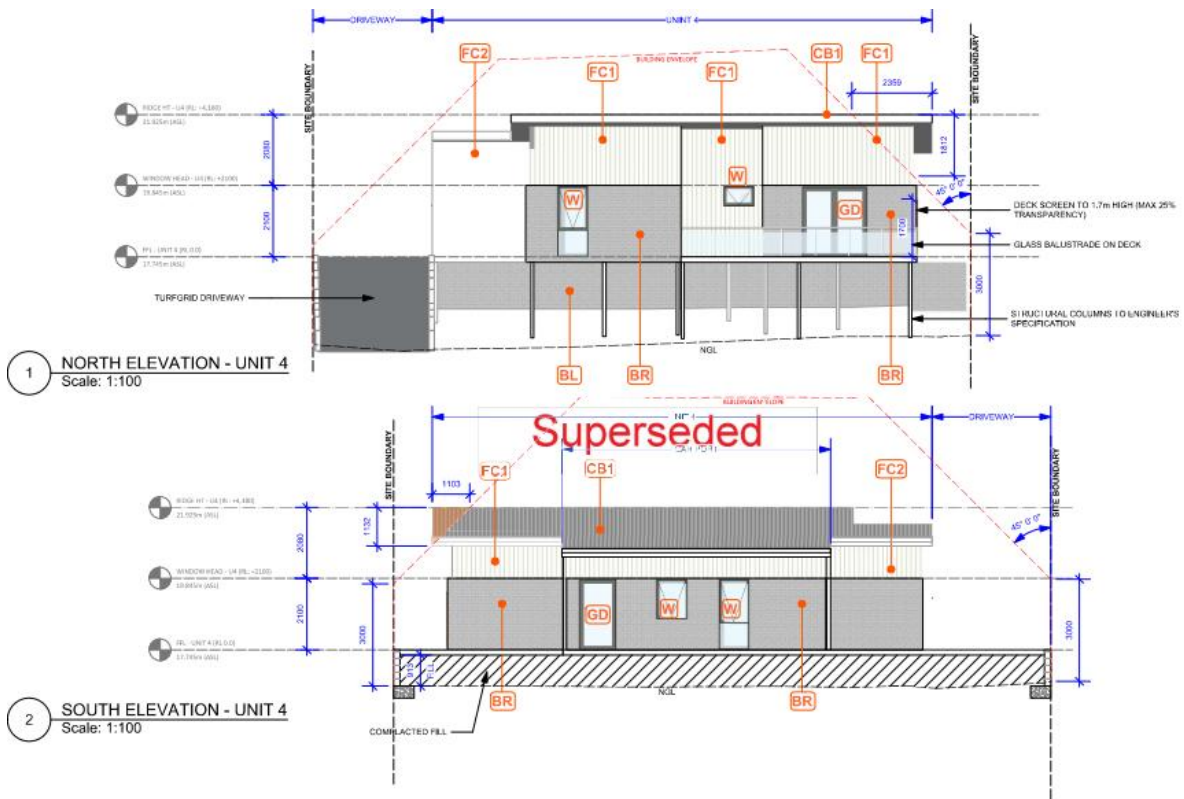


**SITE PLAN NOTES:**  
ALL DIMENSIONS TO WALL FRAME.  
LOCATION OF SITE FEATURES DERIVED FROM AERIAL PHOTOGRAPHY.



FOR DEVELOPMENT APPLICATION ONLY

PROJECT NO	62 Nicholls St, DEVONPORT	DA RPT 1 - UNIT 2 & 3 PLAN REVISION	DATE	DA
CLIENT	ELKS Investments	SCALE	1:100	A303
DWG NO	ELEVATIONS - UNITS 2 & 3	DATE		
S. Group Level 1, 10-14 Palmeron St, Launceston   Level 1, 90-92 Murray St, Hobart   052 Victoria St, North Melbourne		T: 03 63 111 400 E: info@sgrupp.com.au sgrupp.com.au		



1 NORTH ELEVATION - UNIT 4  
Scale: 1:100

2 SOUTH ELEVATION - UNIT 4  
Scale: 1:100



SITE PLAN NOTES:  
ALL DIMENSIONS TO WALL FRAME.  
LOCATION OF SITE FEATURES  
DERIVED  
FROM AERIAL PHOTOGRAPHY.

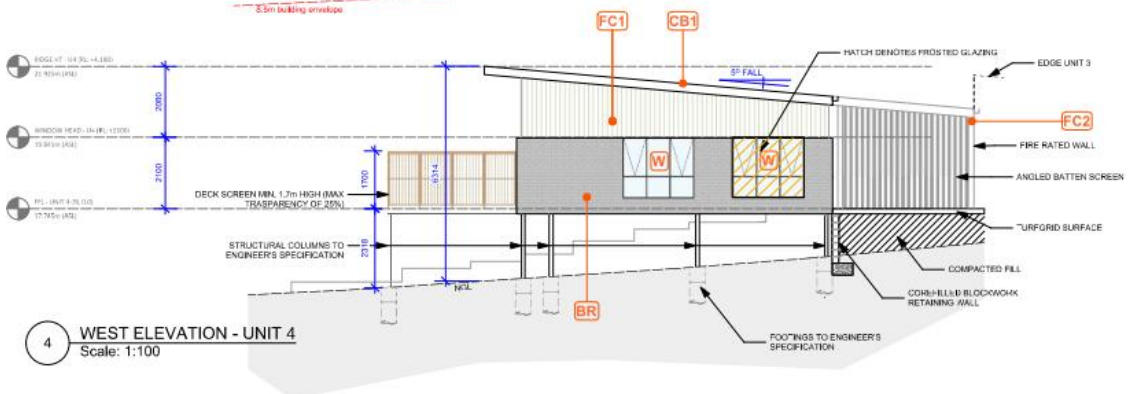
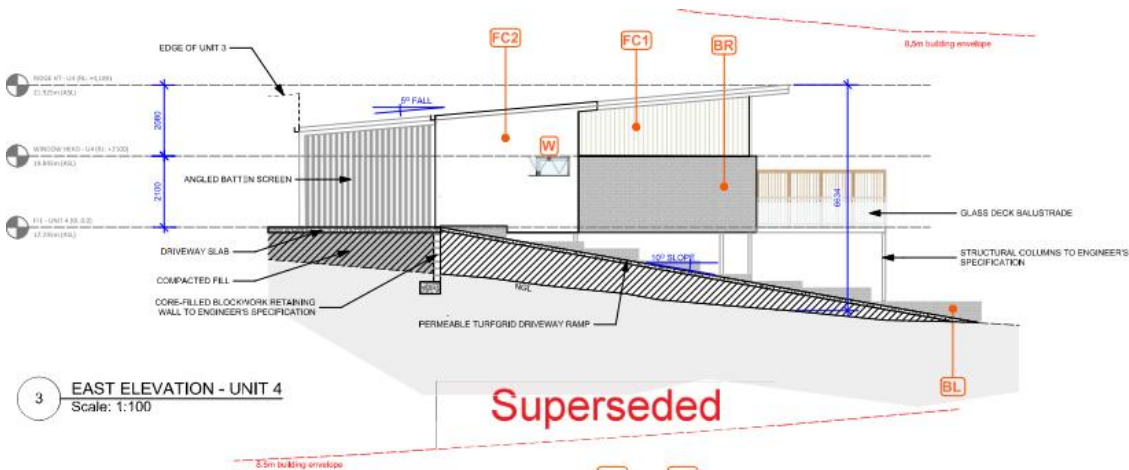
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FOR DEVELOPMENT APPLICATION ONLY

PROJECT NO	52 Nicholls St, DEVONPORT	DATE	21/12/2023	DESCRIPTION	DA
CLIENT	ELKS Investments	SCALE	AS SHOWN	DWG NO	A304
DWG	ELEVATIONS - UNITS 4	SCALE	AS SHOWN	DATE	21/12/2023
DESIGNED BY		CHECKED BY		PROJECT	

S. Group | Level 1, 10-14 Palmer St, Launceston | Level 1, 90-92 Murray St, Hobart | 052 Victoria St, North Melbourne  
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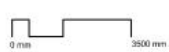
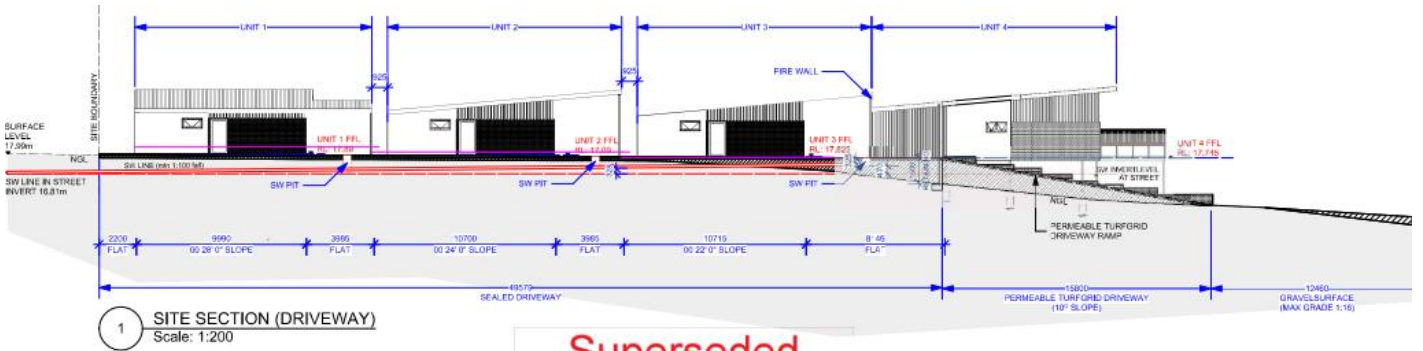
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FOR DEVELOPMENT APPLICATION ONLY

PROJECT NO	DATE	21/12/2023	DESCRIPTION	DA
ADDRESS	52 Nicholls St. DEVONPORT			
CLIENT	ELKS Investments			
DRAWN	ELEVATIONS - UNITS 4			
SCALE	SCALE: 1:100			
DRAWN	PROJECT NO			
DATE	PROJECT NO			

© S. O'Connell Level 1, 10-14 Paterson st, Launceston | Level 1, 80-83 Murray st, Hobart | 502 Victoria st, North Melbourne  
T: 52 63 111 400 E: info@cggroup.com.au | cggroup.com.au



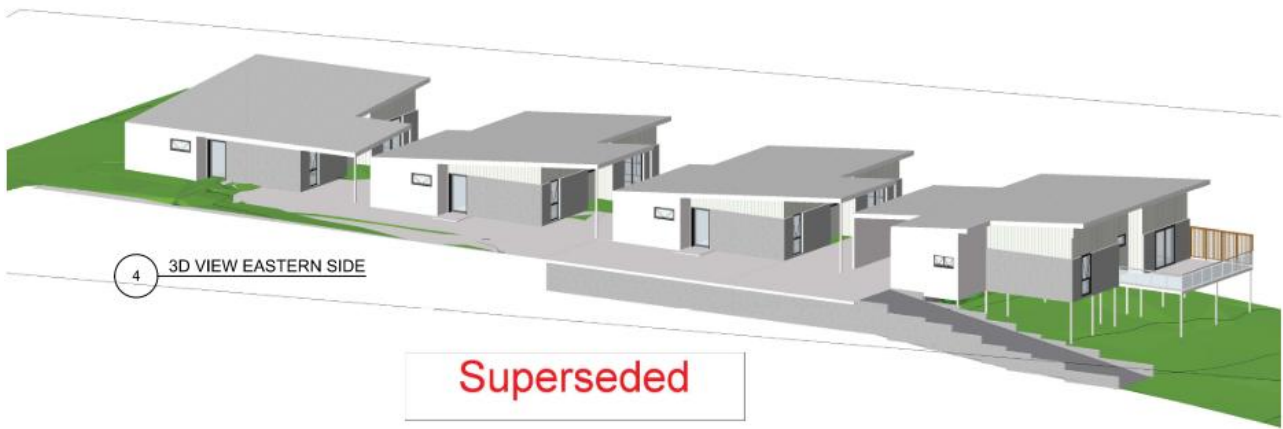
**SITE PLAN NOTES:**  
ALL DIMENSIONS TO WALL FRAME  
LOCATION OF SITE FEATURES  
DERIVED FROM AERIAL PHOTOGRAPHY

create.wonder.



FOR DEVELOPMENT APPLICATION ONLY

REVISION	DATE	DESCRIPTION	UNIT 2 & 3 PLAN REVISION & ADDITIONAL PARKING	ISSUED BY
001	24/01/2024	ISSUED FOR DA		DA
<b>ADDRESS</b> 52 Nicholls St, DEVONPORT				
<b>CLIENT</b> ELKS Investments				
<b>DWG</b> SITE SECTION				<b>DWG #</b> A500
<b>DRAWN</b> [Signature]				<b>CHECKED</b> [Signature]
<small>© Copyright 2021 Level 1, 10-14 Palmer St, Launceston   Level 1, 80-82 Murray St, Hobart   052 Victoria St, North Melbourne T: 03 63 111 420 E: info@sgroup.com.au sggroup.com.au</small>				



4 3D VIEW EASTERN SIDE

Superseded



2 3D STREET VIEW  
Scale: 1:200

**FOR DEVELOPMENT APPLICATION ONLY**

REVISION 5	DATE 21/01/2024	DESCRIPTION DA RP11 - UNIT 2 & 3 PLAN REVISION	SCALE	DA
ADDRESS	52 Nicholls St, DEVONPORT		PROJECT	A900
CLIENT	ELKS Investments		DWG.#	
DWG	3D VIEWS		DATE	
S. Group Level 1, 10-14 Paterson St, Launceston   Level 1, 30-32 Murray St, Hobart   052 Victoria St, North Melbourne			T: 03 63 111 400 E: info@sgroup.com.au sgroup.com.au	





Superseded

FOR DEVELOPMENT APPLICATION ONLY



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Revision B	Date: 21/01/2024	Description: DA RPT 1 - UNIT 2 & 3 PLAN REVISION	DA
ADDRESS:	52 Nicholls St, DEVONPORT		10/01/2024
CLIENT:	ELKS Investments		DWG#
DWG:	SUN DIADOW DIAGRAMS		A901
DRAWN:	DATE:	PROJECT:	
<small>S. Group   Level 1, 10-14 Palmer St, Launceston   Level 1, 80-82 Murray St, Hobart   555 Victoria St, North Melbourne                  T: 03 63 111 400 E: info@sgroup.com.au sggroup.com.au                  © Copyright 2021</small>			

James D. Otterson  
54 Nicholls Street  
Devonport, TAS 7310  
Tel: 0417 600 837  
E-mail: jim@ottersoninc.com

17 March 2024

General Manager  
Devonport City Council  
via e-mail

Subject: Planning Application PA2024.0009, 52 Nicholls Street, Devonport

To whom it may concern:

I own and occupy the existing residence at 54 Nicholls Street, immediately adjacent to 52 Nicholls Street. I have concerns about some issues presented in subject Planning Application PA2024.0009, which I will describe below, by the drawing number of the drawings associated with the subject Planning Application.

**Drawing No. A100**

The existing shed to be demolished adjacent to the property boundary appears to have a roof made of corrugated asbestos (see photo below). While I do not know this for sure, several knowledgeable people have expressed their opinion that this roof is made of asbestos. If/when this shed is demolished to facilitate construction of any proposed buildings on 52 Nicholls Street the asbestos roofing material must be properly contained during removal and disposal, per State or Federal regulations. It is very likely that asbestos building materials exist within the existing residence at 52 Nicholls Street as well.



Looking east at the existing shed (to be demolished) on the west boundary of 52 Nicholls Street, adjacent to 54 Nicholls Street.

**Drawing No. A100, continued**

A proposed sewer pump system (to Hydraulic Engineer's specification) is shown adjacent to the boundary between 52 & 54 Nicholls Street at roughly the mid-point of the existing shed that will be demolished. I am a retired Chartered Civil Engineer with professional experience with sanitary and storm water pump stations. It is not a matter of if lift stations fail, it's when they fail. Power outages, float switch failures, motor burnouts, impeller failures and blockages are some of the failure modes that lift stations experience.

I am concerned that without some form of barrier between the proposed lift station and my property, lift station failures could see sewage overflowing onto my property and into the existing surface storm water drainage system in my driveway along my eastern property boundary (see photo below).



Note the existing storm water drainage inlet roughly opposite the approximate location of the proposed sewer pump system location.

I am confident that a 100mm tall concrete kerb (100mm above any existing or proposed surface elevations) on the property boundary between 52 & 54 Nicholls Street would prevent accidental sewage flows onto my property during sewage pump station outages.

The photo above also shows the existing brick wall (to be demolished) on the property boundary between 52 & 54 Nicholls Street. The adjacent timber paling fence is 1650mm above the concrete driveway and is composed of 75mm x 75mm galvanised steel posts at 2.4m centres, set in a concrete kerb with timber rails and palings, which was constructed when my home was built. I believe that a continuation of this concrete kerbing and fencing along the shared boundary of 52 & 54 Nicholls Street would be beneficial to both parties.



**Drawing No. A303**

The typical elevations for Units 2 & 3 show a core-filled concrete block work retaining wall, which I interpret to be on the property boundary between 52 & 54 Nicholls Street (I believe the retaining wall will only need to be constructed for Unit 3). If I am correct, this retaining wall will replace the existing timber rail & timber paling fence and existing concrete fence posts and concrete kerb on the boundary between 52 & 54 Nicholls Street (see photo below). Please note that the blue surveyor's ribbon tied to the fence paling is the approximate location of the northern extent of the proposed retaining wall



The existing timber paling and galvanised post fencing (as discussed in comments for Drawing No. A100) extends to the existing concrete block retaining wall shown in the photo. I believe that any proposed core-filled concrete block retaining wall constructed on the boundary between 52 & 54 Nicholls Street could utilise the existing core-filled concrete block retaining wall that was constructed during the construction of my home, extending the new concrete retaining wall to the north on the property boundary, as required. The existing timber fence with galvanised posts can be a shared boundary fence with new timber paling and galvanised post fencing installed atop the new retaining wall.

**Drawing No. A304**

The proposed North and South elevations for Unit 4 both show roof and building construction beyond the building envelope. I do not look to the east from my home but this may impact the solar radiation that falls on my existing solar panels (installed and operational on 19 June 2021). I will discuss this issue in my comments for Drawing No. A901. It appears that the proposed elevations for Unit 4 exceed the building envelopes shown Clause 8.4 of Development Standards for Dwellings, of the *Tasmanian Planning Scheme*, in particular, Clause 8.4.2, A3(a)ii.

**Drawing No. A305**

The west elevation for Unit 4 shows the extent of the proposed concrete block work retaining wall with Unit 4 constructed atop structural columns. No mention is made of the existing fencing between the proposed concrete block work retaining wall at the southerly end of Unit 4, along the proposed Unit 4 and the northern boundary of 54 Nicholls Street. The existing boundary fence between 52 & 54 Nicholls Street is a timber railing and paling fence attached to concrete posts set in a concrete kerb, as shown in the photo above and the photo below.



The photo above shows the existing northern boundary fence for 54 Nicholls Street at the intersection of the boundary fence between 52 & 54 Nicholls Street. Please note that the northern boundary fence for 54 Nicholls Street is approximately 7.6m north of the northerly end of the proposed concrete block work retaining wall on boundary between 52 & 54 Nicholls Street.

What is the proposed boundary fence between 52 & 54 Nicholls Street and the northern boundary fence for 54 Nicholls Street? I would prefer to see a concrete kerb topped with a timber railing and paling fence with galvanised steel posts matching the existing timber railing and paling fence shown in my comments for Drawing No. A100.

**Drawing No. A901, Sun Shadow Diagrams**

The rendering for 10am on June 21 shows shadowing of a portion of the roof for 54 Nicholls Street, which has an existing solar PV installation. I cannot tell the extent of the shadow from my eastern roof line, but it appears to be a rather marginal shadowing. Based upon my understanding of solar radiation energy and watching the energy output generated during winter months, I am not particularly concerned about the loss of electricity generated in the early to mid-morning hours in the winter months. I do note that this shadowing conflicts with of Development Standards for Dwellings, of the *Tasmanian Planning Scheme*, Clause 8.4.2, P3 (c)(i), which states



‘not cause an unreasonable reduction in sunlight to an existing solar energy installation on an adjoining property.’

An ‘unreasonable reduction’ is a subjective term without quantifiable values. As I stated above, I am not particularly concerned about the reduction in solar radiation for a few hours in the early morning in the middle of a Tasmanian winter, but I do want to make note for the record that this shadowing is most likely the result of breaching of the Building Envelope shown Drawing No. A304, in particular, the North Elevation.

This brings to mind my opinion about the proposed skillion roof orientation for Units 2, 3 & 4. I can imagine that the architect or building designer is concerned about the ability to have storm water flows from the skillion roofs flow with a minimum of available slope due to the existing topography of the site and available fall. I encountered this same issue when having plans prepared for my home in 2019 (see Planning Permit PA2019.0150). Ultimately an onsite stormwater retention system was required, along with the need to convey storm water collected by my north sloping skillion roof to the stormwater retention system. I was happy to comply as a north sloping skillion roof would facilitate the installation of a solar photovoltaic (PV) system without additional racks and bracing. My solar PV system was installed and operational in June 2021 and has worked flawlessly.



Looking north along the eastern side of the dwelling at 54 Nicholls Street, showing the existing storm water drainage system from the rain gutter on the north edge of the skillion roof to the rain water collection/retention tank (just out of the photo to the left). The piping shown is 150mm nominal diameter.

To me, this minimal expense facilitated the efficient installation of my solar PV system, which I thought was a very reasonable requirement (the existing topography of 54 Nicholls Street

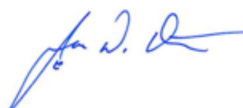


precluded the overland flow or gravity stormwater drainage from from the northerly half of the dwelling).

I mention this as the proposed skillion roof orientation for Units, 2, 3 & 4 will make installation of solar PV systems much more expensive and visually obtrusive. Given that residential energy efficiency and a national desire to electrify homes and businesses as much as feasibly possible, it seems to me that orienting the roofs for Units 2, 3 & 4 and utilising an external drain pipe to convey storm water to an in-ground drainage system to facilitate future solar PV systems on Units 2, 3 & 4 isn't a big ask. I would ask the architect and project proponent to consider this suggestion carefully.

I am available during normal business hours to discuss any of these issues with Devonport City Council staff, the architects or the project proponent with a reasonable advance notice to coordinate a mutually convenient time to meet.

Sincerely,



James D. Otterson



## Submission to Planning Authority Notice

<b>Council Planning Permit No.</b>	PA2024.0009	<b>Council notice date</b>	15/02/2024
<b>TasWater details</b>			
<b>TasWater Reference No.</b>	TWDA 2024/00185-DCC	<b>Date of response</b>	26/02/2024
<b>TasWater Contact</b>	Robert Stapleton	<b>Phone No.</b>	0417279866
<b>Response issued to</b>			
<b>Council name</b>	DEVONPORT COUNCIL		
<b>Contact details</b>	townplanning@devonport.tas.gov.au		
<b>Development details</b>			
<b>Address</b>	52 NICHOLLS ST, DEVONPORT	<b>Property ID (PID)</b>	6300530
<b>Description of development</b>	Demolish Existing Building & Multiple Dwellings x4		
<b>Schedule of drawings/documents</b>			
<b>Prepared by</b>	<b>Drawing/document No.</b>	<b>Revision No.</b>	<b>Date of Issue</b>
S. Group	"Site Plan" / Dwg: A100	D	21/02/2024
<b>Conditions</b>			
<p><b>SUBMISSION TO PLANNING AUTHORITY NOTICE OF PLANNING APPLICATION REFERRAL</b></p> <p>Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p> <p><b>CONNECTIONS, METERING &amp; BACKFLOW</b></p> <ol style="list-style-type: none"> <li>1. A suitably sized water supply with metered 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.</li> <li>2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.</li> <li>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.</li> </ol> <p><b>DEMOLITION</b></p> <ol style="list-style-type: none"> <li>4. The applicant must engage a registered plumber to temporarily cap and seal internal water (on the property side of the water meter) and sewer (upstream of the inspection opening) connections prior to any demolition works to protect TasWater's infrastructure from contamination.</li> </ol> <p><b>DEVELOPER CHARGES</b></p> <ol style="list-style-type: none"> <li>5. Prior to TasWater issuing a Certificate(s) for Certifiable Work (Building) and/or (Plumbing), the applicant or landowner, as the case may be, must pay a developer charge totalling \$2,459.80 to TasWater for water infrastructure for 1.4 additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.</li> <li>6. Prior to TasWater issuing a Certificate(s) for Certifiable Work (Building) and/or (Plumbing), the applicant or landowner, as the case may be, must pay a developer charge totalling \$3,514.00 to</li> </ol>			



TasWater for sewerage infrastructure for 2.0 additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.

**DEVELOPMENT ASSESSMENT FEES**

7. The applicant or landowner, as the case may be, must pay a development assessment fee of \$389.86, to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date paid to TasWater.

The payment is required within 30 days of the issue of an invoice by TasWater.

**Advice**

**General**

For information on TasWater development standards, please visit <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>

**Developer Charges**

For information on Developer Charges please visit the following webpage - <https://www.taswater.com.au/building-and-development/developer-charges>

**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 <https://www.taswater.com.au/building-and-development/service-locations> 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

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



## Devonport City Council

*Land Use Planning and Approvals Act 1993 (LUPAA)*

*Tasmanian Planning Scheme - Devonport*

# Application for Planning Permit

### Use or Development Site

Street Address: 15 Collins Way, Tugrah

Certificate of Title Reference No.: CT: 179177/2

### Applicant's Details

Full Name/Company Name: PLA Designs Pty Ltd

Postal Address: PO Box 428, Somerset TAS 7322

Telephone: 0407 532 435

Email: paul@pladesign.com.au

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

Full Name/Company Name: Deryck and Naomi Simpson

Postal Address: 75 Greenwood Lane, Tugrah

Telephone: \_\_\_\_\_

Email: \_\_\_\_\_

ABN: 47 611 446 016  
 PO Box 604  
 137 Rooke Street  
 Devonport TAS 7310  
 Telephone 03 6424 0511  
[www.devonport.tas.gov.au](http://www.devonport.tas.gov.au)  
[council@devonport.tas.gov.au](mailto:council@devonport.tas.gov.au)



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:

<b>Application fee</b>	
<b>Completed Council application form</b>	
<b>Copy of the current certificate of title, including title plan and schedule of easements</b>	
<b>Any written permission and declaration of notification required under s.52 of LUPAA</b>	
<b>A site analysis and site plan at an acceptable scale on A3 or A4 paper (1 copy) showing:</b>	
<ul style="list-style-type: none"> <li>• The existing and proposed use(s) on the site</li> </ul>	
<ul style="list-style-type: none"> <li>• The boundaries and dimensions of the site</li> </ul>	
<ul style="list-style-type: none"> <li>• Topography including contours showing AHD levels and major site features</li> </ul>	
<ul style="list-style-type: none"> <li>• Natural drainage lines, watercourses and wetlands on or adjacent to the site</li> </ul>	
<ul style="list-style-type: none"> <li>• Soil type</li> </ul>	
<ul style="list-style-type: none"> <li>• Vegetation types and distribution including any known threatened species, and trees and vegetation to be removed</li> </ul>	
<ul style="list-style-type: none"> <li>• The location, capacity and connection point of any existing services and proposed services</li> </ul>	
<ul style="list-style-type: none"> <li>• The location of easements on the site or connected to the site</li> </ul>	
<ul style="list-style-type: none"> <li>• Existing pedestrian and vehicle access to the site</li> </ul>	
<ul style="list-style-type: none"> <li>• The location of existing and proposed buildings on the site</li> </ul>	
<ul style="list-style-type: none"> <li>• The location of existing adjoining properties, adjacent buildings and their uses</li> </ul>	
<ul style="list-style-type: none"> <li>• Any natural hazards that may affect use or development on the site</li> </ul>	
<ul style="list-style-type: none"> <li>• Proposed roads, driveways, parking areas and footpaths within the site</li> </ul>	
<ul style="list-style-type: none"> <li>• Any proposed open space, common space, or facilities on the site</li> </ul>	
<ul style="list-style-type: none"> <li>• Proposed subdivision lot boundaries (where applicable)</li> </ul>	
<ul style="list-style-type: none"> <li>• Details of any proposed fencing</li> </ul>	
<b>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:</b>	
<ul style="list-style-type: none"> <li>• Setbacks of buildings to property (title) boundaries</li> </ul>	
<ul style="list-style-type: none"> <li>• The internal layout of each building on the site</li> </ul>	
<ul style="list-style-type: none"> <li>• The private open space for each dwelling</li> </ul>	
<ul style="list-style-type: none"> <li>• External storage spaces</li> </ul>	
<ul style="list-style-type: none"> <li>• Parking space location and layout</li> </ul>	
<ul style="list-style-type: none"> <li>• Major elevations of every building to be erected</li> </ul>	
<ul style="list-style-type: none"> <li>• The relationship of the elevations to existing ground level, showing any proposed cut or fill</li> </ul>	
<ul style="list-style-type: none"> <li>• 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</li> </ul>	
<ul style="list-style-type: none"> <li>• Materials and colours to be used on roofs and external walls</li> </ul>	
<b>Details of any signage proposed</b>	



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### Value of use and/or development

\$ 1,200,000.00

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

If land is not in applicant's ownership

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

Applicant's signature: Paul Allen Date: 13.02.2024

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

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

General Manager's signature: \_\_\_\_\_ Date: \_\_\_\_\_

If the application involves land owned or administered by the Crown

Crown consent must be included with the application.

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### Signature

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

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

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

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

Applicant's signature: Paul Allen Date: 13.02.2024

#### PRIVACY ACT

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

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### Fee & payment options

**DD**

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



**Pay in Person at Service Tasmania** – Present this notice to any Service Tasmania Centre, together with your payment. See [www.service.tas.gov.au](http://www.service.tas.gov.au) for opening hours.



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



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

**RESULT OF SEARCH**

RECORDER OF TITLES

*Issued Pursuant to the Land Titles Act 1980*

## SEARCH OF TORRENS TITLE

VOLUME 179177	FOLIO 2
EDITION 3	DATE OF ISSUE 07-Mar-2023

SEARCH DATE : 06-Dec-2023

SEARCH TIME : 07.14 AM

DESCRIPTION OF LAND

City of DEVONPORT

Lot 2 on Sealed Plan 179177

Derivation : Part of Lot 13752, 21 Acres Gtd. to Samuel McCall

Prior CT 168902/7

SCHEDULE 1

N120122 TRANSFER to DERYCK GEOFFREY SIMPSON and NAOMI JANE  
SIMPSON Registered 07-Mar-2023 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP179177 COVENANTS in Schedule of Easements

SP179177 FENCING PROVISION in Schedule of Easements

SP165521, SP167742, SP168449 & SP168902 COVENANTS in Schedule  
of EasementsSP165521, SP167742, SP168449 & SP168902 FENCING COVENANT in  
Schedule of EasementsUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER: TINA KATE SMITH  FOLIO REFERENCE: F/R 168902-7  GRANTEE: PART OF LOT 13752, 21 ACRES GTD TO SAMUEL McCALL	<p><b>PLAN OF SURVEY</b></p> BY SURVEYOR: PAUL HODGETTS of MICHELL HODGETTS SURVEYORS Po.Box 712 DEVONPORT, 7310  LOCATION: CITY OF DEVONPORT  SCALE 1: 750      LENGTHS IN METRES	REGISTERED NUMBER <p><b>SP179177</b></p> APPROVED EFFECTIVE FROM 14 JUL 2020  Recorder of Titles
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		
 Registered Land Surveyor      6/12/2022 Date	 Council Delegate      12.6.2022 Date	

# SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

<b>SCHEDULE OF EASEMENTS</b>	Registered Number
<b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 179177

PAGE 1 OF 3 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

**COVENANTS**

Lots 1 and 2 on the plan are each burdened by the restrictive covenants created by Sealed Plan 165521 in the following terms:

~~The Owner of each Lot shown on the plan covenants with the Vendor and the Owners for the time being of every Lot shown on the plan to the intent that the burden of this covenant may run with and bind the Covenantor's Lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of every other Lot shown on the plan to observe the following stipulations:~~

1. Not to erect on such Lot any building other than a dwelling house together with all usual outbuilding PROVIDED ALWAYS that if that Lot shall at any time be legally subdivided with the consent of all appropriate authorities, this stipulation shall be construed as to permit the erection of not more than one dwelling house together with all usually outbuildings on each Lot created by that subdivision.
2. Not to erect on such Lot any dwelling house of an area (exclusive of the area of outbuildings) of less than one hundred and thirty square metres (130m<sup>2</sup>).
3. Not to erect, maintain or permit to be erected or maintained on such Lot any easily removable or transportable residential or other buildings.
4. Not to erect, maintain or permit to be erected or maintained on such Lot any shed or barn or similar type of structure other than as an outbuilding to an existing dwelling house on such Lot, provided that this stipulation shall be construed so as to permit the simultaneous erection, on such lot, of a shed or barn or similar type of structure, and dwelling house.

9

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Tina Kate Smith FOLIO REF: Vol. 168902 Fol. 7 SOLICITOR & REFERENCE: Debbie Hutton Conveyancing Pty Ltd 200208	PLAN SEALED BY: Devonport City Council DATE: 12 June 2020 2019-0137 REF NO.  Council Delegate
<b>NOTE:</b> The Council Delegate must sign the Certificate for the purposes of identification.	

SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 2 OF <del>2</del> / <sub>3</sub> PAGES	Registered Number <span style="font-size: 2em;">SP 179177</span>
SUBDIVIDER: Tina Kate Smith FOLIO REFERENCE: Vol. 168902 Fol. 7	

- ~~1. Not to erect on Lot 2 any dwelling house the roof of which is constructed of any material other than tiles or non-reflective colourbond, non-reflective iron or some other non-reflective material approved in writing by the Vendors.~~
- ~~2. Not to erect or re-erect on such Lot any building whatsoever which shall have been pulled down or demolished on other land and not to use any second-hand materials other than clean washed bricks, whatsoever in the erection of any building on the Lot.~~
- ~~3. Not to erect, place or use upon such Lot any shop, building or erection whatsoever for the purpose of selling, offering or exposing for sale therein any articles, wares of merchandise whatsoever.~~
- ~~4. Not to erect or place upon such Lot or any part thereof any hoarding or structure for use as a bill or advertising station or any similar structure of an unsightly nature.~~
- ~~5. Not to affix or display on any wall or fence upon such Lot or any part thereof any posters, bills hoardings or advertisements (except any notice of advertisement in the usual form for the sale or letting of such Lot or any building thereon).~~
- ~~6. Not to use or permit or allow a dwelling house to be erected on such Lot to be used other than as a private residence or for the provision of professional services.~~
- ~~7. Not to carry out or permit or allow to be carried out on such Lot or any part thereof any trade or business of an industrial commercial or manufacturing nature.~~
- ~~8. Not to grow or allow to grow on Lot 2 within 25 metres of the southern boundary any bush tree or shrub to a height exceeding 8.0 metres above the natural ground level.~~

Covenants on Page 3

Fencing Provision

In respect of each lot shown on the plan, the Vendor, Tina Kate Smith, shall not be required to fence.

SIGNED by Tina Kate Smith )  
 the registered proprietors of the land )  
 in Certificate of Title Volume 168902 )  
 Folio 7 in the presence of:- )

Debbie Hutton  
 81 Gunn Street  
 Devonport TAS 7310  
 Licensed Conveyancer

**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

**SCHEDULE OF EASEMENTS**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b>  <b>PAGE 3 OF 3 PAGES</b>	<b>SP179177</b>
SUBDIVIDER: -                   TINA KATE SMITH FOLIO REFERENCE: -       168902/7	
<b>COVENANTS</b>  The owner of each lot on the plan covenants with the Vendor Tina Kate Smith and the owners for the time being of every other lot shown on the plan to the intent that the burden of this covenant may run with and bind the covenantor's lot and every part thereof and that the benefit shall be annexed to and devolve with each and every part of every other lot shown on the plan to observe the following stipulations, namely:	
<ol style="list-style-type: none"> <li>1. Not to erect on Lot 2 any dwelling house the roof of which is constructed of any material other than tiles or non-reflective colourbond, non-reflective iron or some other non-reflective material approved in writing by the Vendors.</li> <li>2. Not to erect or re-erect on such Lot any building whatsoever which shall have been pulled down or demolished on other land and not to use any second-hand materials other than clean washed bricks, whatsoever in the erection of any building on the Lot.</li> <li>3. Not to erect, place or use upon such Lot any shop, building or erection whatsoever for the purpose of selling, offering or exposing for sale therein any articles, wares of merchandise whatsoever.</li> <li>4. Not to erect or place upon such Lot or any part thereof any hoarding or structure for use as a bill or advertising station or any similar structure of an unsightly nature.</li> <li>5. Not to affix or display on any wall or fence upon such Lot or any part thereof any posters, bills hoardings or advertisements (except any notice of advertisement in the usual form for the sale or letting of such Lot or any building thereon).</li> <li>6. Not to use or permit or allow a dwelling house to be erected on such Lot to be used other than as a private residence or for the provision of professional services.</li> <li>7. Not to carry out or permit or allow to be carried out on such Lot or any part thereof any trade or business of an industrial commercial or manufacturing nature.</li> <li>8. Not to grow or allow to grow on Lot 2 within 25 metres of the southern boundary any bush tree or shrub to a height exceeding 8.0 metres above the natural ground level.</li> </ol>	
NOTE: - Every annexed sheet must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.	



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## Development Application

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**Use Class:** Residential

**Development:** Single Dwelling and Shed

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**Location:** 15 Collins Way, Tugrah

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**Project No:** 23136-P

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**AUTHOR DETAILS:**

Reporting Planner: Jayne Newman  
Report Date: 13 February 2024

**PROPERTY DETAILS:**

Location: 15 Collins Way, Tugrah  
Proposal: Single Dwelling and Shed  
Use Class: Residential  
Zoning: Rural Living  
Title Reference: CT: 179177/2  
PID: 9218065



Figure 1: Source - Listmap

## 1. Executive Summary

*This report together with the attached development plans and additional supporting reports have been prepared to provide demonstration against the relative clauses detailed within the Tasmanian Planning Scheme – Devonport. The proposal is for a residential use within the Rural Living zone. A residential use for single dwelling is a no permit required use within the use table. The application invokes discretion relative to development standards, which have been addressed throughout this report.*

## 2. Background

*The proposal is located on a vacant 4232ha lot, situated at 15 Collins Way, Tugrah. The site adjoins Rural Living zoned land on all boundaries, fronting onto Collins Way to the west. The site is impacted by several overlays including the safeguarding of airports, natural assets, and bushfire prone areas codes.*

## 3. Proposal

*Application is made for a new single dwelling and outbuilding. The dwelling is single story, comprising of four bedrooms, bathroom, storeroom, toy room, double garage, laundry, lounge room, open plan dining, kitchen and living room, opening out onto a north/eastern facing deck.*

*The dwelling has a total height of 8.1 metres and is sited 15 metres from the frontage, 10 metres from the north/eastern boundary, 16.2 metres from the south/western boundary and 23 metres from the south/eastern boundary.*

*Also included in the application is a 162m<sup>2</sup> outbuilding, sited 4 metres from the rear boundary and 10 metres from the south/western boundary. The shed has a total height of 6.7 metres.*

<b>Development Standards</b>	
<b>11.4.1 Site coverage</b>	
<p><b>That the site coverage:</b>                      (a) is compatible with the character of existing development in the area; and                      (b) assists with the management of stormwater runoff.</p>	
Acceptable Solution	Performance Criteria
A1 Site coverage must be not more than 400m <sup>2</sup> .	P1 The site coverage must be consistent with that existing on established properties in the area, having regard to: (a) the topography of the site; (b) the capacity of the site to absorb runoff; (c) the size and shape of the site; (d) the existing buildings and any constraints imposed by existing development; (e) the need to remove vegetation; and (f) the character of development existing on established properties in the area.
<p><b>COMMENT:</b>  <i>Site coverage is calculated at 796m<sup>2</sup> invoking discretion.                      The proposed site coverage is similar to other lots within the surrounding area, with most lots in Collins Way exceeding 400m<sup>2</sup>. Consistency is specifically provided with the adjoining property to the north (202 Tugrah Road) which looks to be 700m<sup>2</sup> in site coverage, with 2 Collins Way also looking to exceed 700m<sup>2</sup> in site coverage. The site is relatively flat; therefore, topography is not a concern. The lot contains a watercourse (minor tributary), to which the applicants wish to pipe and connect to, for stormwater disposal. This will alleviate potential concerns for absorption.                      There is no requirement for vegetation removal within the lot. The development and site coverage proposed is consistent with other lots which have been developed within this area, therefore the proposal is considered to achieve compliance with the performance criteria and objective to this clause.</i></p>	

<b>11.4.2 Building height, setback and siting</b>	
<p><b>That height, setback and siting of buildings:</b>                      (a) is compatible with the character of the area;                      (b) does not cause an unreasonable loss of amenity;                      (c) minimises the impact on the natural values of the area; and                      (d) minimises the impact on adjacent uses.</p>	
Acceptable Solution	Performance Criteria
A1 Building height must be not more than 8.5m.	P1 Building height must be compatible with the character of the area and not cause an unreasonable loss of amenity to adjoining properties having regard to: (a) the topography of the site; (b) the height, bulk and form of existing buildings on the site and adjoining properties; (c) the bulk and form of proposed buildings; (d) sunlight to habitable rooms and private open space in adjoining properties; and (e) any overshadowing of adjoining properties or public places.
<p><b>COMMENT:</b>  <i>The dwelling has a total height of 8.1 metres, with the shed having a height of 6.7 metres, a therefore achieving compliance with A1.</i></p>	

<p>A2 Buildings must have a setback from a frontage not less than 20m.</p>	<p>P2 Building setback from a frontage must be compatible with the landscape values of the surrounding area, having regard to: (a) the topography of the site; (b) the frontage setbacks of adjacent buildings; (c) the height, bulk and form of existing and proposed buildings; (d) the appearance when viewed from roads and public places; (e) the retention of vegetation.</p>
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**COMMENT:**  
*The proposal is sited 15 metres from the frontage, invoking discretion. The topography of the lot is relatively flat, having a gently slope, requiring a retaining wall along the north/eastern and south/eastern sides. The two adjoining lots to the south and west, both have a reduced frontage setbacks to Collins Way, located approximately 10 metres from the boundary. The height and form of the building is not dissimilar to others in the area, and as the design of the dwelling steps in from the entrance way, visually, the difference in setback will not be noticeable when viewed from the road. The site is vacant of vegetation; therefore, no clearance is proposed.*

*The proposal is considered to achieve compatibility with other development within the area and consistency with the performance criteria.*

<p>A3 Buildings must have a setback from side and rear boundaries of not less than 10m.</p>	<p>P3 Buildings must be sited to not cause an unreasonable loss of amenity to adjoining properties, having regard to: (a) the topography of the site; (b) the size, shape and orientation of the site; (c) the setbacks of surrounding buildings; (d) the height bulk and form of existing and proposed buildings; (e) the character of the development existing on established properties in the area; and (f) any overshadowing of adjoining properties or public places.</p>
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**COMMENT:**  
*The proposed shed is sited 4 metres from rear boundary, invoking discretion. The shape of the lot, providing for an angled rear boundary, makes it difficult to develop in this corner. Looking at the adjoining lot to the east, this is developed well away from this boundary, approximately 70 metres away. This ensures that overshadowing will not be a concern to areas utilised for the dwelling or private open space. The character of this rural living area is that lots are generally smaller than the 1ha size, with most of the outbuildings located within a side or rear setback, due to site constraints, as demonstrated by the aerial view shown on page 2 of this report.*

*The proposal is considered to comply with the performance criteria and relative objectives to the clause.*

<p>A4</p> <p>Buildings for a sensitive use must be separated from an Agriculture Zone or Rural Zone a distance of:</p> <p>(a) not less than 200m; or</p> <p>(b) if the setback of an existing building is within 200m, not less than the existing building.</p>	<p>P4</p> <p>Buildings for a sensitive use must be sited so as to not conflict or interfere with uses in the Agriculture Zone or Rural Zone, having regard to:</p> <p>(a) the size, shape and topography of the site;</p> <p>(b) the separation of any existing buildings for sensitive uses on adjoining properties;</p> <p>(c) the existing and potential use of adjoining properties;</p> <p>(d) any proposed attenuation measures; and</p> <p>(e) any buffers created by natural or other features.</p>
<p><b>COMMENT:</b></p> <p><i>The proposed dwelling is sited approximately 165 metres from the Agriculture zone. Due to the width of the block, there is no possible way of developing the site and achieving the 200 metre setback. There are existing residential uses located between this site and the Agriculture zone, providing sufficient attenuation, together with a natural buffer provided by the Don River. The proposal can achieve compliance with the performance criteria and relative objective (d), ensuring there is minimal impact on the Agricultural zone.</i></p>	

<b>CODES</b>	
<b>C1.0 – Signs Code</b>	<b>N/A</b>
No signage is proposed as part of this application.	
<b>C2.0 – Parking and Sustainable Transport Code</b>	<b>Yes</b>
The proposal provides two parking space within the carport and additional parking spaces within the existing shed, compliant with table C2.1.	
<b>C3.0 – Road and Railway Code</b>	<b>N/A</b>
The proposal does not increase the level of traffic movements to and from the site.	
<b>C4.0 – Electrical Transmission Infrastructure Protection Code</b>	<b>N/A</b>
The site is not impacted by the Electrical Transmission Infrastructure Protection Code.	
<b>C5.0 – Telecommunications Code</b>	<b>N/A</b>
The application does not propose any telecommunication facilities.	
<b>C6.0 – Local Historic Heritage Code</b>	<b>N/A</b>
The application does not involve any land requiring assessment against heritage provisions.	
<b>C7.0 – Natural Assets Code</b>	<b>N/A</b>
The site is not identified as being impacted by the natural assets overlay.	
<b>C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area</b>	
That buildings and works within a waterway and coastal protection area or future coastal refugia area will not have an unnecessary or unacceptable impact on natural assets.	
<p>A1</p> <p>Buildings and works within a waterway and coastal protection area must:</p> <p>(a) be within a building area on a sealed plan approved under this planning scheme;</p> <p>(b) in relation to a Class 4 watercourse, be for a crossing or bridge not more than 5m in width; or</p> <p>(c) if within the spatial extent of tidal waters, be an extension to an existing boat ramp, car park, jetty, marina, marine farming shore facility or slipway that is not more than 20% of the area of the facility existing at the effective date.</p>	<p>P1.1</p> <p>(a) Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets, having regard to:</p> <p>(b) impacts caused by erosion, siltation, sedimentation and runoff;</p> <p>(c) impacts on riparian or littoral vegetation;</p> <p>(d) maintaining natural streambank and streambed condition, where it exists;</p> <p>(e) impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation;</p>



	<ul style="list-style-type: none"> <li>(f) the need to avoid significantly impeding natural flow and drainage;</li> <li>(g) the need to maintain fish passage, where known to exist;</li> <li>(h) the need to avoid land filling of wetlands;</li> <li>(i) the need to group new facilities with existing facilities, where reasonably practical;</li> <li>(j) minimising cut and fill;</li> <li>(k) building design that responds to the particular size, shape, contours or slope of the land;</li> <li>(l) minimising impacts on coastal processes, including sand movement and wave action;</li> <li>(m) minimising the need for future works for the protection of natural assets, infrastructure and property;</li> <li>(n) the environmental best practice guidelines in the Wetlands and Waterways Works Manual; and the guidelines in the Tasmanian Coastal Works Manual.</li> </ul> <p>P1.2 Buildings and works within the spatial extent of tidal waters must be for a use that relies upon a coastal location to fulfil its purpose, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the need to access a specific resource in a coastal location;</li> <li>(b) the need to operate a marine farming shore facility;</li> <li>(c) the need to access infrastructure available in a coastal location;</li> <li>(d) the need to service a marine or coastal related activity;</li> <li>(e) provision of essential utility or marine infrastructure; or</li> <li>(f) provisions of open space or for marine-related educational, research, or recreational facilities.</li> </ul>
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**Comment:**  
As shown on the site plan, a portion of the dwelling and shed is sited within the waterway and coastal protection area. As detailed on the plan, an assessment has been undertaken by Civilvision Consulting to have the existing drain piped. This will remove any concerns of impact through, erosion, siltation, sedimentation, or runoff. As shown within the below photograph, the minor tributary is a grassed deviation within the lot and does not contain a streambank as such. There is no natural habitat or fish which will be impacted, and the area is not considered to be a wetland. The pipework will ensure the future protection of infrastructure and property. As the drain is not a flowing creek, rather draining water from a spring together with surface water from the opposite side of Collins way (which is already piped), the continuation of piping will ensure that water will continue to be drained away from the adjoining sites.



Figure 2 – On-site drain to be piped.

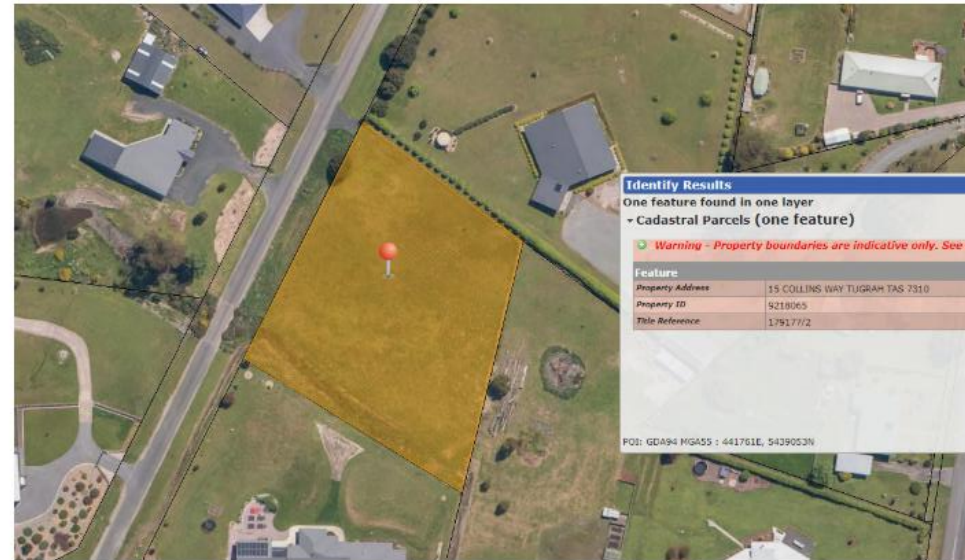
<b>C8.0 – Scenic Protection Code</b>	<b>N/A</b>
The site is not identified as being impacted by a scenic protection overlay.	

<b>C9.0 – Attenuation Code</b>	<b>N/A</b>
The site has not been identified as being located within an attenuation distance detailed within C9.2 or C9.2.	
<b>C10.0 – Coastal Erosion Hazard Code</b>	<b>N/A</b>
The site is not within an area identified as containing a coastal erosion hazard.	
<b>C11.0 – Coastal Inundation Hazard Code</b>	<b>N/A</b>
The site is not within an area identified as containing a coastal inundation hazard.	
<b>C12.0 – Flood Prone Areas Code</b>	<b>N/A</b>
The site is not within an area identified as flood prone.	
<b>C13.0 – Bushfire Prone Areas Code</b>	<b>N/A</b>
The proposal is not for a vulnerable or hazardous use, nor does it involve the subdivision of land.	
<b>C14.0 – Potentially Contaminated Land Code</b>	<b>N/A</b>
The site has not been identified as contaminated land.	
<b>C15.0 – Landslip Hazard Code</b>	<b>N/A</b>
The site is not identified as containing a landslide hazard.	
<b>C16.0 – Safeguarding of Airports Code</b>	<b>Exempt</b>
Although the code impacts the site, as the land is between the 20m and 30m contour mark within the 155m AHD, the proposal will not protrude the OLS and complies with C16.4.1(a).	

**PROPOSED RESIDENCE & SHED  
15 COLLINS WAY TUGRAH  
DERYCK & NAOMI SIMPSON**

DRAWING INDEX

DRAWING No.	DESCRIPTION	REVISION
01	COVER SHEET	C
02	SITE PLAN	C
03	FLOOR PLAN	B
04	ELEVATIONS SHT.1	A
05	ELEVATIONS SHT.2	A
06	SHED FLOOR PLAN	A
07	SHED ELEVATIONS	A



PROJECT DETAILS:

TITLE REFERENCE: 179177/2

AREAS:  
 SITE - 4232m<sup>2</sup>  
 EXISTING FLOOR - 0m<sup>2</sup>  
 PROPOSED FLOOR - 796m<sup>2</sup>  
 TOTAL FLOOR - 796m<sup>2</sup>


SITE CLASSIFICATION: TO BE CONFIRMED

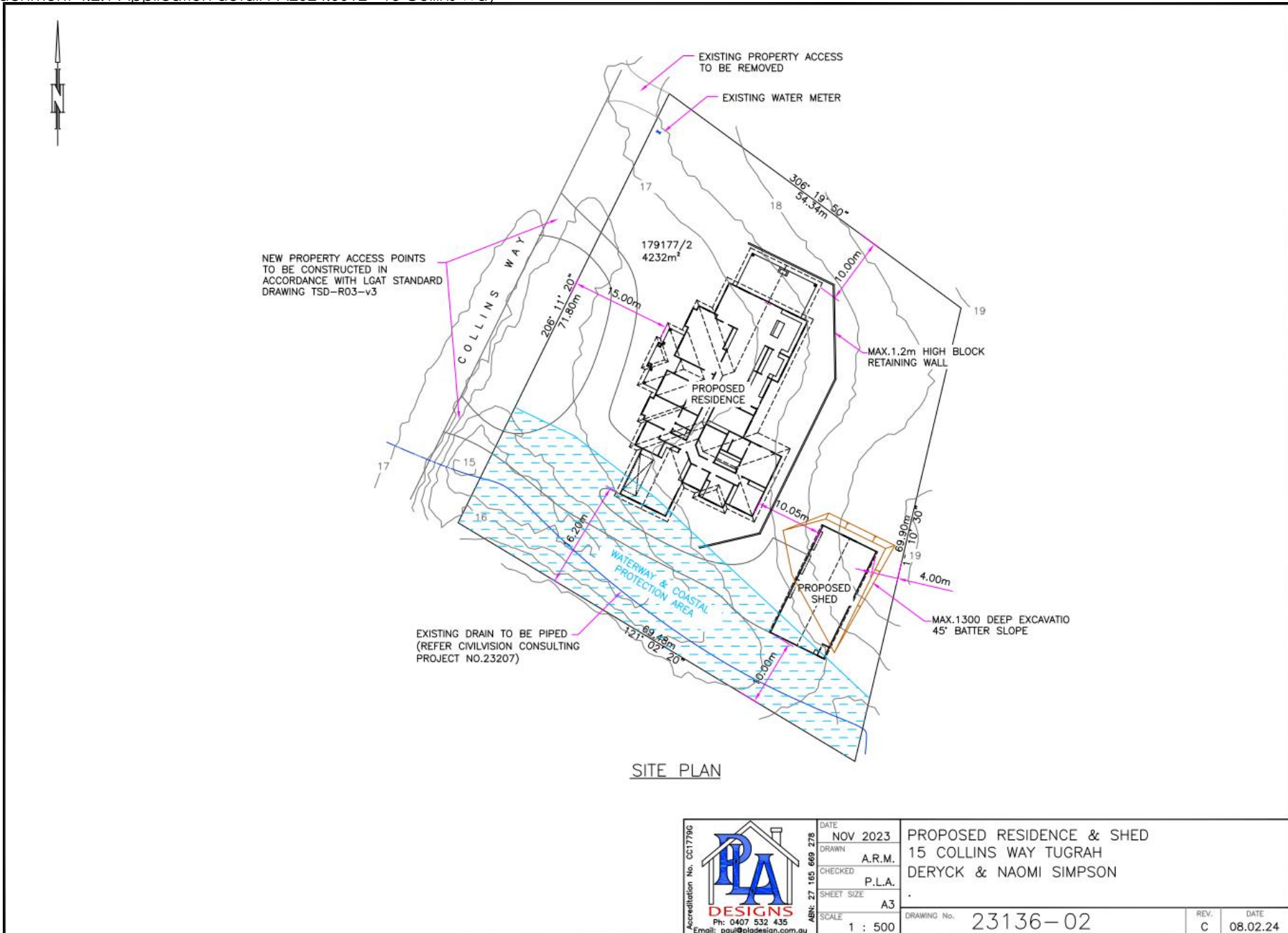
WIND CLASSIFICATION: TO BE CONFIRMED

CLIMATE ZONE: 7


BUSHFIRE ATTACK LEVEL: TO BE CONFIRMED

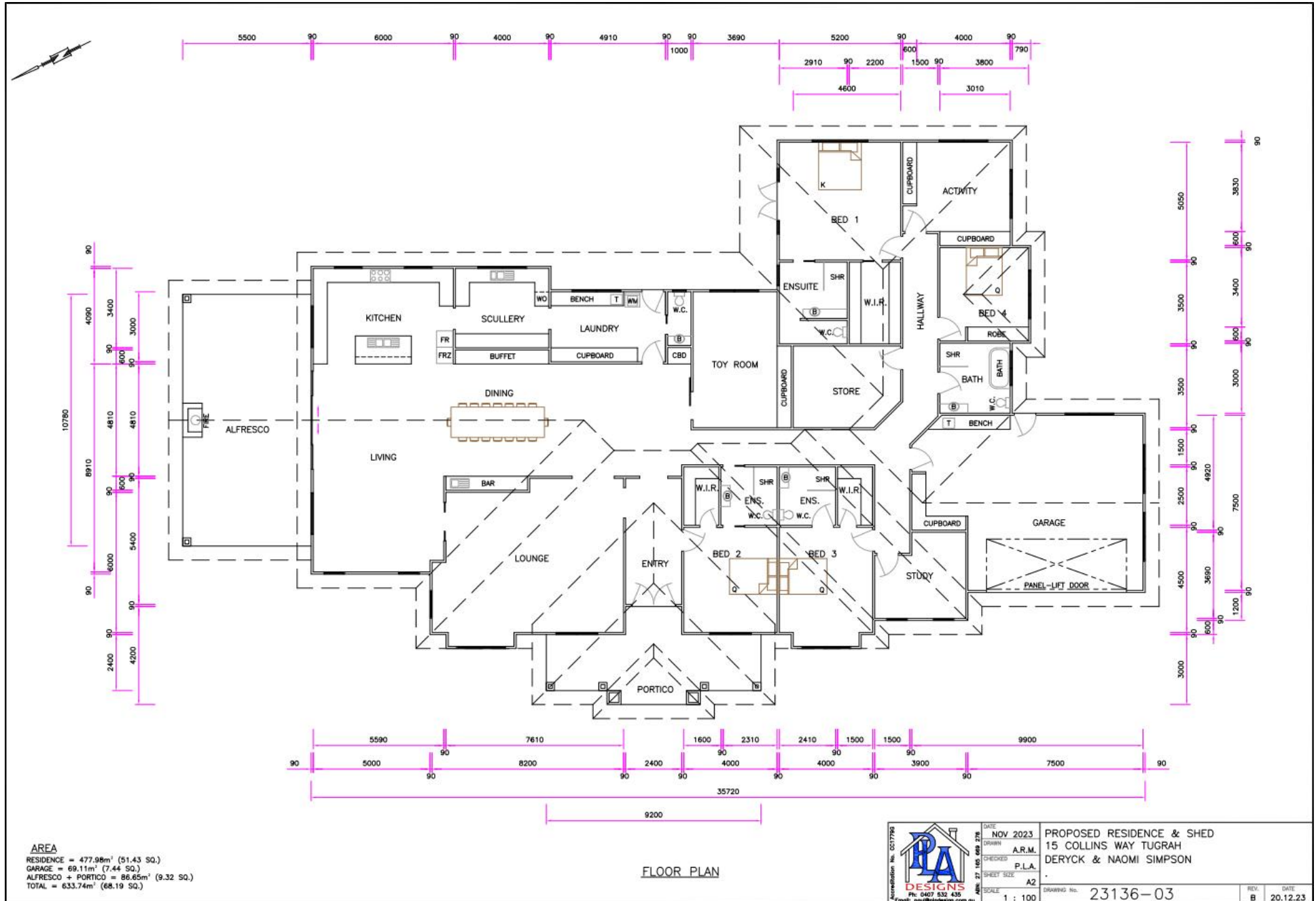
ALPINE AREA: NOT APPLICABLE

 Accreditation No. CC17796 Ph: 0407 532 435 Email: paul@pladesign.com.au	DATE	NOV 2023	PROPOSED RESIDENCE & SHED 15 COLLINS WAY TUGRAH DERYCK & NAOMI SIMPSON
	DRAWN	A.R.M.	
	CHECKED	P.L.A.	
	SHEET SIZE	A3	
	SCALE		
DRAWING No. 23136-01		REV. C	DATE 08.02.24



SITE PLAN

 <p>Accreditation No. CC17796                  ABN: 27 165 669 278                  Ph: 0407 532 435                  Email: paul@pladesign.com.au</p>	DATE	NOV 2023	PROPOSED RESIDENCE & SHED 15 COLLINS WAY TUGRAH DERYCK & NAOMI SIMPSON	REV.	DATE
	DRAWN	A.R.M.		C	08.02.24
	CHECKED	P.L.A.			
	SHEET SIZE	A3			
SCALE	1 : 500	DRAWING No.	23136-02		








NORTH-WESTERN ELEVATION



SOUTH-WESTERN ELEVATION

Registration No. CC17799  <b>DESIGNS</b> Pty. Ltd. 632 435 Email: paul@padesign.com.au	DATE	NOV 2023	PROPOSED RESIDENCE & SHED 15 COLLINS WAY TUGRAH DERYCK & NAOMI SIMPSON
	DRAWN	A.R.M.	
	CHECKED	P.L.A.	
	SHEET SIZE	A2	
SCALE	1 : 100	DRAWING No.	23136-04
		REV.	B
		DATE	08.02.24



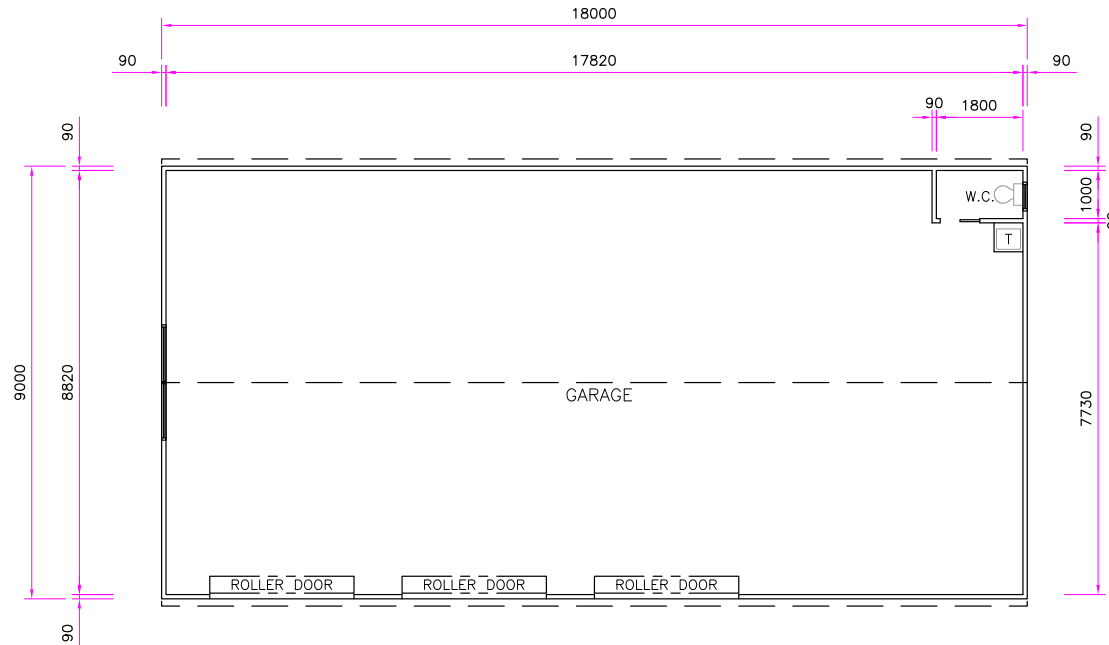


SOUTH-EASTERN ELEVATION



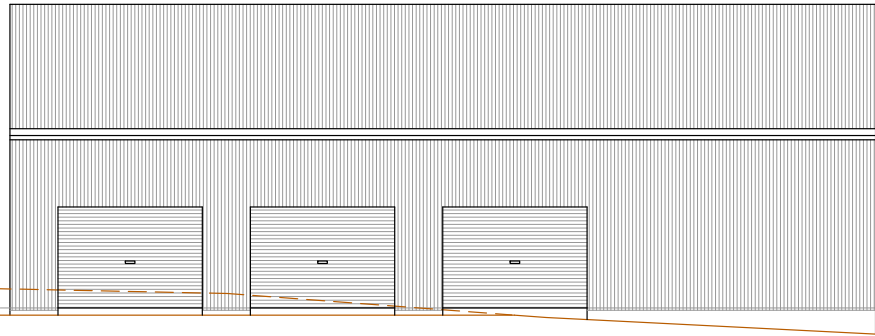
NORTH-EASTERN ELEVATION

Registration No. CC17799  <b>DESIGNS</b> Ph: 0407 632 435 Email: paul@padesigns.com.au	DATE	NOV 2023	PROPOSED RESIDENCE & SHED 15 COLLINS WAY TUGRAH DERYCK & NAOMI SIMPSON						
	DRAWN	A.R.M.							
	CHECKED	P.L.A.							
	SHEET SIZE	A2							
DATE	17 NOV 2023	SCALE	1 : 100	DRAWING No.	23136-05	REV.	B	DATE	08.02.24

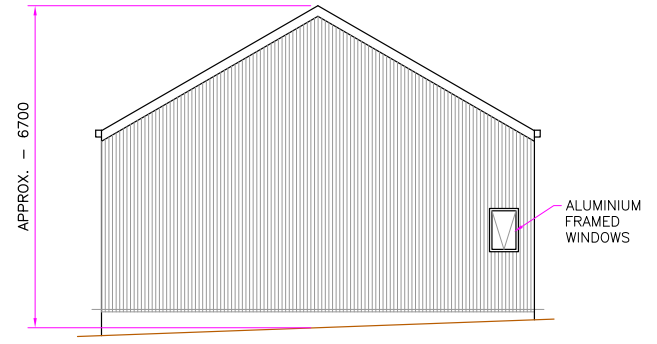


AREA - SHED  
 TOTAL = 162.00m<sup>2</sup> (17.43 SQ.)

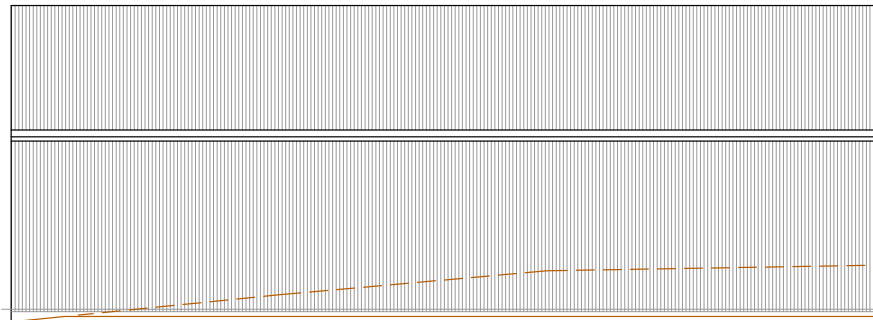
Accreditation No. CC17786  ABN: 27 165 669 278 Ph: 0407 532 435 Email: paul@pladesign.com.au	DATE	NOV 2023	PROPOSED RESIDENCE & SHED 15 COLLINS WAY TUGRAH DERYCK & NAOMI SIMPSON	REV.	DATE
	DRAWN	A.R.M.		A	06.12.23
	CHECKED	P.L.A.			
	SHEET SIZE	A3			
	SCALE	1 : 100			
DRAWING No. 23136-06					



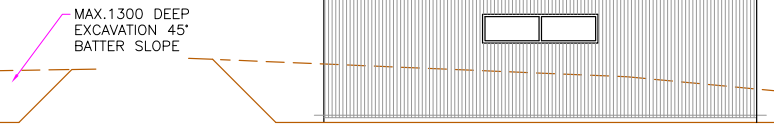
NORTH-WESTERN ELEVATION




NORTH-WESTERN ELEVATION



SOUTH-EASTERN ELEVATION



NORTH-WESTERN ELEVATION

 Accreditation No. CC17786 ABN: 27 165 669 278 Ph: 0407 532 435 Email: paul@pladesign.com.au	DATE	NOV 2023	PROPOSED RESIDENCE & SHED 15 COLLINS WAY TUGRAH DERYCK & NAOMI SIMPSON	REV.	DATE
	DRAWN	A.R.M.		A	08.02.24
	CHECKED	P.L.A.			
	SHEET SIZE	A3			
SCALE	1 : 100	DRAWING No.	23136-07		



**NOTES**

**1.0 GENERAL**

- 1.01 ALL WORK FOR STORMWATER SERVICES & ROADWORKS TO BE IN ACCORDANCE WITH LGAT STANDARD DRAWINGS.
- 1.02 ALL WORK RELATING TO SEWER & WATER SERVICES TO BE IN ACCORDANCE WITH TASWATER/MRWA STANDARD SPECIFICATION AND DRAWINGS.
- 1.03 PRIOR TO ANY EXCAVATION, CONTRACTOR IS TO LOCATE ALL EXISTING UNDERGROUND SERVICES.
- 1.04 STRIP TOPSOIL FROM ENTIRE AREA OF ROADWAYS AND EXTERNAL AREAS THAT ARE TO BE CUT OR FILLED. STOCKPILE TOPSOIL ON SITE.
- 1.05 GRASSED AREAS TO BE TOPSOILED AND SOWN AS PER NATURE STRIP DETAILS.
- 1.06 SERVICE TRENCHES UNDER TRAFFICKED AREAS SHALL BE BACKFILLED WITH COMPACTED GRANULAR BACKFILL.
- 1.07 FINISH TOPS OF MANHOLES TO MATCH ADJACENT FINISHED SURFACE LEVELS AND GRADES.
- 1.08 CONTRACTOR SHALL SUBMIT AN ENVIRONMENTAL MANAGEMENT PLAN FOR COUNCIL APPROVAL PRIOR TO COMMENCEMENT.
- 1.09 ORIGINAL SURVEY BY MICHELL HODGETTS SURVEYORS.

**2.0 STORMWATER**

- 4.01 ALL SW LOT CONNECTIONS DN150
- 4.02 ALL SEP'S TO BE TYPE 1 TO LGAT STD DWG TSD-SW08-v1 U.N.O.
- 4.03 ALL MANHOLES ARE DN1050 SHAFTS U.N.O
- 4.04 ALL SW PROPERTY CONNECTIONS TO HAVE IO RAISED TO 0.5m ABOVE SURFACE WITH AN APPROVED COVER.
- 4.05 ALL LOT CONNECTIONS TO BE CONSTRUCTED IN ACCORDANCE WITH TSD-SW25.v1
- 4.06 INSTALL Ø100 SUBSOIL DRAIN TAIL AT EACH MH/SEP TO DRAIN TRENCH.



**DRAWING SERIES:**

- 00 COVER
- A01 LOCALITY PLAN / CATCHMENT PLAN
- A01 SITE PLAN



NO.	DESCRIPTION	DATE	BY
<b>DEVELOPMENT APPROVAL</b>			

20a Loone Lane,  
Spreyton TAS

Mob: 0412 439 184

ABN: 66 644 575 468

info@civisionengineering.com

**CIVISION CONSULTING**  
CREATIVE ENGINEERING

**PROJECT:**  
15 COLLINS WAY, TUGRAH  
PROPOSED STORMWATER PIPE

**CLIENT:**  
DERYCK SIMPSON

**DRAWING TITLE:**  
COVER

<b>SCALE:</b> N.T.S.	<b>DATE:</b> 03/10/23	<b>DRAWN:</b> JKM	<b>CHECKED:</b> JKM
<b>PROJECT NO.:</b> 23207	<b>DRAWING NO.:</b> 00	<b>SHEET NO.:</b> 0	









NO.	DESCRIPTION	NO.	DATE

**CIVILVISION CONSULTING**  
CREATIVE ENGINEERING  
info@civilvisionengineering.com

20b Loone Lane,  
Spreyton TAS  
Mob: 0412 439 184  
ABN: 66 644 575 468

**PROJECT:**  
15 COLLINS WAY, TUGRAH  
PROPOSED STORMWATER PIPE

**CLIENT:**  
DERYCK SIMPSON

**DRAWING TITLE:**  
SITE PLAN

<b>SCALE:</b> 1:500	<b>DATE:</b> 03/10/23	<b>DESIGNER:</b> JMA	<b>CHECKER:</b> JM
<b>PROJECT NO.:</b> 23207	<b>DRAWING NO.:</b> A02	<b>REVISIONS:</b> 0	



**From:** Petra Wilden  
**Sent:** Wednesday, 10 April 2024 3:37 PM  
**To:** Devonport City Council  
**Subject:** Vegetation Clearing - PA2024.0012 - 15 Collins Way - Petra Wilden

Dear Council,

Please receive my submission regarding  
Application Number: PA2024.0012  
Proposed Use or Development: Residential (single dwelling and outbuilding)  
Address of the Land: [15 Collins Way, Tugrah](#)

The proposal is located on a vacant 4232ha lot ?, situated at [15 Collins Way, Tugrah](#).

Site coverage must be not more than 400m<sup>2</sup>. Site coverage is calculated at 796m<sup>2</sup> invoking discretion.

That is double and seems very excessive.

And not in line with 11.4.1. P1 The site coverage must be consistent with that existing on established properties in the area, having regard to: (a) the topography of the site; (b) the capacity of the site to absorb runoff

The dwelling is single story, comprising of four bedrooms, bathroom, storeroom, toy room, double garage, laundry, lounge room, open plan dining, kitchen and living room, opening out onto a north/eastern facing deck.

If the height of the house is 8.1 metres, why isn't this house a double storey?

This way the footprint can be halved, this way the site coverage can be close to 400m<sup>2</sup>. Saving building materials. Electricity bills can be halved as heat rises and you don't need to heat your upstairs areas very much, if you have good insulation and built towards the sun solar passive (glazing on the north and east).

House is badly designed to take advantage of the free northern sun. Living areas should face the north and with a double storey house you can have more windows to the north, providing warmth from the sun in winter. It is called solar passive house design, it will save you hundreds of dollars on heating costs.

The site is relatively flat; therefore, topography is not a concern. The lot contains a watercourse (minor tributary), to which the applicants wish to pipe and connect to, for stormwater disposal. This will alleviate potential concerns for absorption, no it doesn't, pipes in the ground don't absorb water, vegetation does.

I would like to suggest planting native vegetation alongside/ within the drainage line/ watercourse is a way more educated approach and in line with the regulations. The land is surrounded by beautiful ***Eucalyptus ovata*, *Eucalyptus obliqua* forest and woodland and *Eucalyptus viminalis* wet forest**. This block of land is close to the Don river and therefore it is very beneficial that areas of bushland should be retained/ developed particularly along drains, to slow runoff and filter stormwater pollutants (State Government advice).

I would like to see the Council educate the new owners as well that they will be living in the area where **the Central North Burrowing Crayfish is living too, an endangered species. Suitable habitat is present in waterways and nearby dams and it is an aquatic species.** Burrowing crayfish can occur in areas **where there has been a lot of human activity and in places that are not** near **obvious** standing or running water.

Also your property is located within a known breeding area for the Swift Parrot. There are numerous records of the species within 5 km of the proposed development, including a cluster of known nests ca. 1.5 km from the property.

The report mentions a portion of the dwelling and shed is sited within the waterway and coastal protection area, therefore the dwelling and shed need to be moved or reduced (double storey?). Council should request putting native vegetation in the waterway and **not** have the existing 'drain' piped. As native vegetation will remove any siltation, sedimentation, or runoff and prevent erosion, a drain pipe will not.

This seepage line can very quickly become an amazing natural habitat, which will attract frogs and burrowing crayfish. It is very important to keep these sites natural, as the waterway is not a flowing creek, rather draining water from a spring together with surface water from the opposite side of Collins way (which is already piped, **should also not have been approved**), the continuation of piping will ensure that water will continue to be drained away from the adjoining sites, **this is not in line with C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area and therefore should not be approved.** Ignoring this legislation is degrading the water quality more and more in the area. It is vegetation that provides the prevention of erosion, siltation, drains make erosion and siltation worse. A spring should not be drained!

Council needs to start upholding regulation P1.1 (a) Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets, having regard to: (b) impacts caused by erosion, siltation, sedimentation and runoff;

I understand that Council already has allowed all vegetation to be cleared, which should not have happened if better planning had occurred, so unfortunately all the damage has been done, so now it is time to undo some of the damage and not create more and instead create a small, biodiverse habitat right along the edge of the property. The natural seepage line is well positioned in that respect.

Let's educate your residents.

Kind regards  
Petra Wilden

A thin vertical grey line extending downwards from the signature.



## Devonport City Council

### FINANCE REPORT

#### YTD for the month ended March 2024

Contents:	Page
Monthly Finance Report for Council	
Financial Summary	1
Summarised Operating Report, including Financial Charts	2-3
Balance Sheet Report	4
Capital Expenditure Report (with Commitments)	5-7

The operating result for the financial year to the end of March 2024 is favourable with actual revenue being higher than budget by \$2.45M and actual expenses being higher than budget by \$142K, resulting in an overall favourable variance of \$2.31M. The forecast operating surplus for the financial year is \$3.8M, which includes share of profit of associates (Dulverton) of \$2.3M.

#### **Rates & Service Charges - \$356K Favourable**

The favourable variance is due to additional supplementary rates raised. A forecast adjustment of \$250K has been made.

#### **Fees and User Charges - \$852K Favourable**

The favourable variance includes income from sale of goods, infringements & fines, waste management fees, facility hire, equipment hire and other licences & fees. A forecast adjustment of \$780K has been made.

#### **Grants - Operating - \$71K Unfavourable**

The unfavourable variance is due to the timing of receiving grants for community development and corporate revenue operations. A forecast adjustment of \$67K has been made in relation to financial assistance grants.

#### **Contributions - Operating - \$25K Favourable**

The favourable variances include training incentives for works employees and sponsorship income in the marketing and events area.

#### **Interest Income - \$782K Favourable**

The favourable variance is a result of funds on hand that are invested until expended on allocated capital projects. A \$840K forecast adjustment has been made.

**Other Investment Income - \$312K favourable**

The favourable budget variance is due to a tax equivalent payment received from Dulverton for the previous financial year which was not budgeted for. A \$280K forecast adjustment has been made.

**Other Revenue - \$195K Favourable**

The favourable timing variance includes the recovery of fines, reimbursements and sundry income relating to events. A \$79K forecast adjustment has been made.

**Employee Benefits - \$153K Favourable**

Favourable timing variance relating to salary and wages.

**Materials and Services - \$198K Unfavourable**

The unfavourable variances include contract catering expenses relating to the Convention Centre, (which are offset by higher catering revenues) and waste disposal fees. A \$400K forecast adjustment has been made.

**Depreciation - \$164K Unfavourable**

The unfavourable variance is due to the capitalisation of Haines Park assets and revaluations applied to recognise assets at fair value. A \$280K forecast adjustment has been made.

**Financial Costs - \$19K Unfavourable**

The unfavourable variance is due to interest rate increases. A \$50K forecast adjustment has been made.

**Levies & Taxes - \$102K Favourable**

The favourable variance can be attributed to the timing of payments for the waste levy and reimbursements of land tax from tenants.

**Other Expenses - \$128K Favourable**

The favourable variance is mostly due to the timing of grant payments, including community partnership grants. A \$920k forecast adjustment has been made which includes \$700k of a \$1.5M commitment to the Devonport City Soccer Club Inc. towards the Vallev Road development.

**Internal Charges and Recoveries - \$143K Unfavourable**

Unfavourable timing variance.

**Balance Sheet**

The balance of capital work in progress at the end of March is \$14.66M.

## FINANCIAL SUMMARY YTD to March 2024

Operating Summary	Budget	YTD Actual	Annual Budget	Current Forecast
Revenue	42,246,183	44,696,405	50,247,718	52,543,718
Expenditure	35,697,980	35,840,009	47,123,162	48,773,163
<b>Operating Position</b>	<b>6,548,203</b>	<b>8,856,396</b>	<b>3,124,555</b>	<b>3,770,555</b>

Capital Expenditure Summary	Annual Budget \$'000	Actual \$'000	Annual Forecast \$'000
<b>Capital Expenditure</b>	<b>30,981</b>	<b>10,034</b>	<b>21,735</b>

Cash Information	March 2024	June 2023
Operating Account (Reconciled balance)	2,873,359	708,458
Interest-Earning Deposits	25,215,526	20,605,864
	<b>28,088,884</b>	<b>21,314,322</b>

Debtor Information	March 2024	June 2023	Rates Debtors Ageing	March 2024	% of Annual Rates
Rates Debtors	5,564,857	747,551	2023/2024 - Current	5,235,597	15.4%
Infringement Debtors	114,095	117,900	2022/2023 - 1 Year	203,340	
Sundry Debtors	597,436	2,716,579	2021/2022 - 2 Years	55,624	
Planning & Health Debtors	18,595	32,546	2020/2021 - 3 Years Over 3 years	15,745 54,550	
	<b>6,294,983</b>	<b>3,614,576</b>		<b>5,564,857</b>	

Cash Investment Information	Actual Rate	Credit rating	Maximum Holding Allowed	Actual Holding % of total Cash	March 2024
CBA Cash Deposits - At Call	4.35%	A1+ /AA-			9,198,896
CBA Term Deposit - (8 months)	5.33%	A1+ /AA-			10,000,000
		A1+	100%	68.35%	19,198,896
AMP 31 days notice account	4.70%	A2/BBB+			16,630
MyState Term Deposit (271 days)	5.20%	A2/BBB+			6,000,000
		A2-A3	40%	21.42%	6,016,630
					<b>25,215,526</b>

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

Benchmarks: BBSW90 Day Index	4.344%
RBA Cash Rate	4.35%

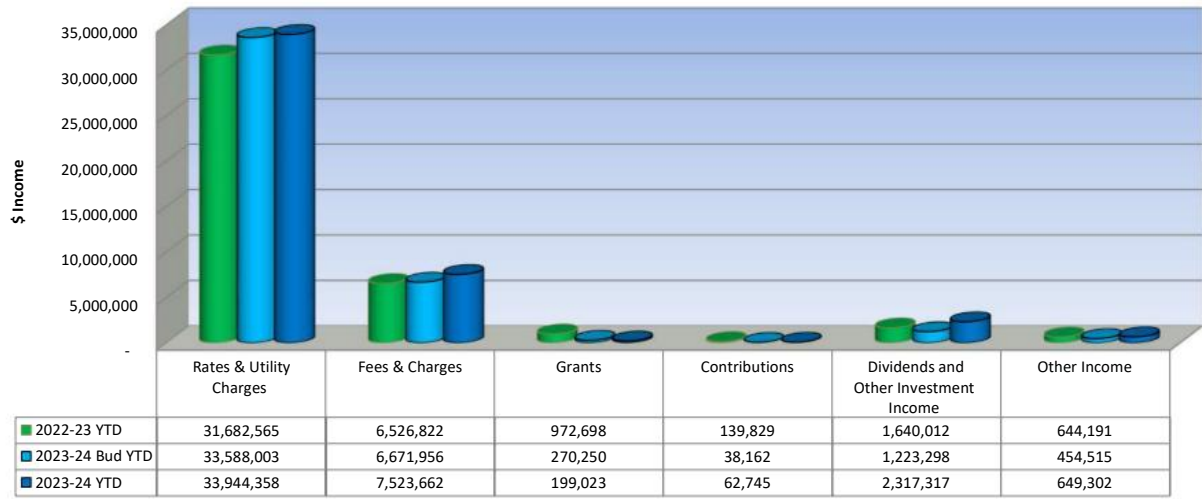
### Commentary

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.

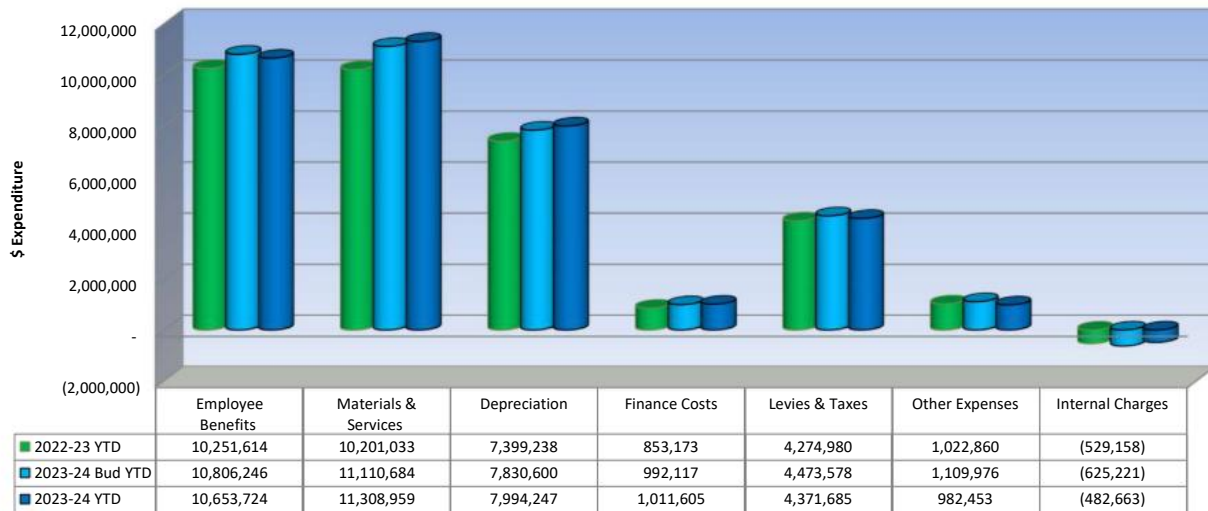
<b>SUMMARISED OPERATING REPORT</b>						
<b>YTD to March 2024</b>						
	<b>YTD</b>		<b>YTD Variance</b>		<b>Full Budget</b>	<b>Forecast</b>
	<b>Budget</b>	<b>Actual</b>	<b>\$</b>	<b>%</b>	<b>2023-24</b>	<b>2023-24</b>
<b>INCOME</b>						
Rates and Service Charges	33,588,003	33,944,358	356,355	1.1%	33,614,193	33,864,193
Fees and User Charges	6,671,956	7,523,662	851,706	12.8%	8,842,493	9,622,493
Grants - Operating	270,250	199,023	(71,227)	-26.4%	2,838,834	2,905,834
Contributions - Operating	38,162	62,745	24,583	64.4%	50,882	50,882
Dividend Income	819,000	819,000	-	0.0%	1,310,400	1,310,400
Interest Income	270,000	1,052,408	782,408	289.8%	360,000	1,200,000
Tax Equivalent Payments	134,298	445,909	311,611	232.0%	268,596	548,596
Share of profit of associates	-	-	-	0.0%	2,360,755	2,360,755
Other Revenue	454,515	649,302	194,787	42.9%	601,564	680,564
<b>TOTAL INCOME</b>	<b>42,246,183</b>	<b>44,696,405</b>	<b>2,450,222</b>	<b>5.8%</b>	<b>50,247,718</b>	<b>52,543,718</b>
<b>EXPENSES</b>						
Employee Benefits	10,806,246	10,653,724	(152,522)	-1.4%	14,799,823	14,799,823
Materials and Services	11,110,684	11,308,959	198,275	1.8%	15,371,879	15,771,879
Depreciation	7,830,600	7,994,247	163,647	2.1%	10,440,800	10,720,800
Financial Costs	992,117	1,011,605	19,488	2.0%	1,322,822	1,372,822
Levies & Taxes	4,473,578	4,371,685	(101,893)	-2.3%	4,558,578	4,558,578
Other Expenses	1,109,976	982,453	(127,522)	-11.5%	1,338,276	2,258,276
Internal Charges and Recoveries	(625,221)	(482,663)	142,557	-22.8%	(709,016)	(709,015)
<b>TOTAL EXPENSES</b>	<b>35,697,980</b>	<b>35,840,009</b>	<b>142,029</b>	<b>0.4%</b>	<b>47,123,162</b>	<b>48,773,163</b>
<b>NET OPERATING SURPLUS / (DEFICIT)</b>	<b>6,548,203</b>	<b>8,856,396</b>	<b>2,308,193</b>	<b>35.2%</b>	<b>3,124,555</b>	<b>3,770,555</b>
<b>CAPITAL ITEMS</b>						
Grants - Capital	3,464,839	3,172,417	(292,422)	-8.4%	7,609,839	
Contributions - Capital	-	716,701	716,701	#DIV/0!	-	
Gain / Loss on Disposal of Assets	(450,000)	(470,835)	(20,835)	4.6%	(600,000)	
<b>TOTAL CAPITAL ITEMS</b>	<b>3,014,839</b>	<b>3,418,283</b>	<b>403,444</b>	<b>13.4%</b>	<b>7,009,839</b>	
<b>NET SURPLUS / (DEFICIT)</b>	<b>9,563,042</b>	<b>12,274,679</b>	<b>2,711,637</b>	<b>28.4%</b>	<b>10,134,394</b>	
<b>Own Source Revenue:</b>	<b>99.3%</b>	<b>99.4%</b>			<b>94.2%</b>	



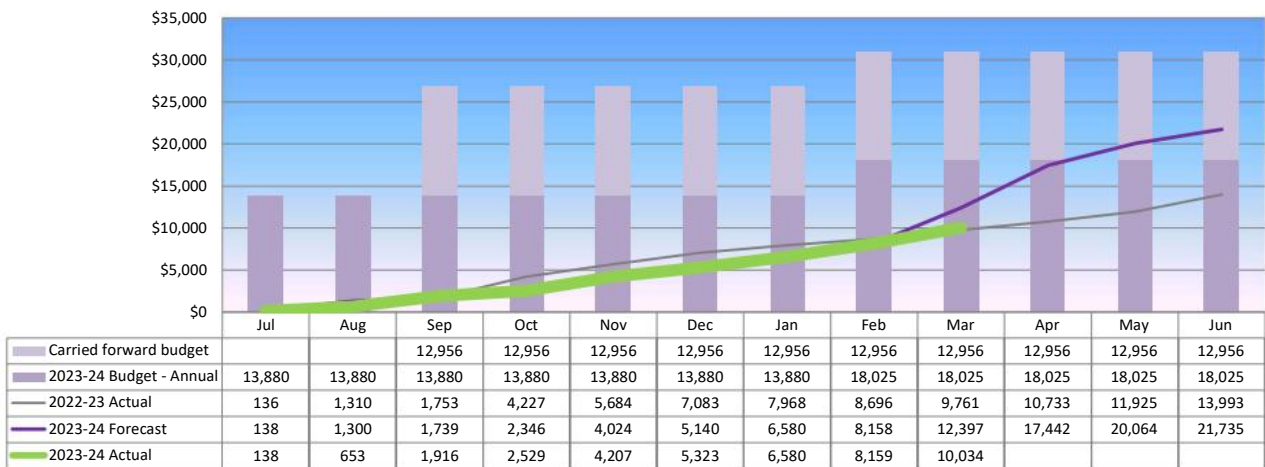
### Income Analysis



### Expenditure Analysis



### Capital Expenditure - \$'000



**BALANCE SHEET REPORT**

As at March 2024

	31 Mar 2024	30 Jun 2023
<b>Current Assets</b>		
Cash at Bank and On Hand	2,873,359	708,458
Trust Deposits	334,295	213,893
Cash Investments	25,215,526	20,605,864
Receivables - Rates and Utility Charges	5,564,857	747,551
Receivables - Infringements	114,095	117,900
Receivables - Sundry	597,436	2,716,579
Receivables - Planning & Health	18,595	32,546
Loans Receivable - Current	27,663	27,663
Accrued Revenue	519,205	316,395
Prepayments	169,641	474,714
Net GST Receivable	77,514	455,923
Other Asset	769,899	769,899
	<b>36,282,083</b>	<b>27,187,385</b>
<b>Non Current Assets</b>		
Loans Receivable - Non-Current	253,257	281,843
Dulverton Regional Waste Management Authority	12,282,091	12,584,069
TasWater	87,972,056	87,972,056
Property, Plant & Equipment	928,301,070	927,320,618
Accumulated Depreciation - PP&E	(357,398,845)	(350,948,772)
Capital Work in Progress	14,656,876	7,121,428
	<b>686,066,505</b>	<b>684,331,241</b>
<b>Total Assets</b>	<b>722,348,588</b>	<b>711,518,626</b>
<b>Current Liabilities</b>		
Trade Creditors	880,863	216,737
Accrued Expenses	1,304,833	2,319,376
Trust Liability	445,728	208,071
Income In Advance - Current	1,901,323	2,479,722
Loans - Current	1,088,886	1,088,886
Annual Leave	1,283,419	1,276,492
Other Leave - RDO	87,920	71,810
Other Leave - TOIL	11,163	11,733
Lease Liabilities - Current	48,275	48,275
Long Service Leave - Current	1,242,731	1,192,248
	<b>8,295,141</b>	<b>8,913,349</b>
<b>Non Current Liabilities</b>		
Loans - Non-Current	43,859,316	44,685,597
Long Service Leave - Non-Current	393,649	393,649
Lease Liabilities - Non Current	745,218	745,218
	<b>44,998,183</b>	<b>45,824,464</b>
<b>Total Liabilities</b>	<b>53,293,324</b>	<b>54,737,813</b>
<b>Net Assets</b>	<b>669,055,264</b>	<b>656,780,813</b>
<b>Equity</b>		
Asset Revaluation Reserve	396,397,083	396,393,536
Asset Revaluation Reserve - Associates	3,221,386	3,221,386
Other Reserves	11,575,152	11,575,152
Accumulated Surplus	245,587,144	236,420,866
Operating Surplus / (Deficit)	8,856,216	3,466,244
Capital Surplus / (Deficit)	3,418,283	5,703,629
	<b>669,055,264</b>	<b>656,780,813</b>
<b>Total Equity</b>	<b>669,055,264</b>	<b>656,780,813</b>
<b>Current Ratio:</b>	<b>4.37</b>	<b>3.05</b>

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.

	Funding 2023/24				Expenditure 2023/24			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	
<b>Summary</b>												
<b>Open Space &amp; Recreation</b>	519,000	1,740,011	2,259,011	-	1,115,823	458,424	1,574,247	684,764			70%	
<b>Buildings &amp; Facilities</b>	3,166,000	4,187,185	7,353,185	3,206,733	2,047,647	1,114,906	3,162,553	4,190,632			43%	
<b>Transport</b>	6,175,000	6,360,984	12,535,984	4,783,106	4,308,933	2,495,656	6,804,589	5,731,396			54%	
<b>Stormwater</b>	1,593,000	850,074	2,443,074	-	471,012	268,449	739,861	1,703,213			30%	
<b>Living City</b>	-	3,447,521	3,447,521	-	959,101	788,022	1,747,124	1,700,398			51%	
<b>Plant &amp; Fleet</b>	1,308,400	320,055	1,628,455	257,000	431,904	761,802	1,193,706	434,749			73%	
<b>Other Equipment</b>	1,119,000	194,913	1,313,913	-	699,521	223,145	922,666	391,247			70%	
<b>Total Capital Works</b>	<b>13,880,400</b>	<b>17,100,744</b>	<b>30,981,144</b>	<b>8,246,839</b>	<b>10,033,942</b>	<b>6,110,403</b>	<b>16,144,745</b>	<b>14,836,399</b>			<b>52%</b>	
<b>Open Space &amp; Recreation</b>												
CP0129 Don River Rail Trail - land purchase	-	-	-	-	6,548	-	6,548	(6,548)	Complete	Complete	#DIV/0!	Prior year project
CP0151 Maidstone Park - Gymnastics Club Car Par	-	-	-	-	(15,000)	-	(15,000)	15,000	Complete	Complete	#DIV/0!	Prior year project
CP0184 Don River Rail Trail - construction	-	-	-	-	654	-	654	(654)	Complete	Complete	#DIV/0!	Prior year project
CP0204 Horsehead Creek - RV dump point relocation	39,000	-	39,000	-	-	-	-	39,000	Complete	Complete	0.0%	Project completed last financial year
CP0208 Coastal Erosion Protection - Coles Beach and Don Heads	51,128	-	51,128	-	-	-	-	51,128	Complete	Complete	0.0%	Project completed last financial year
CP0210 Mungala-Langslow path link improvements	79,765	-	79,765	-	36,723	107,711	144,434	(64,669)	Feb-24	Apr-24	181.1%	Works underway
CP0219 New pedestrian bridge - Figure of Eight Creek - Woodrising to Maidstone Park	328,252	-	328,252	-	366,737	-	366,737	(38,485)	Complete	Complete	111.7%	
CP0224 Maidstone Park safety netting	58,323	-	58,323	-	35,327	-	35,327	22,996	Complete	Complete	60.6%	
CP0225 Byard Park Lights	309,314	-	309,314	-	6,692	232,855	239,547	69,768	May-24	Jun-24	77.4%	Installation with CB0134.
CP0226 Mersey Vale Memorial MBS stage 3	473,558	-	473,558	-	306,667	2,760	309,427	164,131	Complete	Complete	65.3%	
CP0227 Kelcey Tier - fire trail renewal and consolidation	45,607	-	45,607	-	-	-	-	45,607	Apr-24	May-24	0.0%	Works scheduled for Autumn, coordinating with TFS
CP0228 Kelcey Tier Map Signage	14,073	-	14,073	-	-	-	-	14,073	TBA	TBA	0.0%	
CP0229 Waste Transfer Station foreshore rehabilitation	46,018	-	46,018	-	1,043	-	1,043	44,975	Apr-24	May-24	2.3%	Works linked with Foreshore path construction.
CP0234 Rooke Mall Furniture Renewal	15,098	-	15,098	-	19,177	-	19,177	(4,079)	Complete	Complete	127.0%	
CP0235 Aquatic Centre waterslide entry	49,307	-	49,307	-	498	60,689	61,187	(11,879)	Apr-24	May-24	124.1%	Contract awarded, programmed after summer.
CP0238 Highfield Park Skate Park	89,202	-	89,202	-	17,500	52,500	70,000	19,202	Complete	Complete	78.5%	
CP0239 East Devonport park furniture	5,606	-	5,606	-	14,104	-	14,104	(8,498)	Complete	Complete	251.6%	
CP0240 LRCI Phase 3 grant allocation	135,760	-	135,760	-	133,706	1,909	135,615	145	Complete	Complete	99.9%	
CP0241 Mersey Vale Cemetery - Ash Interment Columns for Memorial Garden	37,000	-	37,000	-	24,654	-	24,654	12,346	Apr-24	Jun-24	66.6%	
CP0242 New Totem Signage - Stony Rise Road and Don River	11,000	-	11,000	-	745	-	745	10,255	Apr-24	Jun-24	6.8%	
CP0243 Aquatic Centre - Minor works in preparation for outdoor pool renewal	20,000	-	20,000	-	40	-	40	19,960	Apr-24	Jun-24	0.2%	
CP0244 Mersey Bluff Playground Renewal	150,000	-	150,000	-	300	-	300	149,700	TBA	TBA	0.2%	
CP0245 Park furniture renewal	25,000	-	25,000	-	1,538	-	1,538	23,462	Apr-24	Jun-24	6.2%	
CP0246 Bluff Road new irrigation - VV to Nth Fenton St	220,000	-	220,000	-	148,623	-	148,623	71,377	Complete	Complete	67.6%	
CP0247 Don River Rail Trail Interpretive Signage	16,000	-	16,000	-	-	-	-	16,000	TBA	TBA	0.0%	
CP0248 Tiagarra Eye Frame & Viewing Platform	40,000	-	40,000	-	80	-	80	39,920	TBA	TBA	0.2%	
<b>Total Open Space &amp; Recreation</b>	<b>519,000</b>	<b>1,740,011</b>	<b>2,259,011</b>	<b>-</b>	<b>1,115,823</b>	<b>458,424</b>	<b>1,574,247</b>	<b>684,764</b>			<b>69.7%</b>	
<b>Buildings &amp; Facilities</b>												
CB0107 Payne Avenue toilet block	241,040	-	241,040	-	-	-	-	241,040	TBA	TBA	0.0%	Design with project CT0361.
CB0117 Little Athletics Storage shed	11,866	-	11,866	-	12,427	-	12,427	(661)	Complete	Complete	104.7%	
CB0120 PAC projects	223,302	-	223,302	131,733	192,315	13,835	206,150	17,152	Jan-24	Apr-24	92.3%	Works underway, \$375K of \$506K external funding re-allocated to CB0131
CB0121 Highfield Park public toilets	60,395	-	60,395	-	47,560	-	47,560	12,835	Complete	Complete	78.7%	
CB0122 Art Storage Facility - racking	46,873	-	46,873	-	6,685	-	6,685	40,188	TBA	TBA	14.3%	To be completed with project CB0133
CB0123 Council facility - renewable energy project	24,950	-	24,950	-	-	-	-	24,950	TBA	TBA	0.0%	
CB0126 Aquatic Centre 25m Pool	1,000,000	-	1,000,000	-	849,188	282,055	1,131,243	(131,243)	Complete	Complete	113.1%	
CB0127 Works depot bulk material bins	105,000	-	105,000	-	91,734	118	91,852	13,148	Complete	Complete	87.5%	
CB0128 Workshop floor refurbish	30,000	-	30,000	-	2,593	55,436	58,030	(28,030)	Mar-24	Apr-24	193.4%	Underway
CB0129 Indoor Stadium	500,000	1,500,000	2,000,000	1,500,000	427,268	397,166	824,434	1,175,566	Jul-23	Jun-24	41.2%	Design underway
CB0130 Fire panel ROMECK upgrades	42,000	-	42,000	-	27,344	-	27,344	14,656	Complete	Complete	65.1%	Works underway
CB0131 Paranalpe Arts Centre - Renew carpet & ceiling	375,000	-	375,000	375,000	118,077	304,218	422,295	(47,295)	Feb-24	Apr-24	112.6%	
CB0132 Play Centre (25 Forbes St) - Replace Roof Cladding	34,000	-	34,000	-	33,891	-	33,891	109	Complete	Complete	99.7%	
CB0133 Art Storage Facility - Storage Extension for BSMC	580,000	-	580,000	-	1,160	-	1,160	578,840	Jun-24	Sep-24	0.2%	
CB0134 Byard Park Amenities Redevelopment	1,200,000	-	1,200,000	1,200,000	69,810	18,427	88,237	1,111,763	May-24	Sep-24	7.4%	

Attachment 6.4.1 20240331 Consolidated Financial Report - Council

	Funding 2023/24				Expenditure 2023/24			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	
<b>Total Facilities</b>	<b>3,166,000</b>	<b>4,187,185</b>	<b>7,353,185</b>	<b>3,206,733</b>	<b>2,047,647</b>	<b>1,114,906</b>	<b>3,162,553</b>	<b>4,190,632</b>			<b>43.0%</b>	
<b>Transport</b>												
CT0275 State Vehicle Entry Project	1,000,000	1,775,015	2,775,015	1,000,000	142,426	264,000	406,426	2,368,590	TBA	TBA	14.6%	Design underway - progression dependant on
CT0289 Coastal Pathway contribution - part 2		1,077,932	1,077,932		966,177	12,529	978,705	99,227	Complete	Complete	90.8%	
CT0310 Tugrah Road traffic management		203,133	203,133		229,531	-	229,531	(26,398)	Complete	Complete	113.0%	
CT0311 Fenton Way pedestrian improvements		39,920	39,920		-	-	-	39,920	TBA	TBA	0.0%	On hold subject to future development in the area
CT0321 Steele Street footpath renewal - Wenvoe to Formby - south side		-	-		1,514	-	1,514	(1,514)	Complete	Complete	#DIV/0!	
CT0322 William Street renewal - Valley to Middle		40,000	40,000		12,679	-	12,679	27,321	Complete	Complete	31.7%	
CT0325 North Fenton Street renewal - Oldaker to Parker		39,355	39,355		-	-	-	39,355	Complete	Complete	0.0%	
CT0326 Rural road renewal - gravel reshe		-	-		224	-	224	(224)	Complete	Complete	#DIV/0!	
CT0333 2022-23 Reseal Program		-	-		(7,658)	-	(7,658)	7,658	Complete	Complete	#DIV/0!	
CT0335 Street Light Provision		-	-		705	-	705	(705)	Complete	Complete	#DIV/0!	
CT0336 Payne Avenue carpark - access to Stewart St		99,800	99,800		-	-	-	99,800	TBA	TBA	0.0%	Carry forward - Design underway. With project
CT0337 Tarleton Street renewal - Wright Street to River Road		-	-		(1,234)	-	(1,234)	1,234	Complete	Complete	#DIV/0!	
CT0342 Footpath Missing Links		-	-		1,600	-	1,600	(1,600)	Complete	Complete	#DIV/0!	
CT0343 Percy St and Parker St roundabout		343,512	343,512	380,000	331,004	-	331,004	12,508	Complete	Complete	96.4%	
CT0345 Bus Stop Upgrade Program		-	-		37,315	227	37,542	(37,542)	Complete	Complete	#DIV/0!	
CT0346 Sheffield Rd Path VRUP	175,000	-	175,000	137,000	128,081	-	128,081	46,919	Complete	Complete	73.2%	
CT0347 Reseal Program 2023-24	775,000	-	775,000		686,005	43,928	729,933	45,067	Dec-23	Apr-24	94.2%	
CT0348 Transport Minor Works	30,000	-	30,000		23,213	-	23,213	6,787	Complete	Complete	77.4%	
CT0349 Road Traffic Device Renewal	25,000	-	25,000		13,148	-	13,148	11,852	TBA	TBA	52.6%	
CT0350 Street Light Provision	25,000	-	25,000		262	2,076	2,338	22,662	TBA	TBA	9.4%	
CT0351 Parking Infrastructure Renewal	25,000	47,318	72,318		62,827	1,091	63,918	8,400	Sep-23	Jun-24	88.4%	
CT0352 Rural Gravel Road Renewal	100,000	-	100,000		807	-	807	99,193	Apr-24	May-24	0.8%	
CT0354 NW Gateway Improvements Project	-	1,250,000	1,250,000		251,560	563,400	814,960	435,040	TBA	TBA	65.2%	Progression dependant on Port development plans
CT0355 Kelcey Tier Road Safety Improvements - Stage 2 (190-225)	1,100,000	(85,000)	1,015,000	812,295	35,306	-	35,306	979,694	Jan-24	Apr-24	3.5%	With project CT0356
CT0356 Kelcey Tier Road Condition Improvements - (282-310)	780,000	-	780,000	508,811	318,647	729,025	1,047,672	(267,672)	Jan-24	Apr-24	134.3%	Construction underway
CT0357 Mersey Bluff Access Road Upgrade	500,000	-	500,000		402,762	1,871	404,633	95,367	Sep-23	Apr-24	80.9%	Construction completed. Landscaping in Autumn
CT0358 Oldaker St - Sorell St Roundabout	500,000	-	500,000	500,000	95,154	-	95,154	404,846	May-24	Jun-24	19.0%	
CT0359 Webberleys Rd Flood Remediation	75,000	-	75,000		40,061	-	40,061	34,939	Complete	Complete	53.4%	
CT0360 Duncans Road Bridge Safety	75,000	-	75,000		26,636	-	26,636	48,364	Complete	Complete	35.5%	
CT0361 Stewart Street renewal - Rooke to Edward	50,000	-	50,000		2,340	-	2,340	47,660	TBA	TBA	4.7%	Design underway - Carry forward
CT0362 Tarleton Street renewal - John to Torquay Rd	50,000	-	50,000		30,791	-	30,791	19,209	Aug-23	Feb-24	61.6%	Design underway - Carry forward
CT0363 Waverley Road Embankment Safety	150,000	-	150,000		2,342	-	2,342	147,658	Apr-24	Apr-24	1.6%	Scheduled
CT0364 The Lee Kerb Renewal	350,000	-	350,000		153,416	267,371	420,787	(70,787)	Complete	Complete	120.2%	
CT0365 George Street - Gunn St to Charlotte Gns Kerb Renewal	160,000	-	160,000		99,411	12,790	112,201	47,799	Complete	Complete	70.1%	
CT0366 Footpath Missing Links - High Walkability	150,000	-	150,000		29,392	5,707	35,099	114,901	Apr-24	May-24	23.4%	
CT0367 Coastal Pathway Safety Compliance	50,000	-	50,000		1,171	-	1,171	48,829	May-24	Jun-24	2.3%	
CT0368 Multi Level Car Park Safety and Access Improvements	30,000	-	30,000		3,441	-	3,441	26,559	TBA	TBA	11.5%	Design completed
CT0369 Spreyton Connector Path		1,270,000	1,270,000	1,270,000	130,222	553,766	683,988	586,012	Mar-24	Jun-24	53.9%	Construction underway
CT0370 Don Village Path Connectivity Improvemen		175,000	175,000	175,000	57,314	-	57,314	117,686	Complete	Complete	32.8%	Carry forward balance
CT0371 Pumping Station Road Landslip & Drainage		85,000	85,000		342	37,875	38,217	46,783	Complete	Complete	45.0%	
<b>Total Transport</b>	<b>6,175,000</b>	<b>6,360,984</b>	<b>12,535,984</b>	<b>4,783,106</b>	<b>4,308,933</b>	<b>2,495,656</b>	<b>6,804,589</b>	<b>5,731,396</b>			<b>54.3%</b>	
<b>Stormwater</b>												
CS0076 Brooke St upgrade - Caroline Catchment S		-	-		(400)	-	(400)	400	Complete	Complete	#DIV/0!	
CS0081 John Stormwater Catchment Stage 1		194,892	194,892		3,175	-	3,175	191,716	Apr-24	Jun-24	1.6%	Works completed with CS0126
CS0083 Stormwater outfall risk management		-	-		(688)	-	(688)	688	Complete	Complete	#DIV/0!	
CS0097 Church street stormwater improvements		331,923	331,923		1,293	-	1,293	330,630	TBA	TBA	0.4%	Design underway, C/F to 2025
CS0099 Pipe renewal - 23 Steele St		57,132	57,132		-	-	-	57,132	Complete	Complete	0.0%	
CS0103 Stormwater pollution control measures		-	-		65,920	-	65,920	(65,920)	Complete	Complete	#DIV/0!	
CS0112 North Caroline Street - new open drain		57,014	57,014		-	-	-	57,014	TBA	TBA	0.0%	Design underway, C/F to 2025
CS0113 Minor Stormwater Works		24,264	24,264		5,176	-	5,176	19,088	Complete	Complete	21.3%	Works completed with CS0123
CS0116 Watkinson St/ Don College stormwa		82,141	82,141		21,868	74,055	95,924	(13,783)	Feb-24	Feb-24	116.8%	Relining works scheduled with CS0129
CS0118 College court stormwater upgrade		64,469	64,469		(531)	-	(531)	65,000	Complete	Complete	-0.8%	
CS0119 Macfie St stormwater renewal		-	-		267	-	267	(267)	Complete	Complete	#DIV/0!	
CS0120 Pit replacements		-	-		-	3,268	3,268	(3,268)	Complete	Complete	#DIV/0!	
CS0122 Eugene Street - open drain renewal		38,239	38,239		11,218	86,458	97,676	(59,436)	Apr-24	May-24	255.4%	Scheduled
CS0123 Minor Stormwater Works	80,000	-	80,000		2,119	-	2,119	77,882	Apr-24	Mar-24	2.6%	
CS0124 Pit Replacements	50,000	-	50,000		43,099	2,350	45,449	4,551	Complete	Complete	90.9%	
CS0125 Development Contribution Fund	30,000	-	30,000		21,060	-	21,060	8,940	Complete	Complete	70.2%	

Attachment 6.4.1 20240331 Consolidated Financial Report - Council

		Funding 2023/24				Expenditure 2023/24			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	
CS0126	Torquay Rd - Wright St SW Upgrade	800,000	-	800,000	-	42,728	98,708	141,436	658,564	Apr-24	Jun-24	17.7%	Scheduled
CS0127	Surrey St Pipe Relining	35,000	-	35,000	-	32,583	-	32,583	2,417	Complete	Complete	93.1%	
CS0128	East Devonport Stormwater Upgrade - Port Area	250,000	-	250,000	-	926	-	926	249,074	TBA	TBA	0.4%	With Port Terminal works, C/F to 2025
CS0129	Watkinson St/ Don College stormwater	138,000	-	138,000	-	60,079	409	60,488	77,512	Complete	Complete	43.8%	
CS0130	Chichester Dr stormwater renewal	100,000	-	100,000	-	104,801	-	104,801	(4,801)	Complete	Complete	104.8%	
CS0131	Stormwater pollution control measures	50,000	-	50,000	-	100	-	100	49,900	Complete	Complete	0.2%	Completed under CS0103
CS0132	Waniora St - Stormwater Flood Mitigation	45,000	-	45,000	-	35,114	2,123	37,237	7,763	Complete	Complete	82.7%	
CS0133	North St (west) stormwater renewal	15,000	-	15,000	-	21,105	1,077	22,182	(7,182)	Complete	Complete	147.9%	
<b>Total Stormwater</b>		<b>1,593,000</b>	<b>850,074</b>	<b>2,443,074</b>	<b>-</b>	<b>471,012</b>	<b>268,449</b>	<b>739,861</b>	<b>1,703,213</b>			<b>30.3%</b>	
<b>Plant &amp; Fleet</b>													
CF0031	Fleet Replacement program 2021-22	-	-	-	-	-	48,187	48,187	(48,187)	TBA	TBA	#DIV/0!	
CF0034	Fleet Replacement program 2022-23	61,407	-	61,407	-	77,890	-	77,890	(16,483)	TBA	TBA	126.8%	Budget and actuals excludes trade values
CF0035	Hire Plant Replacement 2022-23	255,389	-	255,389	-	222,182	-	222,182	33,206	TBA	TBA	87.0%	Budget and actuals excludes trade values
CF0036	Non Hire Plant Replacement 22-23	3,260	-	3,260	-	-	-	-	3,260	TBA	TBA	0.0%	
CF0037	Fleet Replacement program 2023-24	320,000	-	320,000	72,000	121,049	130,676	251,726	68,274	TBA	TBA	78.7%	
CF0038	Hire Plant Replacement	930,000	-	930,000	185,000	178	582,939	583,117	346,883	TBA	TBA	62.7%	
CF0039	Non Hire Plant Replacement 23-24	58,400	-	58,400	-	10,604	-	10,604	47,796	TBA	TBA	18.2%	
<b>Total Plant &amp; Fleet</b>		<b>1,308,400</b>	<b>320,055</b>	<b>1,628,455</b>	<b>257,000</b>	<b>431,904</b>	<b>761,802</b>	<b>1,193,706</b>	<b>434,749</b>			<b>73.3%</b>	
<b>Other Equipment</b>													
CE0013	Office and Equipment 2022-23	-	10,029	10,029	-	8,348	-	8,348	1,681	Complete	Complete	83.2%	Purchases made throughout the year
CE0014	Aquatic Centre - Equipment renewal	131,000	-	131,000	-	55,207	2,074	57,281	73,719	Dec-23	Jun-24	43.7%	
CE0015	Aquatic Centre - Replace Raypac Boiler	85,000	-	85,000	-	-	-	-	85,000	TBA	TBA	0.0%	Carry forward
CE0016	Aquatic Centre - Disabled person lift	9,000	-	9,000	-	6,572	-	6,572	2,428	Complete	Complete	73.0%	
CE0017	Aquatic Centre - HVAC replacement	79,000	-	79,000	-	41,931	-	41,931	37,069	Dec-23	Jun-24	53.1%	
CE0018	Bass Strait Maritime Centre Replacement Simulator Experience	210,000	-	210,000	-	123,813	77,747	201,560	8,440	Jan-24	Jun-24	96.0%	
CE0019	CCTV renewals and additions for 23-24	11,000	-	11,000	-	17,891	-	17,891	(6,891)	Complete	Complete	162.6%	
CE0020	Devonport Oval LED Scoreboard Replacement	222,000	65,411	287,411	-	190,429	76,140	266,569	20,842	Feb-24	Apr-24	92.7%	
CE0021	Devonport Regional Gallery - Short Throw 4K Laser Projector	5,000	-	5,000	-	-	-	-	5,000	TBA	TBA	0.0%	
CE0023	Konica Minolta Managed Print Solution for Works Depot	8,000	-	8,000	-	7,514	-	7,514	486	Complete	Complete	93.9%	
CE0024	Paranaple - Aberdeen Teams Room and Screen Renewal	39,000	-	39,000	-	-	21,137	21,137	17,863	TBA	TBA	54.2%	
CE0025	Paranaple - Building Access Server Replacement	7,000	-	7,000	-	7,397	-	7,397	(397)	Complete	Complete	105.7%	
CE0026	Paranaple - Quoiba Room TV Screens Renewal	9,000	-	9,000	-	5,392	-	5,392	3,608	TBA	TBA	59.9%	
CE0027	Paranaple - Replacement Banquet Tables	53,000	-	53,000	-	54,820	-	54,820	(1,820)	Complete	Complete	103.4%	
CE0028	Public Wi-Fi Renewal	11,000	-	11,000	-	-	-	-	11,000	TBA	TBA	0.0%	
CE0029	Reactive Replacement of Equipment	111,000	-	111,000	-	32,323	9,010	41,333	69,667	TBA	TBA	37.2%	
CE0030	Art Acquisition - Biennial Devonport Regional Gallery Acquisition Fund	21,000	-	21,000	-	2,825	-	2,825	18,175	TBA	TBA	13.5%	
CE0031	DCC Website Enhancements	11,000	-	11,000	-	16,600	-	16,600	(5,600)	Complete	Complete	150.9%	
CE0032	Devonport Rec Centre - Table Tennis building Cooling system	11,000	-	11,000	-	-	-	-	11,000	TBA	TBA	0.0%	Carry forward
CE0033	East Devonport Recreation and Function Centre Scoreboards	13,000	-	13,000	-	-	-	-	13,000	TBA	TBA	0.0%	Carry forward
CE0034	Network Device Interface (NDI)	32,000	-	32,000	-	-	-	-	32,000	TBA	TBA	0.0%	
CE0035	Smart City Phase 3 - IoT - Irrigation	21,000	-	21,000	-	21,100	31,650	52,750	(31,750)	TBA	TBA	251.2%	
<b>Office and Equipment</b>		<b>1,099,000</b>	<b>75,440</b>	<b>1,174,440</b>	<b>-</b>	<b>592,162</b>	<b>217,758</b>	<b>809,920</b>	<b>364,520</b>				
CC0019	IT - New 2022-23	-	119,474	119,474	-	107,360	5,386	112,746	6,728	TBA	TBA	94.4%	
CC0022	Information Technology - Renewals & Upgrades	20,000	-	20,000	-	-	-	-	20,000	TBA	TBA	0.0%	
<b>Information Technology</b>		<b>20,000</b>	<b>119,474</b>	<b>139,474</b>	<b>-</b>	<b>107,360</b>	<b>5,386</b>	<b>112,746</b>	<b>26,728</b>			<b>80.8%</b>	
<b>Total Other Equipment</b>		<b>1,119,000</b>	<b>194,913</b>	<b>1,313,913</b>	<b>-</b>	<b>699,521</b>	<b>223,145</b>	<b>922,666</b>	<b>391,247</b>			<b>70.2%</b>	
<b>TOTAL CAPITAL EXPENDITURE - EXCLUDING LIVING CITY</b>		<b>13,880,400</b>	<b>13,653,223</b>	<b>27,533,623</b>	<b>8,246,839</b>	<b>9,074,840</b>	<b>5,322,381</b>	<b>14,397,621</b>	<b>13,136,002</b>			<b>52.3%</b>	
<b>Living City</b>													
Waterfront precinct													
<b>Total Living City</b>		<b>-</b>	<b>3,447,521</b>	<b>3,447,521</b>	<b>-</b>	<b>959,101</b>	<b>788,022</b>	<b>1,747,124</b>	<b>1,700,398</b>			<b>50.7%</b>	construction underway on lighting feature
<b>TOTAL CAPITAL EXPENDITURE - INCLUDING LIVING CITY</b>		<b>13,880,400</b>	<b>17,100,744</b>	<b>30,981,144</b>	<b>8,246,839</b>	<b>10,033,942</b>	<b>6,110,403</b>	<b>16,144,745</b>	<b>14,836,399</b>			<b>52.1%</b>	