

COUNCIL MEETING - 24 JANUARY 2022 ATTACHMENTS

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16th January 2022

Devonport City Council
137 Rooke Street
DEVONPORT TAS 7310

Malcolm Gardam
4 Beaumont Drive
MIANDETTA TAS 7310
(Mobile No: 0417 355 813)

ATTENTION: MR. MATTHEW ATKINS – GENERAL MANAGER

RE: QUESTIONS ON NOTICE TO THE JANUARY 2022 ORDINARY MEETING

Dear Sir,

The following are submitted as questions on notice for the next ordinary meeting scheduled for Monday 24th January 2022, relating to the Mayor's ruling, as Chairperson at the 2021 AGM, to preclude me from highlighting in detail matters relating to Council's past management of Providore Place (now known as Market Square Pavillion) when speaking to a motion that Council consider selling the premises.

Noting this is an attempt to fully understand the basis and legitimacy of the Mayor's ruling, I request that each of the following questions be answered separately and in the Mayor's own words.

- Q1.** The exact motion put at the November 2021 AGM in relation to council selling Providore Place was *"That the electors here present at this the Devonport City Council 2021 Annual General Meeting request the Mayor and Councillors take such action necessary for the early sale, of the real estate known as Providore Place, so as to enable it to be listed for sale by auction at a reserve price to be decided by the Council and if the property is sold the proceeds of sale be paid off the Council debt incurred to build it."*; accordingly, **what is specifically in the motion's wording that supported the Mayor's ruling from the Chair that "Mr Gardam I won't allow it the motion is for the future of Providore Place it's not related to the past.", and shortly thereafter, "The motion is about the future of Providore Place and it's not about the past. You may speak about the motion."?**
- Q2.** Further to Q1 above, if the actual wording of the motion to sell Providore Place does not explicitly support the Mayor's ruling then I repeat the previously unanswered earlier question to the Mayor as to **why was Council's "past" management record not relevant in attempting to persuade electors in attendance that it was time to vote for a motion that Council take such action necessary for a sale of Providore Place;** other than being the Mayor's opinion and a brief summary of council's past management performance may have been somewhat embarrassing?

- Q3.** During the meeting the Mayor stated in defence of her ruling to not allow speakers for the motion (specifically myself) to refer to council's past Providore Place management performance that "all of the history is well known to everyone in this room...it is well known" to which I responded "It may not be known to everybody Madam Chair (Mayor interrupts again and I continued) ...I'm trying to convince people to vote for the motion."; accordingly, **will the Mayor advise how she knew what everyone at the meeting knew or didn't know in relation to all areas of Council's past management failures related to Providore Place when the convincing of a handful of electors to change their vote in favour of a sale may have proved crucial?**
- Q4.** Also asked but not specifically answered in the December meeting agenda was the question "will you Mayor Rockliff now advise as to *how you knew in advance as to what was going to be said would not be "orderly or remain focused on matters before the meeting"*, namely my allotted 3 minutes to speak in favour of a motion before the meeting that Council take such action necessary for a sale of Providore Place?"; so having previously declined to answer that question I now ask instead **will you Mayor Rockliff please explain how some 60 seconds of council's past management failures on Providore Place would not have been orderly when I only had a maximum of 3 minutes to speak for the motion?** (In fact it took longer than 3 minutes because of the repeated interruptions from the Chair)
- Q5.** When attempting to state, in support of the motion to sell Providore Place, "*The cost of an auction would be a lot less than the legal fees spent on Providore Place, the cost would be miniscule compared to the unpaid rent not pursued and the same applies to the Council funded fitouts.*" at which point the Mayor again interrupted with "Mr Gardam we have had this conversation – move on." and I continued "*An auction is open and transparent and fair to everyone.*" following which the Mayor again interrupted with "*Absolutely, that's a lovely sentence – carry on.*"; accordingly, **I ask of the Mayor what was the relevance of this interruption other than to interrupt for the sake of interrupting having not made any such comment relating to any other speaker for or against the motion?**
- Q6.** Councillor Murphy had earlier mentioned the supposed \$400,000 per annum Providore Place rental (previously reported in December 2016 as "*the revenue council received on the food pavilion was guaranteed through the head lease arrangement and removed council's exposure to financial risk.*" which equated to a \$4 million return on a 10 year lease term) along with referring to the failed initial business model when speaking against the motion; accordingly, **I ask of the Mayor why was there no interruption of Councillor Murphy when also speaking of matters relating to council's past management of Providore Place?**

Please acknowledge receipt and ensure inclusion in full in the 24th January Meeting Agenda.

Yours sincerely,

Malcolm Gardam

CC: Mayor & Councillors

QsoN RBV for 24 Jan. 2022 RBV Cr Perry Mayor AGM2021 re 50+ parking send

FROM R.B. VELLACOTT (Ratepayer)
11 COCKER PLACE
DEVONPORT 7310

TO – THE MAYOR
DEVONPORT CITY COUNCIL
PARANAPLE CENTRE ROOKE ST
DEVONPORT 7310

Subject – Questions on Notice directed to the Mayor for DCC meeting 24 Jan. 2022 re Cr Perry’s question to me (R.B. Vellacott) at the AGM 2021 about 50+Year Ratepayer Parking Concession.

Question 1

Mayor I refer to the response, given to the question on notice from Mr Malcolm Gardam to you as per the Agenda 20th December 2021.

“I ask you Mayor Rockliff were you aware prior to the meeting that Cr Perry was going to ask the question that he did? “

Response (Authored by the General Manager Mr Matthew Atkins) *“The Mayor was aware that Cr Perry had concerns that Mr Vellacott may have had a conflict of interest in relation to the motion that he was proposing.”*

Further to the above will you Mayor categorically state/ confirm when you first became **aware** that Cr. Leon Perry had concerns I may have had a conflict of interest in relation to the motion that I was proposing that you were, at that time or before the 2021 AGM, completely, unaware of the content of a question, which you have since described as being inappropriate, that Cr Perry intended to ask me?

Question 2. - Is it the role of the General Manger or other staff member to author the responses to personal questions asked by ratepayers that are clearly directed to the Mayor and or Councillors?

I would appreciate if the General Manager ensured all of the above and your answers are included in the agenda and minutes for the 24 January Meeting 2022.

R. B. Vellacott. 15th Jan 2022

QsoN RBV for Jan 24 2022 Providore Place B Milbourne Charlotte Jacks re Non payment DCC meeting 22 Nov 2021 Declarations of Interest to send

To - THE MAYOR
DEVONPORT CITY COUNCIL
PARANAPLE CENTE – ROOKE ST
DEVONPORT 7310

From - R.B. VELLACOTT (Ratepayer)
11 Cocker Place
Devonport 7310

Subject – Questions on Notice directed to the Mayor for DCC meeting 24 Jan. 2022 >Declarations of Interest re CharlotteJack Pty Ltd alleged non payment of debt to DCC.

Question 1 - Mayor I refer to the 23rd Nov.2021 Ordinary Council Meeting and Media Statement 23rd November 2021.

It is noted that – at the commencement of the DCC Nov. 22nd 2021 ordinary meeting that you and Cr Sally Milbourne did not declare an interest in regard to any item listed in the Agenda, also neither of you disclosed an interest before the vote was taken to deal with all items listed for closed session that night and that you both voted in toto for all items listed to be dealt with in closed session; including item 5.4 which you both later were reported as declaring a conflict of interest in.

Also the minutes of the meeting does **not** record that either of you declared an interest in any of the Closed Sessions items listed; however in councils media release and the Advocate report it states that you and Cr Sally Milbourne declared an interest in Item number 21/254 - 5.4 Collection of Sundry Debtor 15(2)(i) being ,as stated in the media release of 23 November 2021, the debt pertained to CharlotteJack Pty Ltd . **Given the above please will you explain why you did not declare an interest or why it was not necessary for you in open session to declare an interest in item 5.4 Collection of Sundry Debtor 15(2)(i) ?**

Q2 Mayor will you confirm that on only one other occasion at an ordinary meeting (i.e. Item 3.4.2 27 Sept 2021 Rename Providore Place) you have declared an interest in any item/s pertaining to Providore Place and in particular CharlotteJack Pty Ltd?

Q3 In response to my question on notice for 20 Dec 2021 as to what necessitated you to declare an interest in item 5.4 Collection of Sundry Debtor 15(2)(i) :- was as per the Agenda **“Response The declarations of interest related to a matter considered in closed session and therefore the reason for the interest is not publicly disclosed.”** Given the above and the fact that it is permissible to release information about items dealt with in closed session if council votes for same, provided it is in accordance with proper procedure, will you Mayor seek permission from the other councillors to release the reason that necessitated you to declare an interest?

Q4 Mayor I ask - Given the amount of problems of all kinds and adverse publicity in regard to the property now known as Market Square Pavilion and your esteemed position is it not reasonable that ratepayers are entitled to know precisely what interest you had / have in item number 5.4 as per the agenda of the 23rd November 2021 i.e. - Collection of Sundry Debtor 15(2) (i) ?

I would appreciate if all of the above and your answers are included in the agenda and minutes for the 24 January Meeting 2022.

R.B. Vellacott

15th Jan.2022



PO BOX 45
DON, TAS 7310
ABN: 23 533 235 041

Mr. Jeffrey Griffith,
Devonport City Council,
PO Box 604,
Devonport, TAS 7310.

16th January 2022

Dear Mr. Griffith,

QUESTION ON NOTICE

The Tasmanian Masters Games Steering Committee has considered management options in bringing the Tasmanian Masters Games to reality, actioning the option of becoming a not for profit Incorporated Association, the **Tasmanian Masters Games Inc**, adopting a constitution, electing Office Bearers and committee, embracing the aim of the Games, being officially registered on Friday 24th December 2021. Sporting legend and well-known Masters Gamer the Hon. Michael Gaffney MLC has accepted our invitation to support the Games in becoming the Patron of the Tasmanian Masters Games Inc.

In becoming an incorporated association, it provides a solid and recognisable foundation to partner with sporting organisations in conducting competitions; attract participants; gain government support and entice corporate partnerships for the Games scheduled for 20th – 23rd October 2022. Already we have strong interest from state organisations, local sporting bodies, potential corporate partners and have received letters of in-principle support from Kentish and Latrobe Councils, with Central Coast Council also being approached.

With Council and Councillors already having a broad understanding of the event; it now being conducted by an incorporated body; and with Devonport and surrounding communities to benefit, will Council join with Latrobe and Kentish (& possibly Central Coast) communities and provide a letter of in-principle support for the Tasmanian Masters Games?

The original offer to provide a briefing is still open should you require.

Yours sincerely

A handwritten signature in black ink, appearing to read "Steve Martin", written over a white background.

Steve Martin
President, Tasmanian Masters Games Inc.

Jacqui Surtees

Subject: FW: Question on Notice
Attachments: DCC Question on Notice 24th Jan 2022.docx

From: Steve Martin <steve.martin.tas@outlook.com>
Sent: Sunday, January 16, 2022 5:46:41 PM
To: Jeffrey Griffith <JGriffith@devonport.tas.gov.au>
Subject: Question on Notice

Dear Jeff,

Please find attached a Question on Notice for the upcoming Council meeting 24th January for Council's consideration.

As further information, please add with letter the following to the agenda item: -

Aim of Tasmanian Masters Games Inc.

The Tasmanian Masters Games is a biennial multi-sport competition which aims to encourage longevity in sport participation and promote the benefits of long-term health and wellbeing by providing a platform through which participants can compete, contribute, socialise and enjoy sport, no matter their ability or experience.

Executive

President	Steve Martin
Vice President	Somer Metske (Councillor Latrobe & representing Kentish Council)
Vice President	Cheryl Fuller (Councillor Central Coast)
Secretary	Sharrelle Preston (Don College)
Treasurer	Janet Edmunds (Bendigo Bank)
Public Officer	Cheryl Fuller

Committee

Mike Gunson	(Athletics Tasmania, NW Athletics)
Peter Hollister	(Councillor, Devonport)
Michael Bonney	(Cradle Coast Sports & Events)
Sally Milbourne	(Councillor, Devonport)
Jodhi Gough	(Devonport Chamber of Commerce & Industry)

Patron

The Hon. Michael Gaffney MLC

Look forward to hearing from you.

Regards
Steve

Steve Martin,
PO Box 45, Don TAS 7310.
Mob: 0418 614 781



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: 10 VALKYRIE CLOSE DEVONPORT TASMANIA
7310

Certificate of Title Reference No.: 157040/18

Applicant's Details

Full Name/Company Name: HONED ARCHITECTURE + DESIGN

Postal Address: PO Box 147
LAUNCESTON TASMANIA 7250

Telephone: 0417 541 646

Email: mbernacki@honedarchitecture.com

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

Full Name/Company Name: _____
SIMON BENNETT

Postal Address: 47 TUGRAH ROAD, TUGRAH TAS 7310

Telephone: 0409 536 485

Email: simonjbennett@icloud.com

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

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

Please provide one copy of all plans with your application.

Assessment of an application for a Use or Development

What is proposed?: MULTIPLE DWELLINGS

Description of how the use will operate:

MULTIPLE DWELLINGS - RESIDENTIAL

Use Class (Office use only):

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

Application fee	
Completed Council application form	
Copy of the current certificate of title, including title plan and schedule of easements	
Any written permission and declaration of notification required under s.52 of LUPAA	
A site analysis and site plan at an acceptable scale on A3 or A4 paper (1 copy) showing:	
<ul style="list-style-type: none"> The existing and proposed use(s) on the site 	
<ul style="list-style-type: none"> The boundaries and dimensions of the site 	
<ul style="list-style-type: none"> Topography including contours showing AHD levels and major site features 	
<ul style="list-style-type: none"> Natural drainage lines, watercourses and wetlands on or adjacent to the site 	
<ul style="list-style-type: none"> Soil type 	
<ul style="list-style-type: none"> Vegetation types and distribution including any known threatened species, and trees and vegetation to be removed 	
<ul style="list-style-type: none"> The location, capacity and connection point of any existing services and proposed services 	
<ul style="list-style-type: none"> The location of easements on the site or connected to the site 	
<ul style="list-style-type: none"> Existing pedestrian and vehicle access to the site 	
<ul style="list-style-type: none"> The location of existing and proposed buildings on the site 	
<ul style="list-style-type: none"> The location of existing adjoining properties, adjacent buildings and their uses 	
<ul style="list-style-type: none"> Any natural hazards that may affect use or development on the site 	
<ul style="list-style-type: none"> Proposed roads, driveways, parking areas and footpaths within the site 	
<ul style="list-style-type: none"> Any proposed open space, common space, or facilities on the site 	
<ul style="list-style-type: none"> Proposed subdivision lot boundaries (where applicable) 	
<ul style="list-style-type: none"> Details of any proposed fencing 	
Where it is proposed to erect buildings, a detailed layout plan of the proposed buildings with dimensions at a scale of 1:100 or 1:200 on A3 or A4 paper (1 copy) showing:	
<ul style="list-style-type: none"> Setbacks of buildings to property (title) boundaries 	
<ul style="list-style-type: none"> The internal layout of each building on the site 	
<ul style="list-style-type: none"> The private open space for each dwelling 	
<ul style="list-style-type: none"> External storage spaces 	
<ul style="list-style-type: none"> Parking space location and layout 	
<ul style="list-style-type: none"> Major elevations of every building to be erected 	
<ul style="list-style-type: none"> The relationship of the elevations to existing ground level, showing any proposed cut or fill 	
<ul style="list-style-type: none"> 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 	
<ul style="list-style-type: none"> Materials and colours to be used on roofs and external walls 	
Details of any signage proposed	

Value of use and/or development

\$ 420,000

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

If land is not in applicant's ownership

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

Applicant's signature:  Date: 17.10.21

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

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

General Manager's signature: _____ Date: _____

If the application involves land owned or administered by the Crown

Crown consent must be included with the application.

Signature

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

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

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

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

Applicant's signature:  Date: 17.10.21

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



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



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



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



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

SEARCH OF TORRENS TITLE

VOLUME 157040	FOLIO 18
EDITION 4	DATE OF ISSUE 17-May-2010

SEARCH DATE : 17-Oct-2021

SEARCH TIME : 09.23 AM

DESCRIPTION OF LAND

City of DEVONPORT
 Lot 18 on Sealed Plan 157040
 Derivation : Part of Lot 5063, 63A-2R-0P Gtd. to James Sayer
 Prior CT 111910/1

SCHEDULE 1

M277450 TRANSFER to SIMON JOHN BENNETT Registered
 17-May-2010 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP157040 EASEMENTS in Schedule of Easements
 SP157040 FENCING COVENANT in Schedule of Easements
 SP104255 & SP111910 FENCING PROVISION in Schedule of Easements
 SP102679 & SP104255 COUNCIL NOTIFICATION under Section 468(12)
 of the Local Government Act 1962
 SP111910 SEWERAGE AND/OR DRAINAGE RESTRICTION
 C917172 AGREEMENT pursuant to Section 71 of the Land Use
 Planning and Approvals Act 1993 Registered
 19-Jun-2009 at noon
 C967812 MORTGAGE to Commonwealth Bank of Australia
 Registered 17-May-2010 at 12.02 PM

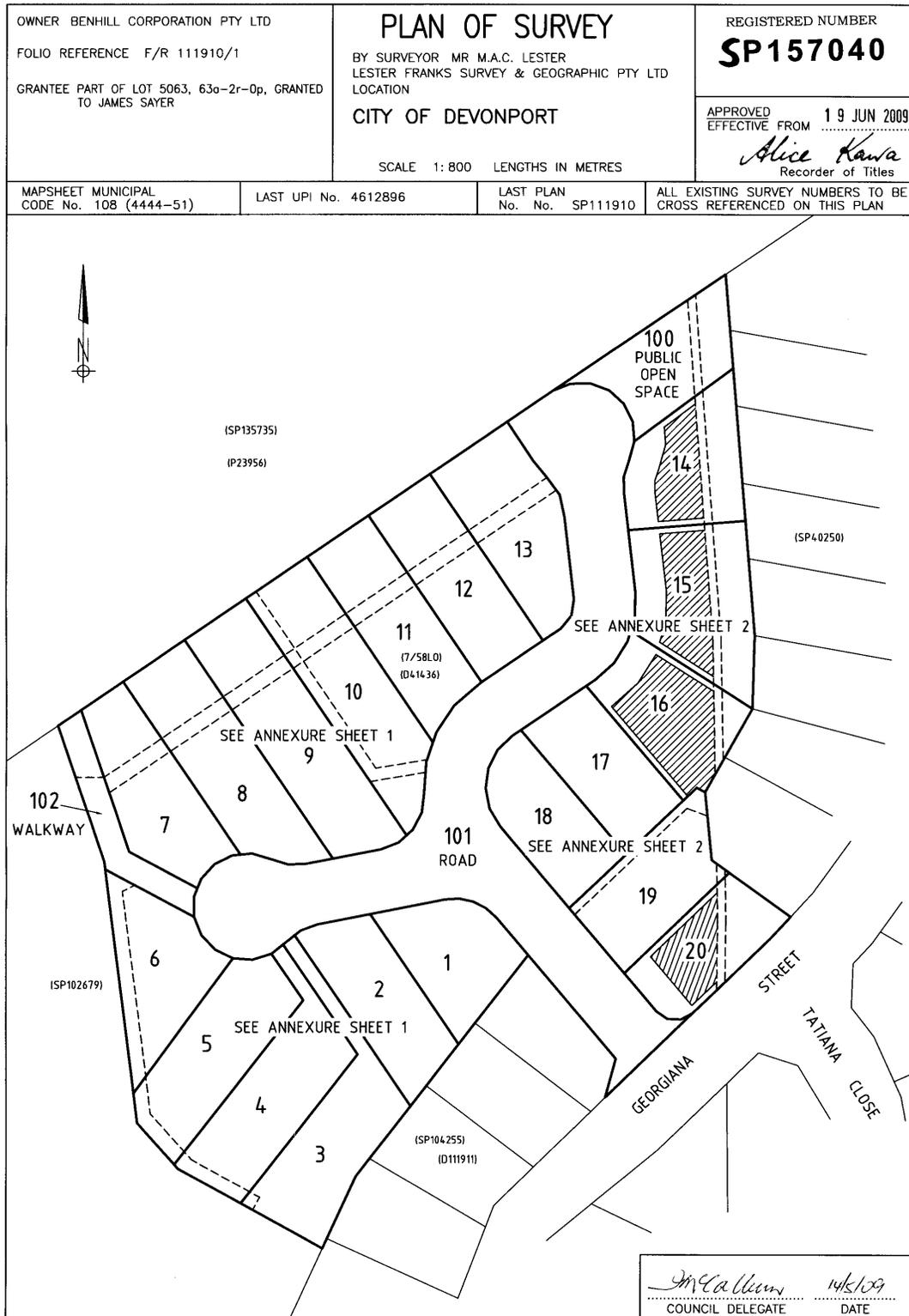
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



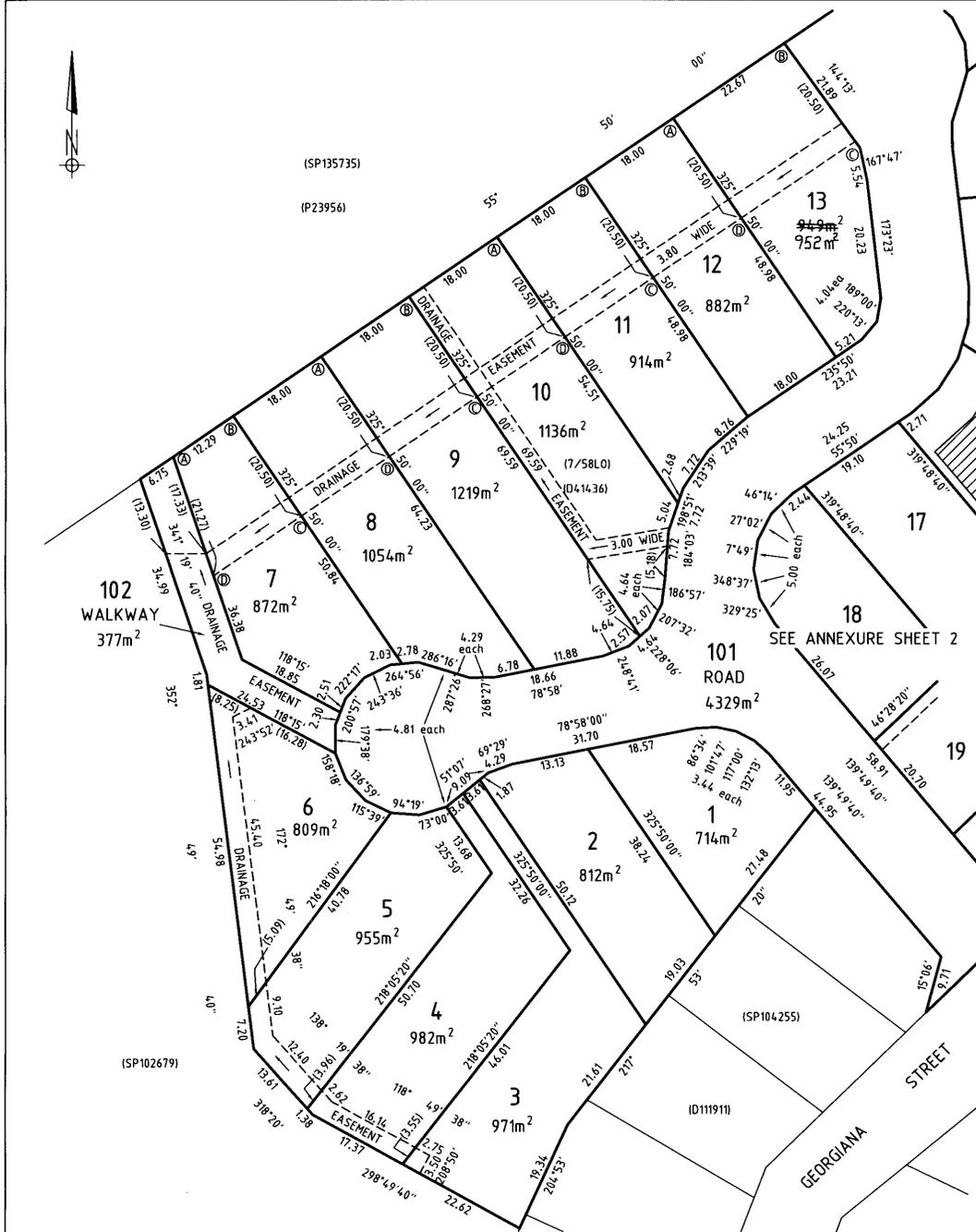
FOLIO PLAN

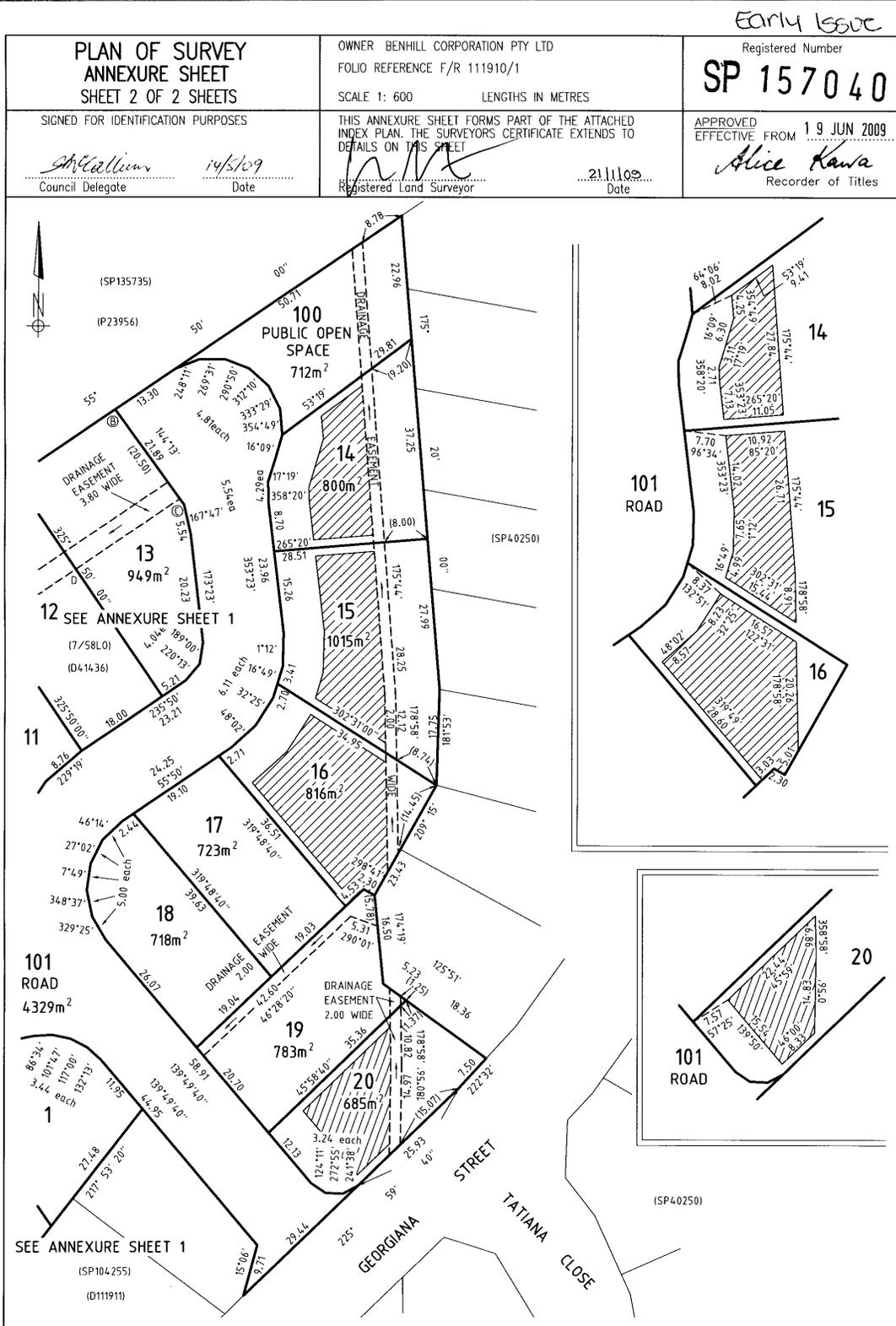
RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



<p>PLAN OF SURVEY ANNEXURE SHEET SHEET 1 OF 2 SHEETS</p>		<p>OWNER BENHILL CORPORATION PTY LTD FOLIO REFERENCE F/R 111910/1 SCALE 1: 600 LENGTHS IN METRES</p>	<p>Registered Number SP 157040</p>
<p>SIGNED FOR IDENTIFICATION PURPOSES</p>		<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO DETAILS ON THIS SHEET</p>	<p>APPROVED EFFECTIVE FROM 19 JUN 2009</p>
<p>Council Delegate</p>	<p>Date</p>	<p>Registered Land Surveyor <i>[Signature]</i></p>	<p>Recorder of Titles <i>Alice Kawa</i></p>
		<p>12/5/09 Date</p>	





SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP. 157040

PAGE 1 OF 2 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.

FENCING COVENANTS

1. ~~The owners of each Lot on the Plan are subject to the fencing covenant in SP104255.~~
2. ~~The owners of each Lot on the Plan are subject to the fencing covenant in SP111910.~~
3. The owners of each Lot on the Plan covenant with Benhill Corporation Pty Ltd ("the Vendor") that the Vendor shall not be required to fence.

EASEMENTS

1. Each Lot in Column A is:
 - i) together with a Right of Drainage over the strip of land marked "DRAINAGE EASEMENT 3.80 WIDE" on the Plan shown passing through the Lots specified opposite thereto in Column B;

and
 - ii) subject to a Right of Drainage over such strip of land marked "DRAINAGE EASEMENT 3.80 WIDE" on the Plan passing through that Lot as appurtenant to the Lots specified opposite thereto in Column C and for the Corporation where ever so specified.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: BENHILL CORPORATION PTY LTD FOLIO REF: 111910/1 SOLICITOR & REFERENCE: TEMPLE-SMITH PARTNERS MTS:AEG:80658	PLAN SEALED BY: DEVONPORT CITY COUNCIL DATE: 14/5/09 SA 2007.0007 REF NO.  Council Delegate
NOTE: 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

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 5 PAGES		Registered Number SP 157040
SUBDIVIDER: BENHILL CORPORATION PTY LTD FOLIO REFERENCE: 111910/1		
COLUMN A	COLUMN B	COLUMN C
7	Nil	8, 9, 10, 11, 12, 13, 14, 15 and the Corporation
8	7	9, 10, 11, 12, 13, 14, 15 and the Corporation
9	7 and 8	10, 11, 12, 13, 14, 15 and the Corporation
10	7, 8 and 9	11, 12, 13, 14, 15 and the Corporation
11	7, 8, 9 and 10	12, 13, 14, 15 and the Corporation
12	7, 8, 9, 10 and 11	13, 14, 15 and the Corporation
13	7, 8, 9, 10, 11 and 12	14, 15 and the Corporation
14	7, 8, 9, 10, 11, 12 and 13	Nil
15	7, 8, 9, 10, 11, 12 and 13	Nil

2. Each Lot in Column D is:

- i) together with a Right of Drainage over the strip of land marked "DRAINAGE EASEMENT" on the Plan shown passing through the Lots specified opposite thereto in Column E; and
- ii) subject to a Right of Drainage over the strip of land marked "DRAINAGE EASEMENT" on the Plan shown passing through that Lot appurtenant to the Lots specified opposite thereto in Column F.

COLUMN D	COLUMN E	COLUMN F
6	Nil	3, 4 and 5 and the Corporation
5	6	4 and 3 and the Corporation
4	5 and 6	3 and the Corporation
3	4, 5 and 6	## The Corporation

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

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 5 PAGES	Registered Number SP, 157040
SUBDIVIDER: BENHILL CORPORATION PTY LTD FOLIO REFERENCE: 111910/1	

3. Lots 14, 15, 16, 19 and 20 are subject to a Right of Drainage in favour of the Corporation over the land marked "DRAINAGE EASEMENT 2.00 WIDE" on the Plan shown passing through such Lots.
4. Lot 19 is subject to a Right of Drainage in favour of the Corporation over the land marked "DRAINAGE EASEMENT 2.00 WIDE" on the Plan shown passing through such Lot.

COVENANTS

1. The Owner or Owners of Lots 7, 8, 9, 10, 11, 12 and 13 shown on the Plan covenants or covenant with the Vendor, Benhill Corporation Pty Ltd, and with the Corporation that the Owner or Owners for the time being of each and every such Lot, to the intent that the burden of this Covenant shall run with and bind the Covenantor's Lot and every part thereof, and that the benefit thereof shall be annexed and devolve with each and every part of each other Lot shown on the Plan, shall observe the following stipulation:
 - A. That no building may be constructed upon any such Lot within the area marked A, B, C, D on each such Lot on the Plan.
2. The Owner or Owners of Lots 3, 4, 5 and 6 shown on the Plan covenants or covenant with the Vendor, Benhill Corporation Pty Ltd, and with the Corporation that the Owner or Owners for the time being of each and every such Lot, to the intent that the burden of this Covenant shall run with and bind the Covenantor's Lot and every part thereof, and that the benefit thereof shall be annexed and devolve with each and every part of each other Lot shown on the Plan, shall observe the following stipulation:

"That no building shall be erected on any such Lot until a fence built of

 - A. ~~That a western boundary fence for each such Lot must be provided by the Owner of each such Lot and such fence must be built of non-combustible materials.~~
non-combustible material has been erected on the western boundary of such Lot.
3. The Owner or Owners of Lots 7, 8, 9, 10, 11, 12 and 13 shown on the Plan covenants or covenant with the Vendor, Benhill Corporation Pty Ltd, and with the Corporation that the Owner or Owners for the time being of each and every such Lot, to the intent that the burden of this Covenant shall run with and bind the Covenantor's Lot and every part thereof, and that the benefit thereof shall be annexed and devolve with each and every part of each other Lot shown on the Plan, shall observe the following stipulation:

"That no building shall be erected on any such Lot until a fence built of non-combustible

 - A. ~~That a northern boundary fence for each such Lot must be provided by the Owner of each such Lot and such fence must be built of non-combustible materials.~~
material has been erected on the northern boundary of such Lot.
4. The Owner or Owners of Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14 shown on the Plan covenants or covenant with the Vendor, Benhill Corporation Pty Ltd, and with the Corporation that the Owner or Owners for the time being of each and every such Lot, to the intent that the burden of this Covenant shall run with and bind the Covenantor's Lot and every part thereof, and that the benefit thereof shall be annexed and devolve with each and every part of each other Lot shown on the Plan, shall observe the following stipulation:

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



ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 5 PAGES	Registered Number SP 157040
SUBDIVIDER: BENHILL CORPORATION PTY LTD FOLIO REFERENCE: 111910/1	

- A. That no gate shall be constructed along or in the rear boundary fence of any such Lot.
- 5. The Owner or Owners of Lots 3, 4, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16 shown on the Plan covenants or covenant with the Vendor, Benhill Corporation Pty Ltd, and with the Corporation that the Owner or Owners for the time being of each and every such Lot, to the intent that the burden of this Covenant shall run with and bind the Covenantor's Lot and every part thereof, and that the benefit thereof shall be annexed and devolve with each and every part of each other Lot shown on the Plan, shall observe the following stipulation:
 - A. Not to construct upon any such Lot a multiple unit development.

INTERPRETATION

"The Corporation" means the Major, Aldermen and Citizens of City of Devonport.

No other easements, covenants or profits a prendre are created to benefit or burden the Lots on the Plan.

SIGNED by the **BENHILL CORPORATION PTY LTD** ACN 109 019 070 pursuant to Section 127(1) of the Corporations Act 2001

Director

Name: **Martin Thomas Benstead**

Director

Name: **Philip Bernard Hill**

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SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

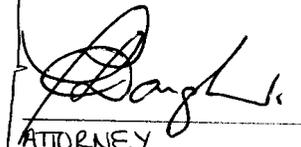


ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 5 OF 5 PAGES	Registered Number SP. 157040
SUBDIVIDER: BENHILL CORPORATION PTY LTD FOLIO REFERENCE: 111910/1	

The **NATIONAL AUSTRALIA BANK** as Mortgagee pursuant to Mortgage C859147, consents to this Schedule of Easements.

SIGNED for and on behalf of **NATIONAL**)
AUSTRALIA BANK LTD by its duly constituted)
 Attorney.....)
 under Power of Attorney No.)
 who hereby certifies that he has received no)
 notice of revocation of the said Power and in)
 the presence of:)

Executed by National Australia Bank Limited
 by its Attorney Fraser Macgregor Haigh who
 holds the position of Level 3 Attorney under
 Power of Attorney No. PA18631 (who
 declares that he has received no notice of
 revocation of the said Power in the
 presence of:


 ATTORNEY
**FRASER HAIGH
 PARTNER**


 WITNESS:
**MICHELLE KELLY
 ASSOCIATE**

FULL NAME:
 2/424 ST KILDA RD
 MELBOURNE VIC 3004

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17th October 2021



Devonport City Council
137 Rooke Street,
Devonport, 7310
Tasmania

Michael Bernacki
Registered Architect

PO Box 147
Launceston
Tasmania
Australia 7250

Attention: Planning Department

Mobile: 0417541646

Email: mbernacki@honedarchitecture.com

Subject:

Development Application for multiple dwellings located at 10 Valkyrie Close, Devonport.
This letter outlines and addresses the relevant / applicable codes for this development.

To whom it May Concern:

Overview: These residences are located in the General Residential Zone and we are proposing multiple dwellings on this lot.

These new residences have been designed to take full advantage of its location, site parameters, view opportunities, natural light, site conditions, minimal site excavations and being considerate of its neighbours.

This document outlines and addresses the relevant planning standards and should be cross referenced with Honed Architecture + Design drawings attached.

Response to Planning Requirements:

8.4.1 Residential density for multiple dwellings

We Comply - The site size is 717m², allowing multiple dwellings with a minimal size area of 325m² per dwelling.

8.4.2 Setbacks and building envelope for all dwellings

We generally comply however due to awkward slope of the natural contours for this block of land, we are slightly outside the building envelope on multiple areas as noted on the drawings.

Having studied the 2 surround neighbouring property's, we believe of proposal should be acceptable as there will be no loss of amenity to our 2 adjoining neighbours.

8.4.3 Site coverage and private open space for all dwellings

We Comply - The site coverage is 44% and all private open space locations / calculations are indicated on the attached documentation.

8.4.4 Sunlight and overshadowing for all dwellings

We Comply - We have attached shadow studies to support our application.

8.4.5 Width of openings for garages and carports for all dwellings

We Comply - Each of our double garage doors are not wider than 6 metres.

8.4.6 Privacy for all dwellings

We Comply - No finished floor level is greater than 1.0 metres from natural ground.

8.4.7 Frontage fences for single dwellings

We will Comply - We are proposing frontage fences on the corner site, this will be consistent with neighbouring front fences in the surround streets.

10.4.8 Waste storage for multiple dwellings

We Comply - We have provided areas for the waste storage as indicated on the attached drawings.

Other items:

Site facilities for multiple dwellings

We have provided storage areas within the garage.
Mail boxes are located on our site / landscaping plans.
Clothes lines are provided per dwelling.

Common property for multiple dwellings

Please refer to the Strata Title Plan indicated which indicates no common property.

Outbuildings, swimming pools and fences

N/A - No outbuildings nor pools are proposed.

Earthworks and retaining walls

There will be no cut or fill greater than 1 metre and within 1 metre of the neighbouring boundary.

C2.0 Parking and Sustainable Transport Code

We are providing 2 vehicle car parks per dwelling within the garages and also provide space for 1 visitor park on site.

I trust that the contents of this letter and the attached Development Application is satisfactory and does address the Devonport City Council requirements for 10 Valkyrie Close, Devonport.

If you require any further information or clarification, please do not hesitate to contact myself.

Thank you once again.

Kind Regards



Michael Bernacki / Honed Architecture + Design.

DEVELOPMENT APPLICATION FOR PRIVATE RESIDENCES 10 VALKYRIE CLOSE DEVONPORT, TASMANIA

NOTE:
 ARCHITECT: MICHAEL BERNACKI (929)
 ACCREDITATION NUMBER: CC6490
 LAND TITLE REF NUMBER: 115704.0 / 18
 FLOOR AREA: SEE BELOW
 SOIL CLASSIFICATION: REFER TO REPORT
 CLIMATE ZONE: REFER TO REPORT
 BAL: TBC
 ALPINE AREA: N/A
 CORROSION ENVIRONMENT: N/A
 FLOODING: NO
 LANDSLIP: NO
 DISPERSIVE SOILS: UNKNOWN
 SALINE SOILS: UNKNOWN
 SAND DUNES: NO
 MINE SUBSIDENCE: NO
 LANDFILL: NO
 GROUND LEVELS: REFER PLAN
 WIND CLASSIFICATION: v

REVISION			
No	DATE	DESCRIPTION	BY CHECK
A	15.10.21	DEVELOPMENT APPLICATION	mb mb

NOTE:
 - ALL WINDOW DIMENSIONS TO ALUMINIUM TO BE CONFIRMED ON SITE
 - ALL GLAZING TO COMPLY WITH BCA 3.6 AND AS1288 & AS2047
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NOTE:
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PROJECT NAME:
 PRIVATE RESIDENCES
 10 VALKYRIE CLOSE
 DEVONPORT

DRAWING TITLE:
 COVER SHEET

UNIT 1 AREA	- 159M2	17SQ FLOOR AREA
UNIT 2 AREA	- 159M2	=17SQ FLOOR AREA
TOTAL AREA - 318M2 = 34SQ FLOOR AREA		
SITE AREA	- 717M2	
SITE COVER	- 4.4%	
PERVIOUS TO RAINFALL	- 40%	

DRAWING No.	DRAWING TITLE	DRAWING No.	DRAWING TITLE
A-DA-01	Cover Sheet	A-DA-15	Landscape Plan
A-DA-02	Site Plan	A-DA-16	Private Open Space Plan
A-DA-03	Unit 1 - Level 1 Plan	A-DA-17	Strata Title Plan
A-DA-04	Unit 1 - Roof Plan	A-DA-18	Plumbing Plan
A-DA-05	Unit 1 - Northern Elevation	A-DA-19	Shadow Diagram 7: 38am Sunrise
A-DA-06	Unit 1 - Eastern Elevation	A-DA-20	Shadow Diagram 8: 00am
A-DA-07	Unit 1 - Southern Elevation	A-DA-21	Shadow Diagram 9: 00am
A-DA-08	Unit 1 - Western Elevation	A-DA-22	Shadow Diagram 10: 00am
A-DA-09	Unit 2 - Level 1 Plan	A-DA-23	Shadow Diagram 11: 00am
A-DA-10	Unit 2 - Roof Plan	A-DA-24	Shadow Diagram 12: 00 Noon
A-DA-11	Unit 2 - Northern Elevation	A-DA-25	Shadow Diagram 1: 00pm
A-DA-12	Unit 2 - Eastern Elevation	A-DA-26	Shadow Diagram 2: 00pm
A-DA-13	Unit 2 - Southern Elevation	A-DA-27	Shadow Diagram 3: 00pm
A-DA-14	Unit 2 - Western Elevation	A-DA-28	Shadow Diagram 4: 00pm
		A-DA-29	Shadow Diagram 4: 48pm Sunset

DRAWN: MB
 CHECKED: MB

SCALE: NTS @ A3

DATE: NOVEMBER 2020

PROJECT NO. 1841

DRAWING NO. A-DA-01 A



REVISION

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A	15.10.21	DEVELOPMENT APPLICATION	mb	mb
B	10.11.21	AMENDED DRAWING FOR COUNCIL	mb	mb

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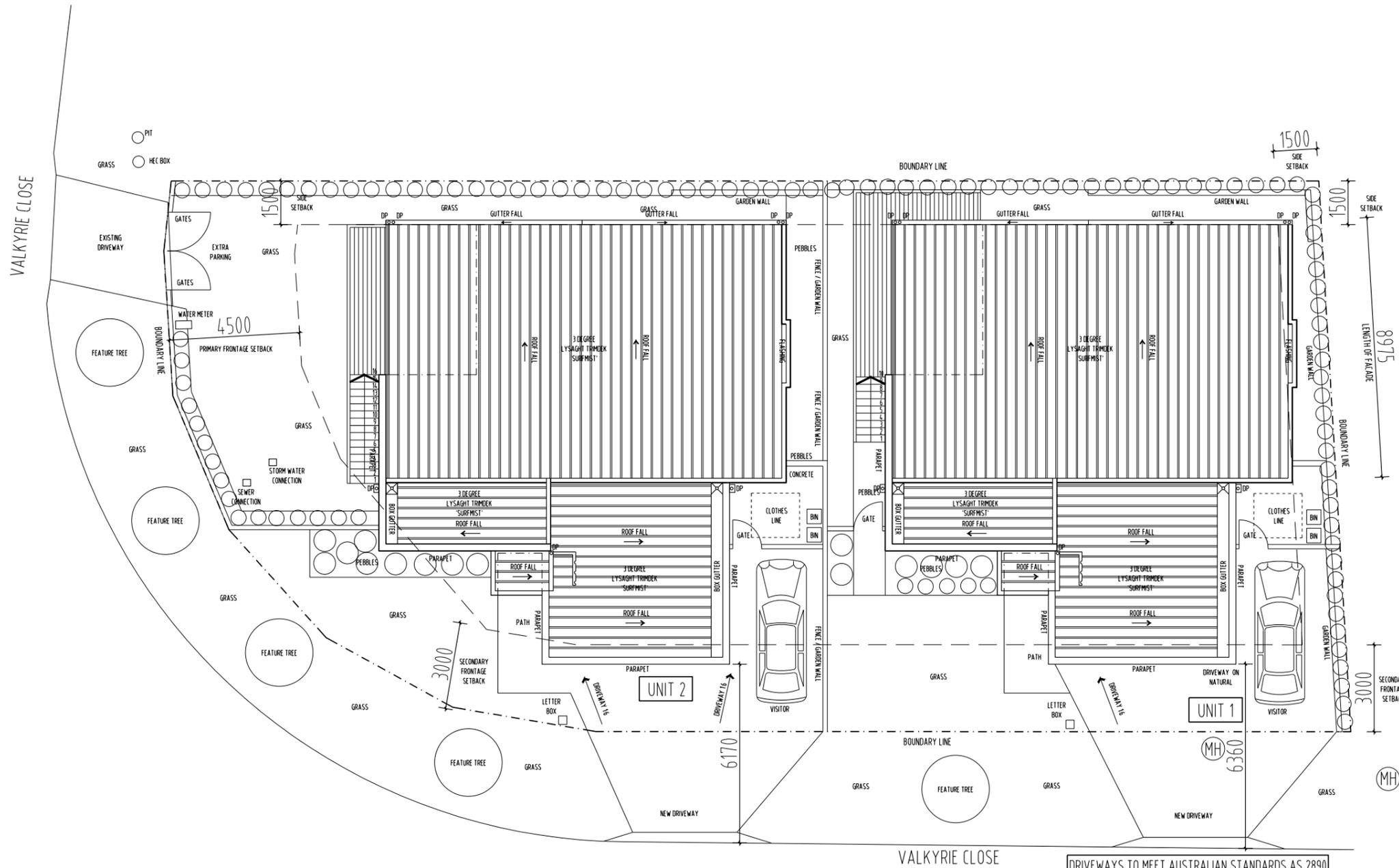


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PROJECT NAME:
 PRIVATE RESIDENCES
 10 VALKYRIE CLOSE
 DEVONPORT

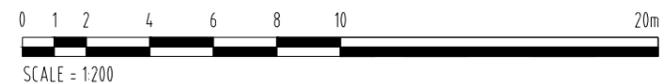
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 SITE PLAN

DRAWN: MB
 CHECKED: MB
 SCALE: 1:200 @ A3
 DATE: NOVEMBER 2020
 PROJECT NO. 1841
 DRAWING NO. A-DA-02 B



DRIVEWAYS TO MEET AUSTRALIAN STANDARDS AS 2890

01 SITE PLAN
 - 1:200





REVISION

No	DATE	DESCRIPTION	BY	CHECK
A	15.10.21	DEVELOPMENT APPLICATION	mb	mb
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DEVELOPMENT APPLICATION

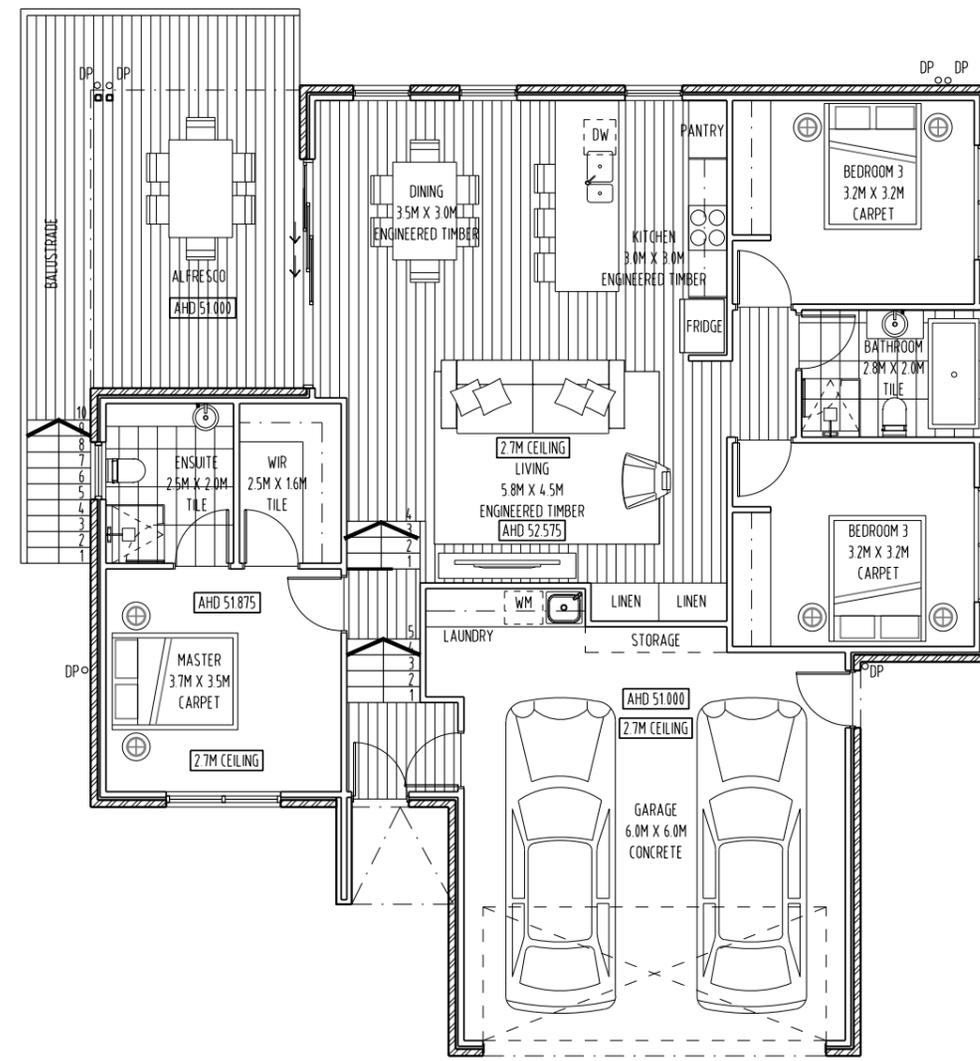


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PROJECT NAME:
 PRIVATE RESIDENCES
 10 VALKYRIE CLOSE
 DEVONPORT

DRAWING TITLE:
 UNIT 1
 LEVEL 1 PLAN

DRAWN: MB
 CHECKED: MB
 SCALE: 1:100 @ A3
 DATE: NOVEMBER 2020
 PROJECT NO. 1841
 DRAWING NO. A-DA-03 B



01 UNIT 1 - LEVEL 1 PLAN
 1:100





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A	15.10.21	DEVELOPMENT APPLICATION	mb	mb

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DEVELOPMENT APPLICATION

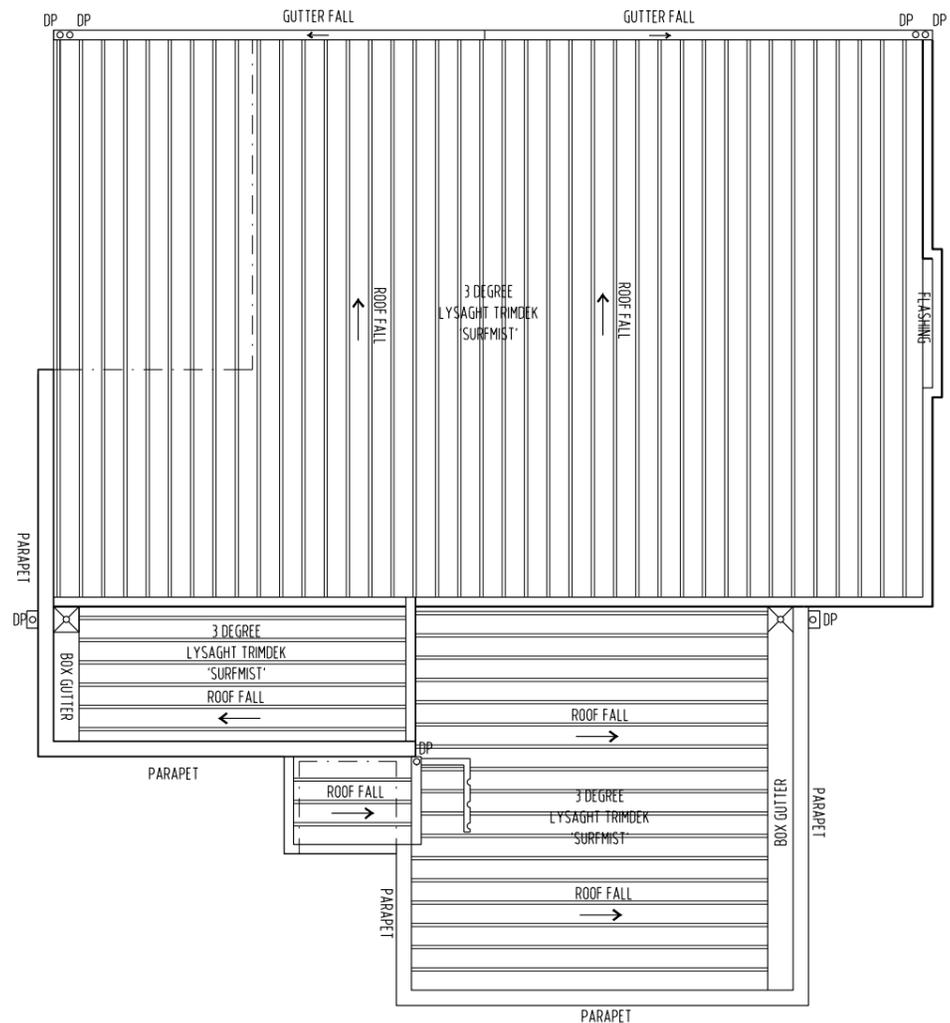


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PROJECT NAME:
 PRIVATE RESIDENCES
 10 VALKYRIE CLOSE
 DEVONPORT

DRAWING TITLE:
 UNIT 1
 ROOF PLAN

DRAWN: MB
 CHECKED: MB
 SCALE: 1:150 @ A3
 DATE: NOVEMBER 2020
 PROJECT NO. 1841
 DRAWING NO. A-DA-04 A



01 UNIT 1 - ROOF PLAN
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No	DATE	DESCRIPTION	BY CHECK
A	15.10.21	DEVELOPMENT APPLICATION	mb mb

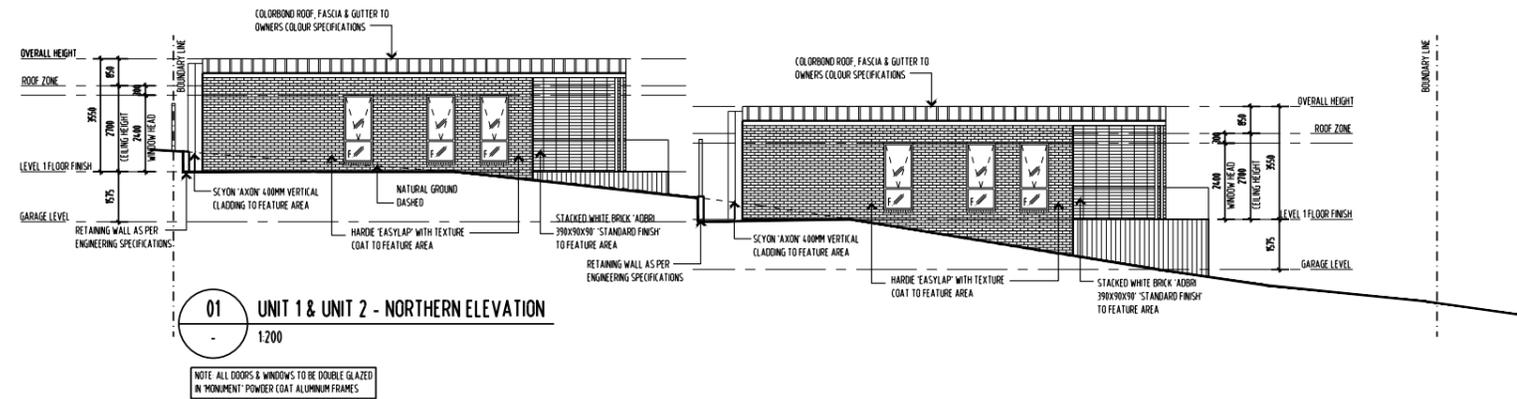
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DEVELOPMENT APPLICATION



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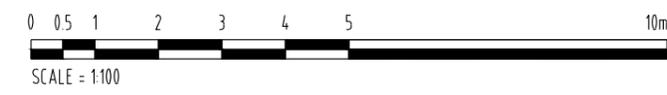
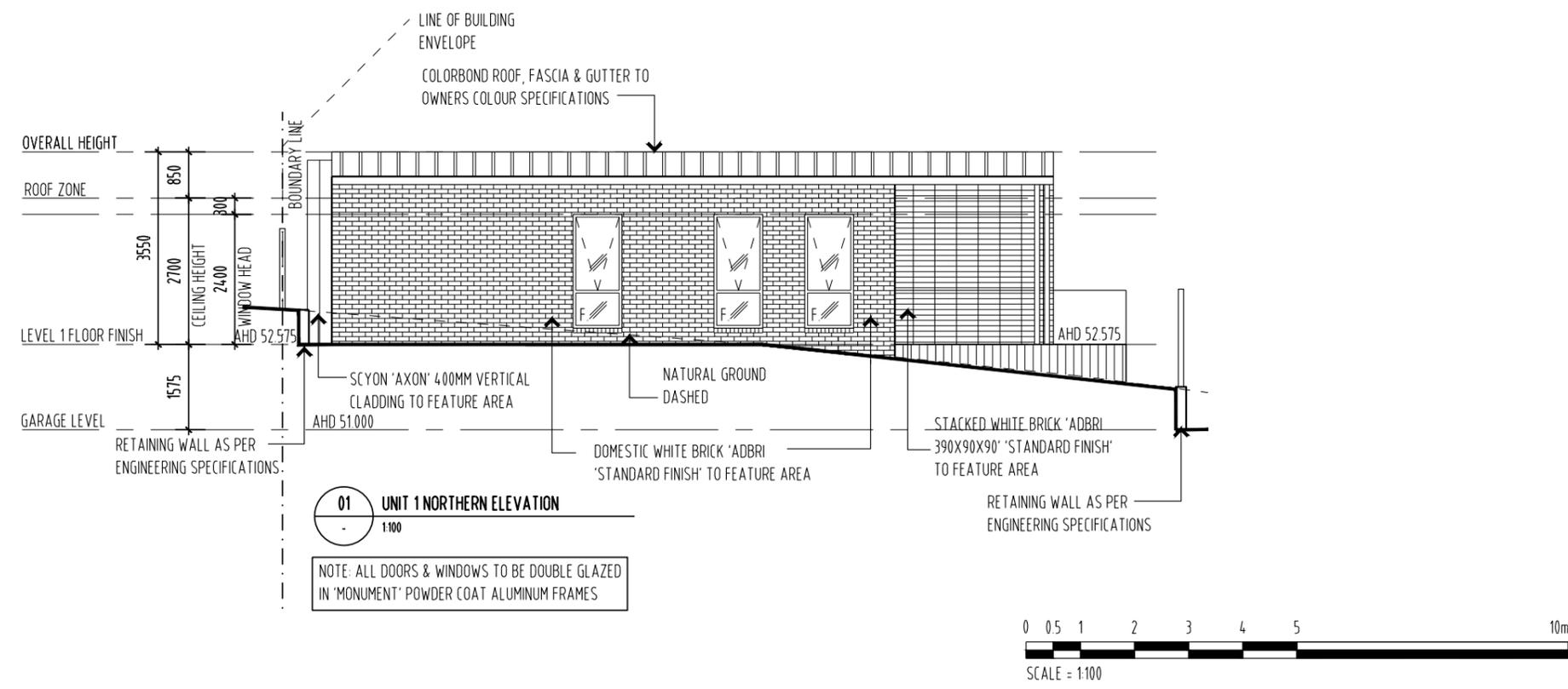
PROJECT NAME:
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 10 VALKYRIE CLOSE
 DEVONPORT

DRAWING TITLE:
 UNIT 1
 NORTHERN ELEVATION

DRAWN: MB
 CHECKED: MB

SCALE: 1:100 @ A3
 DATE: NOVEMBER 2020

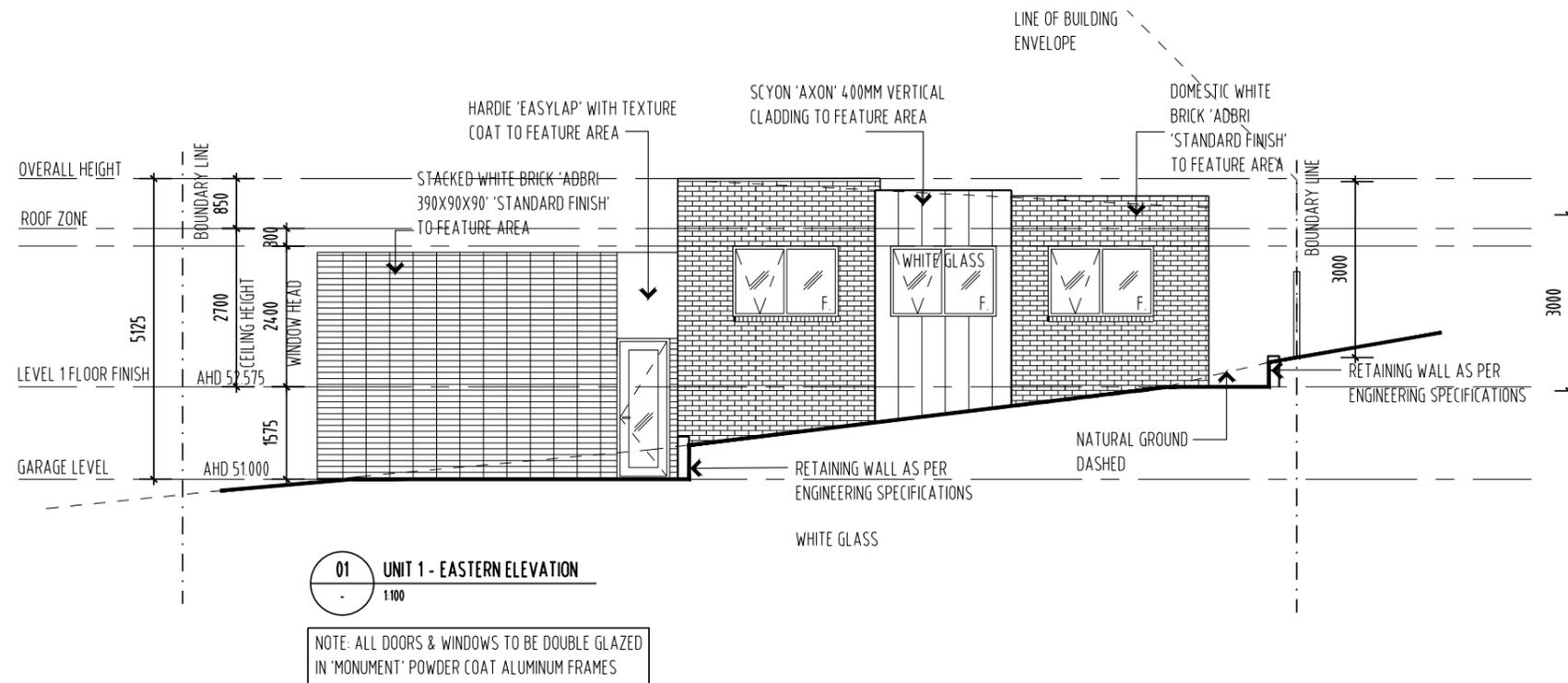
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 DRAWING NO. A-DA-05 A



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A	15.10.21	DEVELOPMENT APPLICATION	mb mb

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DEVELOPMENT APPLICATION



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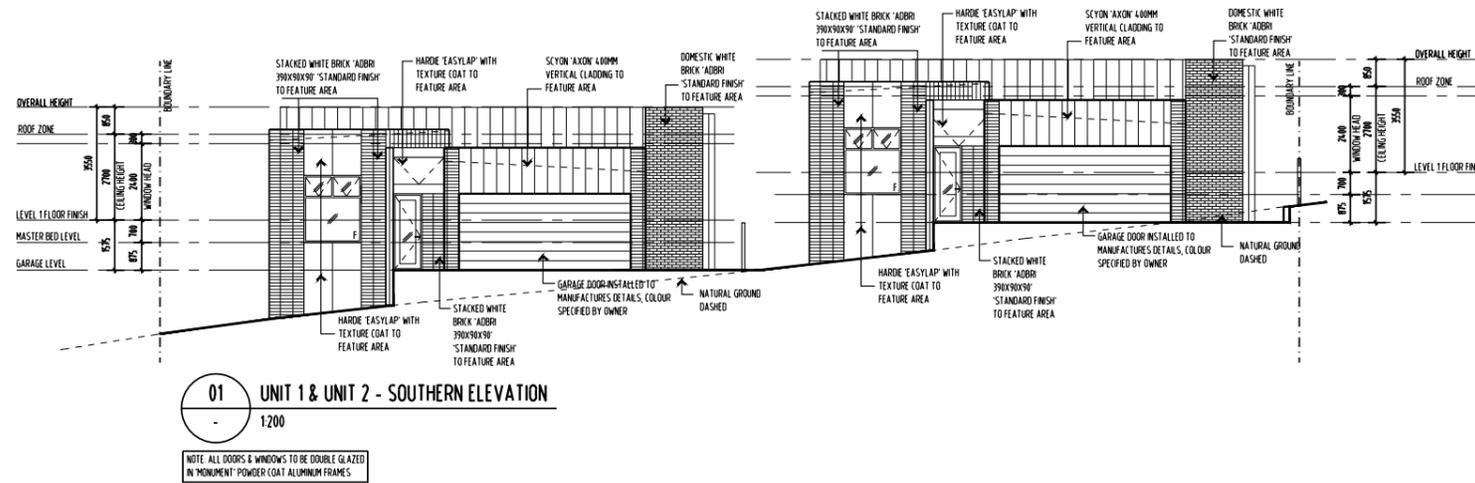
PROJECT NAME:
 PRIVATE RESIDENCES
 10 VALKYRIE CLOSE
 DEVONPORT

DRAWING TITLE:
 UNIT 1
 EASTERN ELEVATION

DRAWN: MB
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 SCALE: 1:100 @ A3
 DATE: NOVEMBER 2020
 PROJECT NO: 1841
 DRAWING NO: A-DA-06 A



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DEVELOPMENT APPLICATION

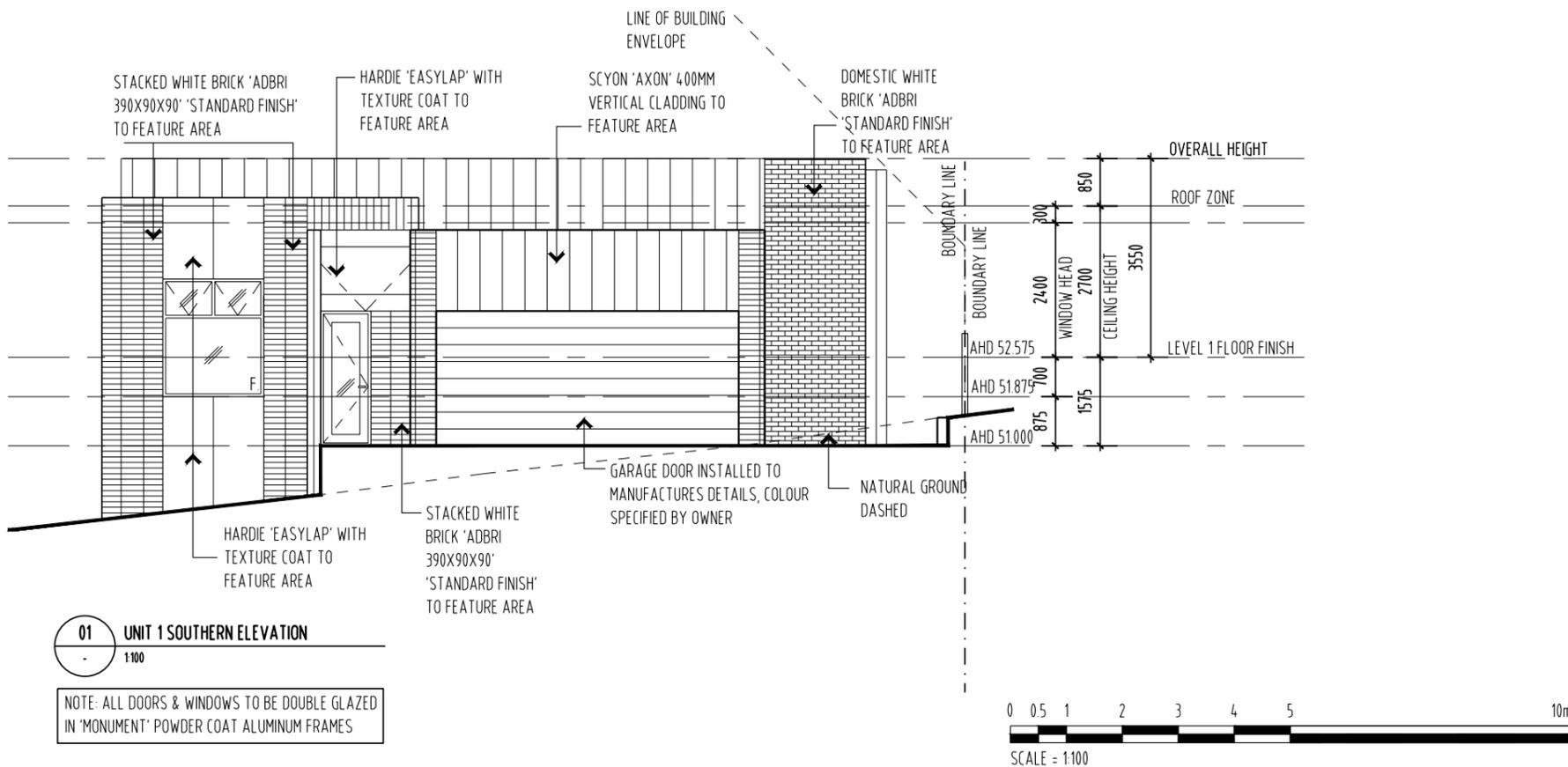


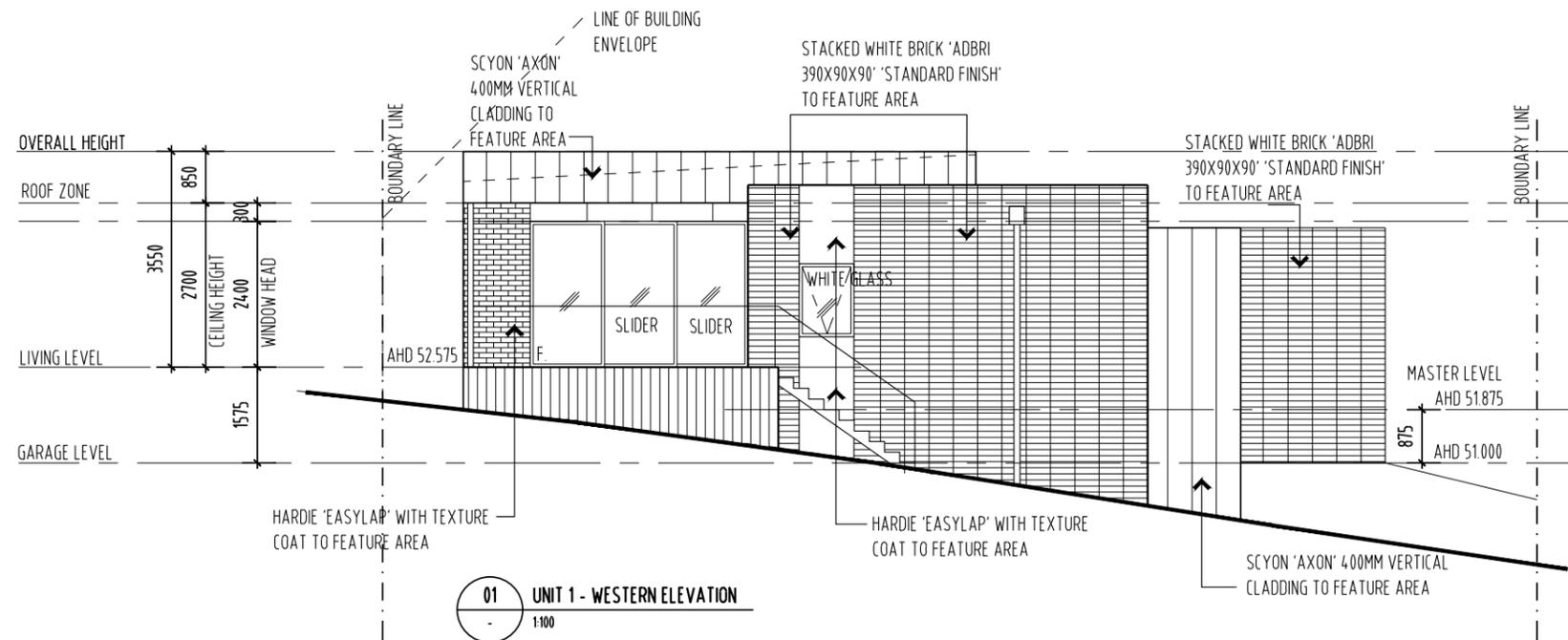
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PROJECT NAME:
 PRIVATE RESIDENCES
 10 VALKYRIE CLOSE
 DEVONPORT

DRAWING TITLE:
 UNIT 1
 SOUTHERN ELEVATION

DRAWN: MB
 CHECKED: MB
 SCALE: 1:100 @ A3
 DATE: NOVEMBER_2020
 PROJECT NO. 184.1
 DRAWING NO. A-DA-07 A





REVISION			
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A	15.10.21	DEVELOPMENT APPLICATION	mb mb

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DEVELOPMENT APPLICATION



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PROJECT NAME:
 PRIVATE RESIDENCES
 10 VALKYRIE CLOSE
 DEVONPORT

DRAWING TITLE:
 UNIT 1
 WESTERN ELEVATION

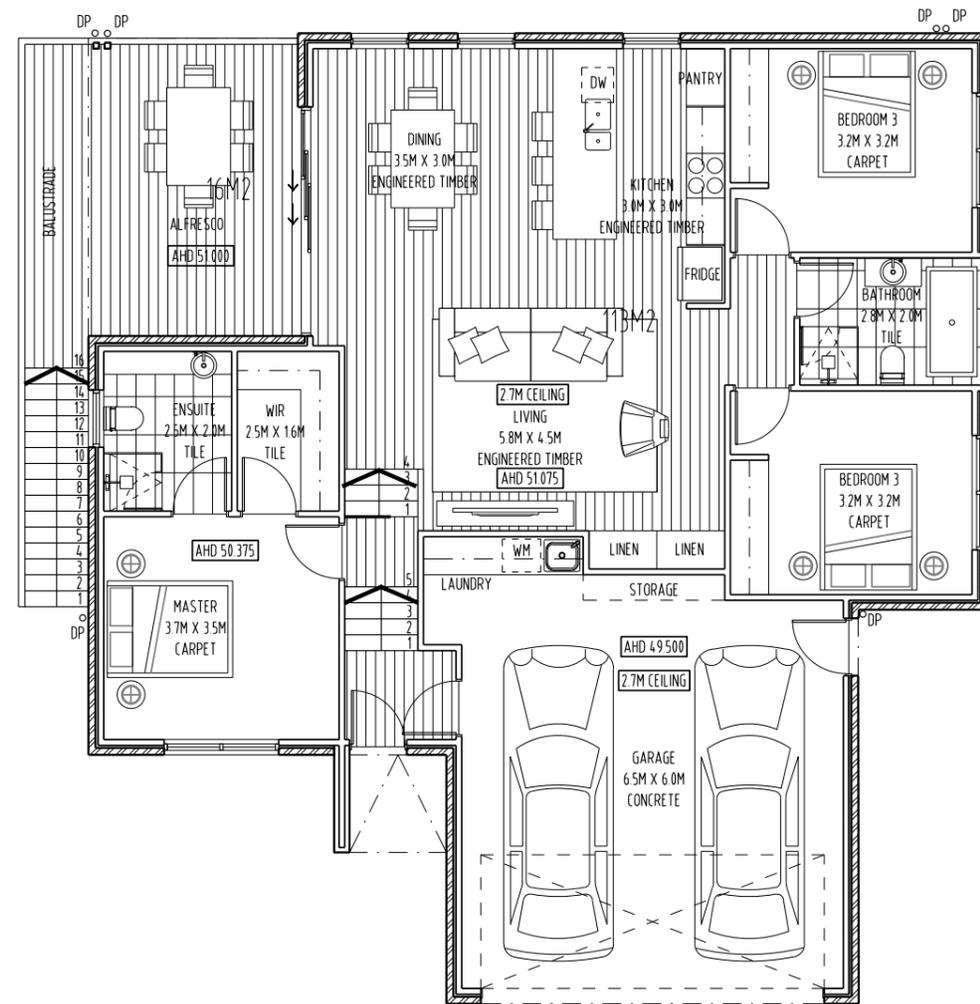
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 DATE: NOVEMBER_2020
 PROJECT NO. 184.1
 DRAWING NO. A-DA-08 A



REVISION			
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DEVELOPMENT APPLICATION



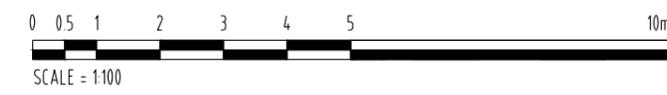
PO BOX 147, LAUNCESTON, TASMANIA 7250 Ph: 0417541646
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PROJECT NAME:
 PRIVATE RESIDENCES
 10 VALKYRIE CLOSE
 DEVONPORT

DRAWING TITLE:
 UNIT 2
 LEVEL 1 PLAN

DRAWN: MB
 CHECKED: MB
 SCALE: 1:100@ A3
 DATE: NOVEMBER_2020
 PROJECT NO. 184.1
 DRAWING NO. A-DA-09 A

01 UNIT 2 - LEVEL 1 PLAN
 1:100





REVISION			
No	DATE	DESCRIPTION	BY CHECK
A	15.10.21	DEVELOPMENT APPLICATION	mb mb

NOTE:
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DEVELOPMENT APPLICATION

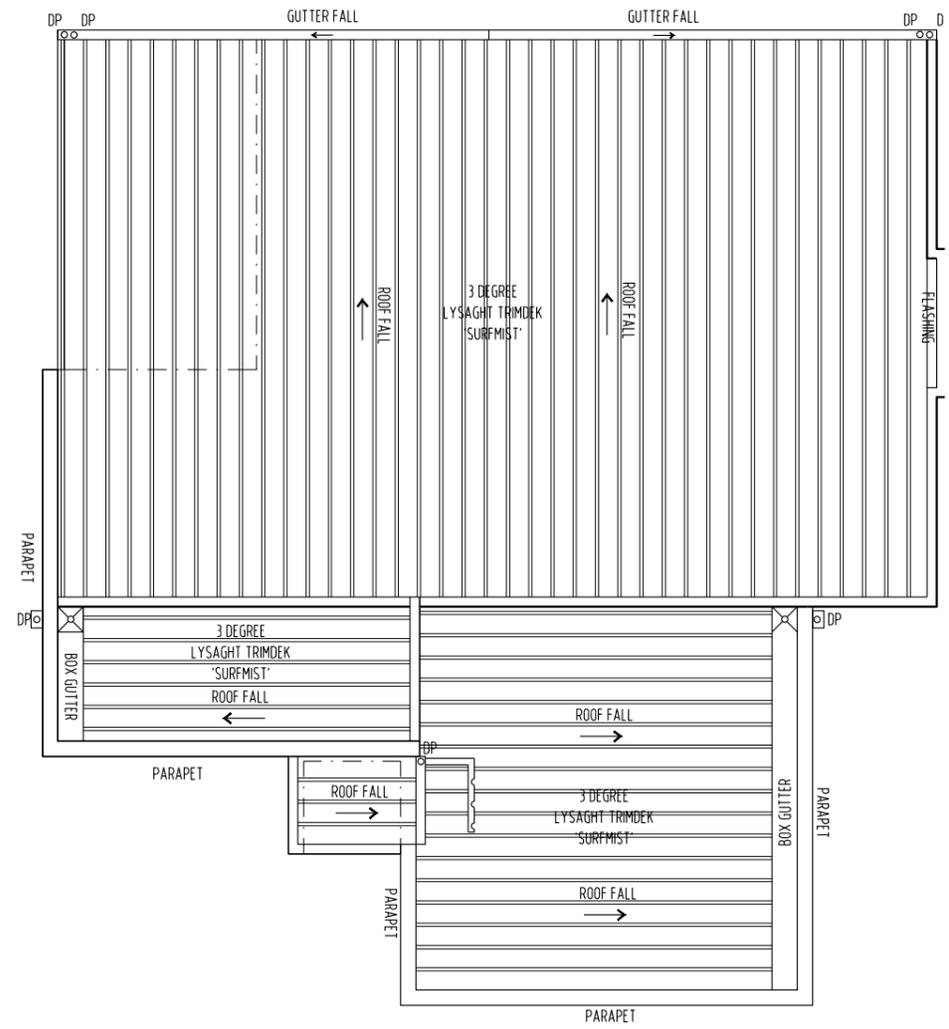


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PROJECT NAME:
 PRIVATE RESIDENCES
 10 VALKYRIE CLOSE
 DEVONPORT

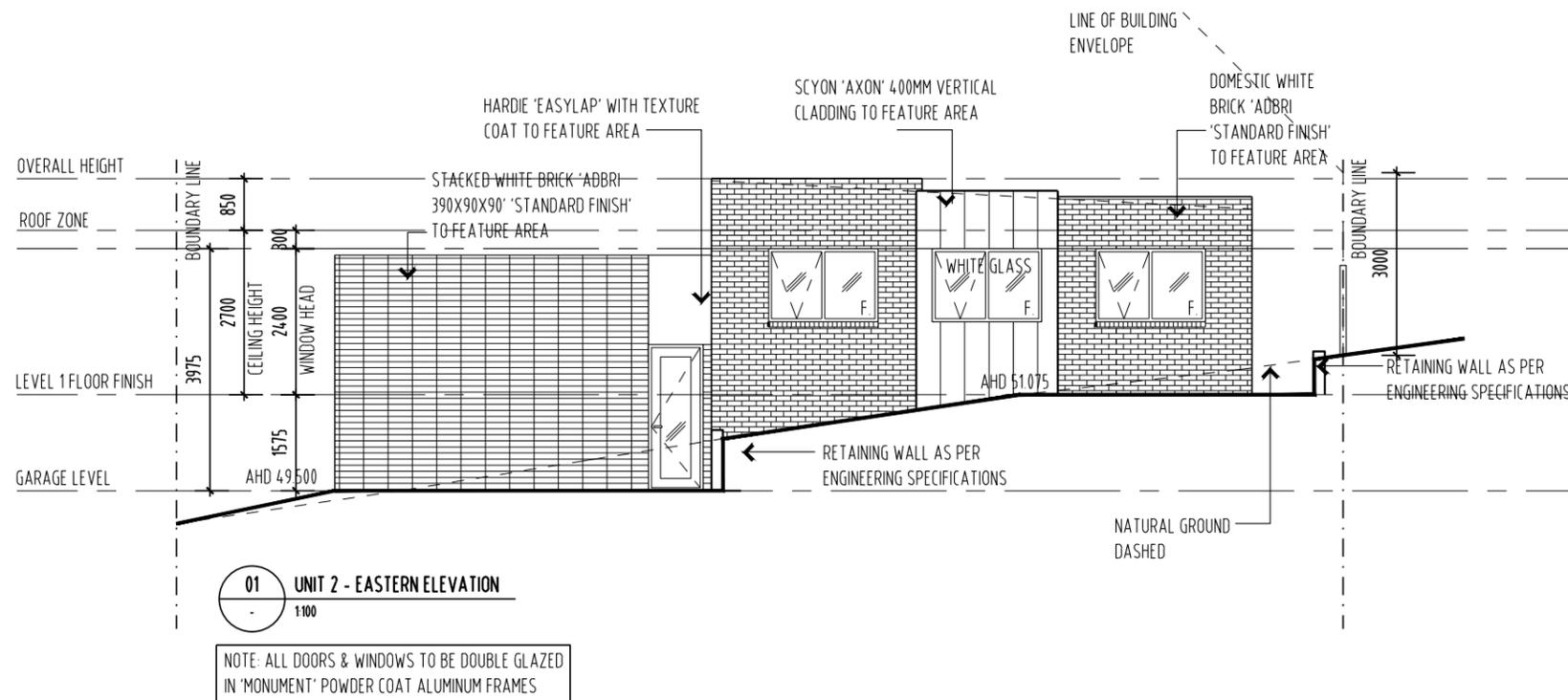
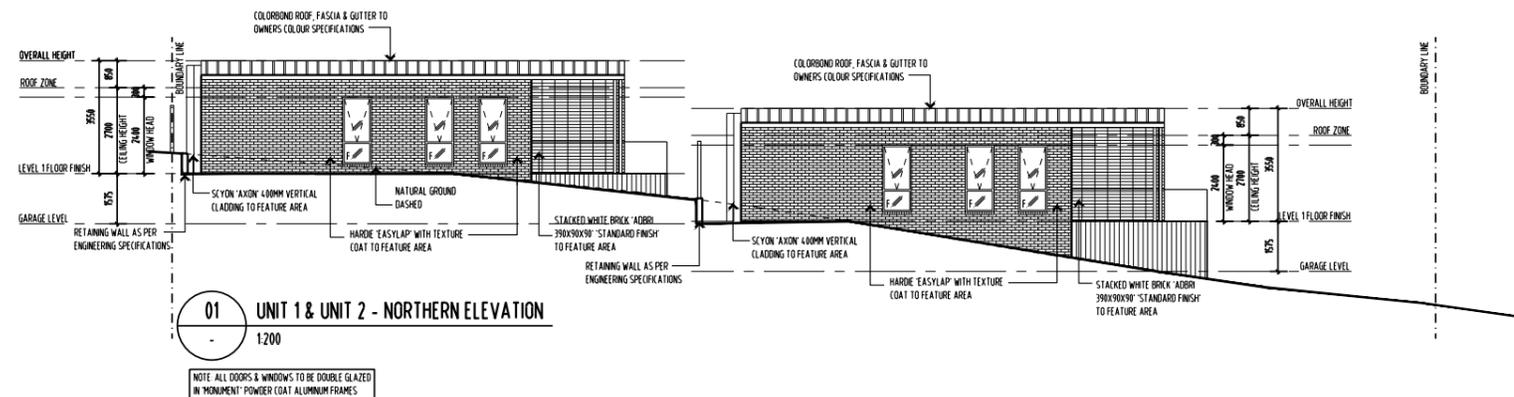
DRAWING TITLE:
 UNIT 2
 ROOF PLAN

DRAWN:	MB
CHECKED:	MB
SCALE:	1:100@ A3
DATE:	NOVEMBER_2020
PROJECT NO.	184.1
DRAWING NO.	A-DA-10 A



01 UNIT 2 - ROOF PLAN
 - 1:100





REVISION			
No	DATE	DESCRIPTION	BY CHECK
A	15.10.21	DEVELOPMENT APPLICATION	mb mb

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DEVELOPMENT APPLICATION



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PROJECT NAME:
 PRIVATE RESIDENCES
 10 VALKYRIE CLOSE
 DEVONPORT

DRAWING TITLE:
 UNIT 2
 NORTHERN ELEVATION

DRAWN: MB
 CHECKED: MB

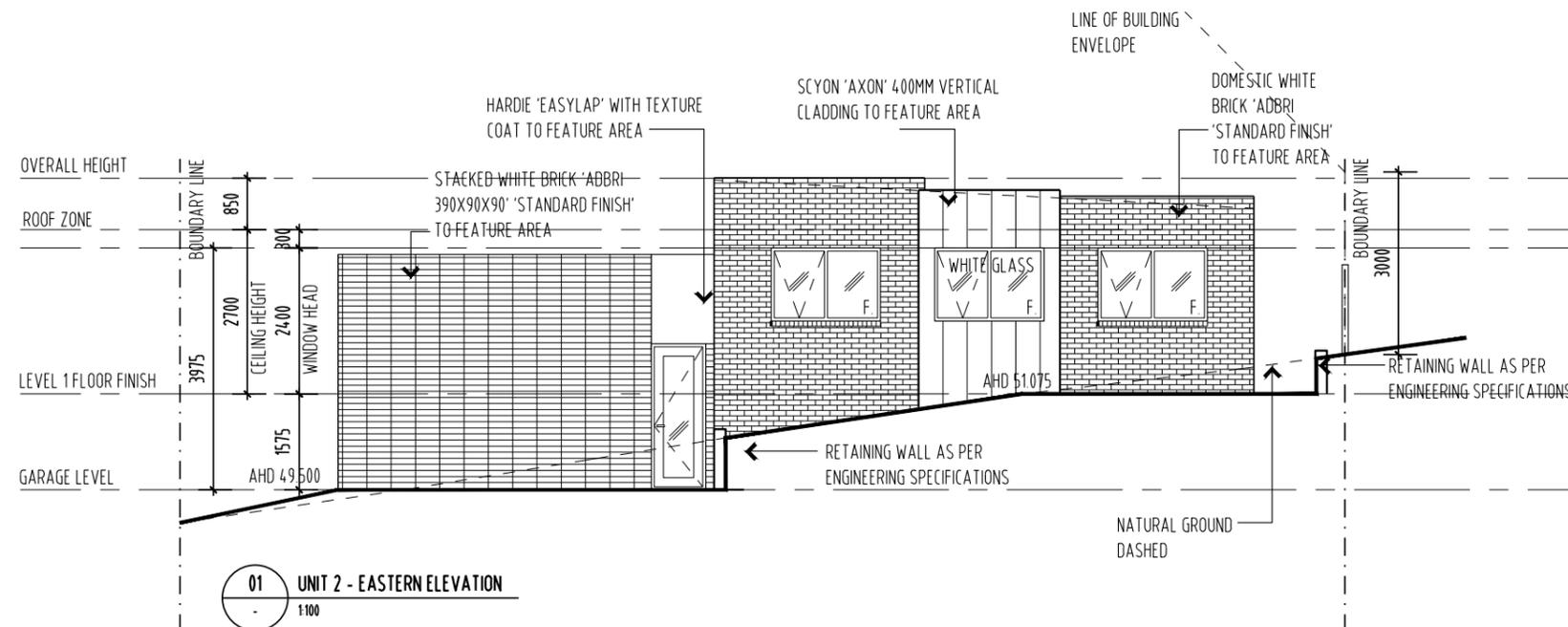
SCALE: 1:100@ A3
 DATE: NOVEMBER_2020

PROJECT NO. 184.1
 DRAWING NO. A-DA-11 A

REVISION			
No	DATE	DESCRIPTION	BY CHECK
A	15.10.21	DEVELOPMENT APPLICATION	mb mb

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01 UNIT 2 - EASTERN ELEVATION
 1:100

NOTE: ALL DOORS & WINDOWS TO BE DOUBLE GLAZED IN 'MONUMENT' POWDER COAT ALUMINIUM FRAMES

DEVELOPMENT APPLICATION



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PROJECT NAME:
 PRIVATE RESIDENCES
 10 VALKYRIE CLOSE
 DEVONPORT

DRAWING TITLE:
 UNIT 2
 EASTERN ELEVATION

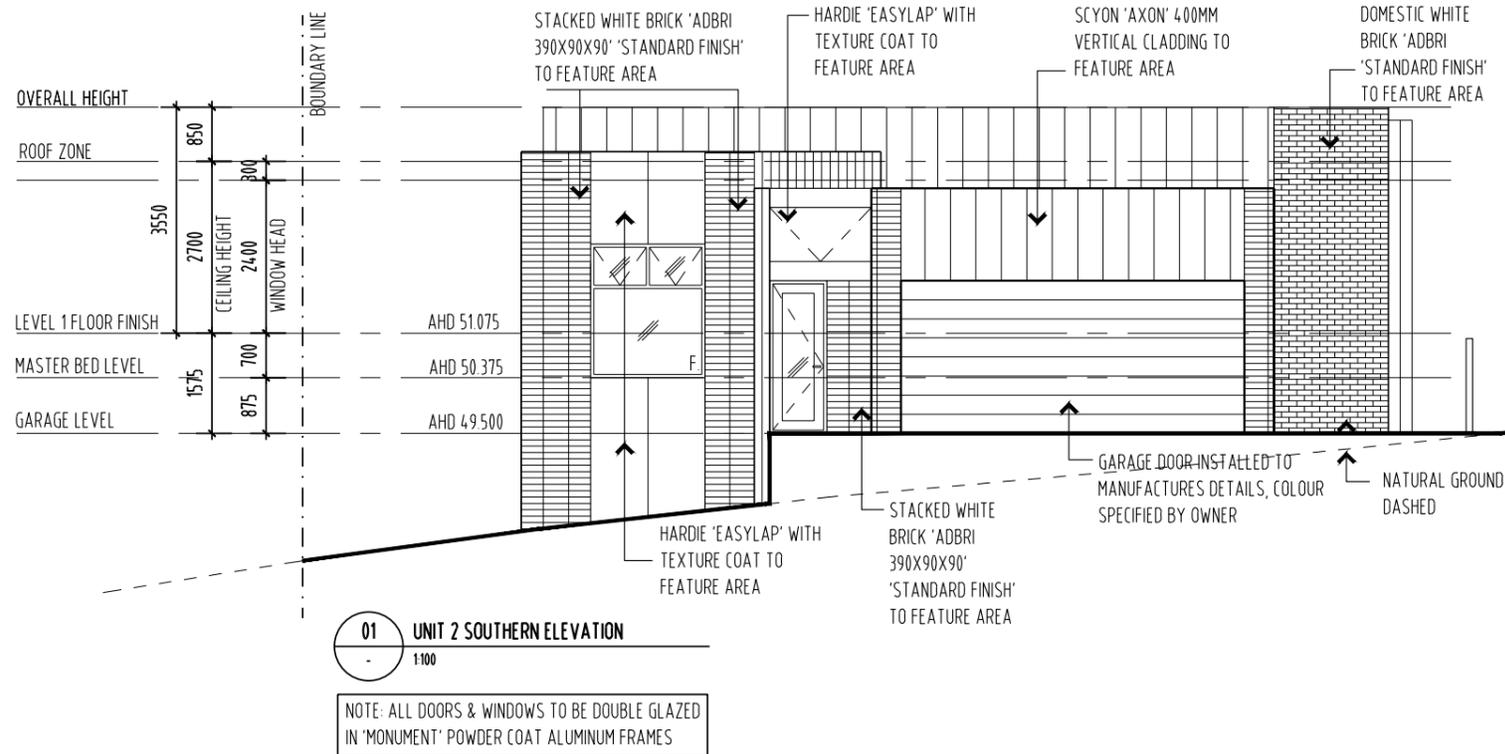
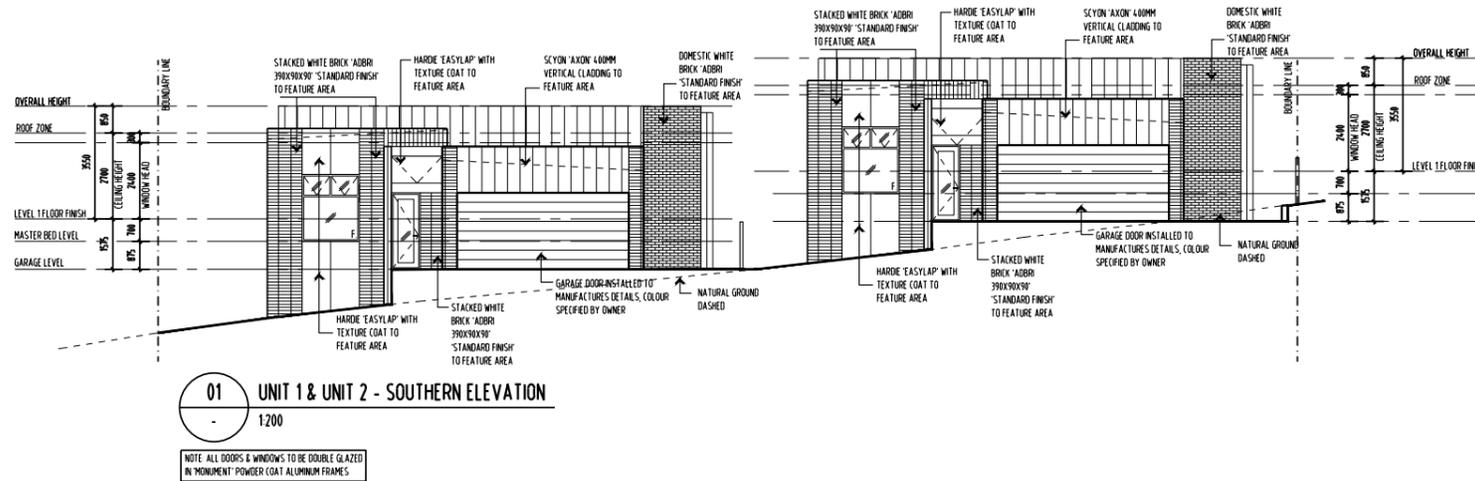
DRAWN: MB
 CHECKED: MB
 SCALE: 1:100@ A3
 DATE: NOVEMBER_2020
 PROJECT NO. 1841
 DRAWING NO. A-DA-12 A



REVISION			
No	DATE	DESCRIPTION	BY CHECK
A	15.10.21	DEVELOPMENT APPLICATION	mb mb

NOTE
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DEVELOPMENT APPLICATION



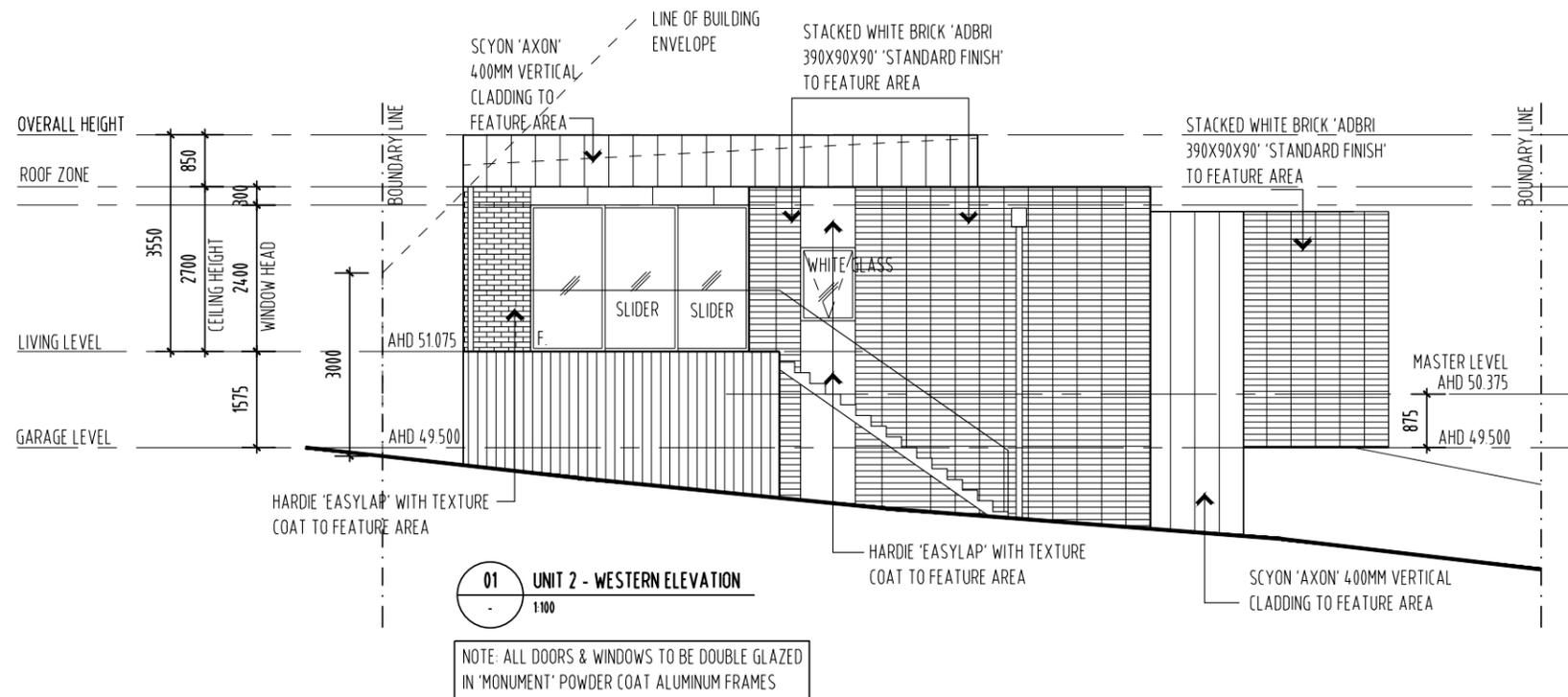
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PROJECT NAME:
 PRIVATE RESIDENCES
 10 VALKYRIE CLOSE
 DEVONPORT

DRAWING TITLE:
 UNIT 2
 SOUTHERN ELEVATION

DRAWN: MB
 CHECKED: MB
 SCALE: 1:100@ A3
 DATE: NOVEMBER_2020
 PROJECT NO. 1841
 DRAWING NO. A-DA-13 A





REVISION				
No	DATE	DESCRIPTION	BY	CHECK
A	15.10.21	DEVELOPMENT APPLICATION	mb	mb

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DEVELOPMENT APPLICATION



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PROJECT NAME:
 PRIVATE RESIDENCES
 10 VALKYRIE CLOSE
 DEVONPORT

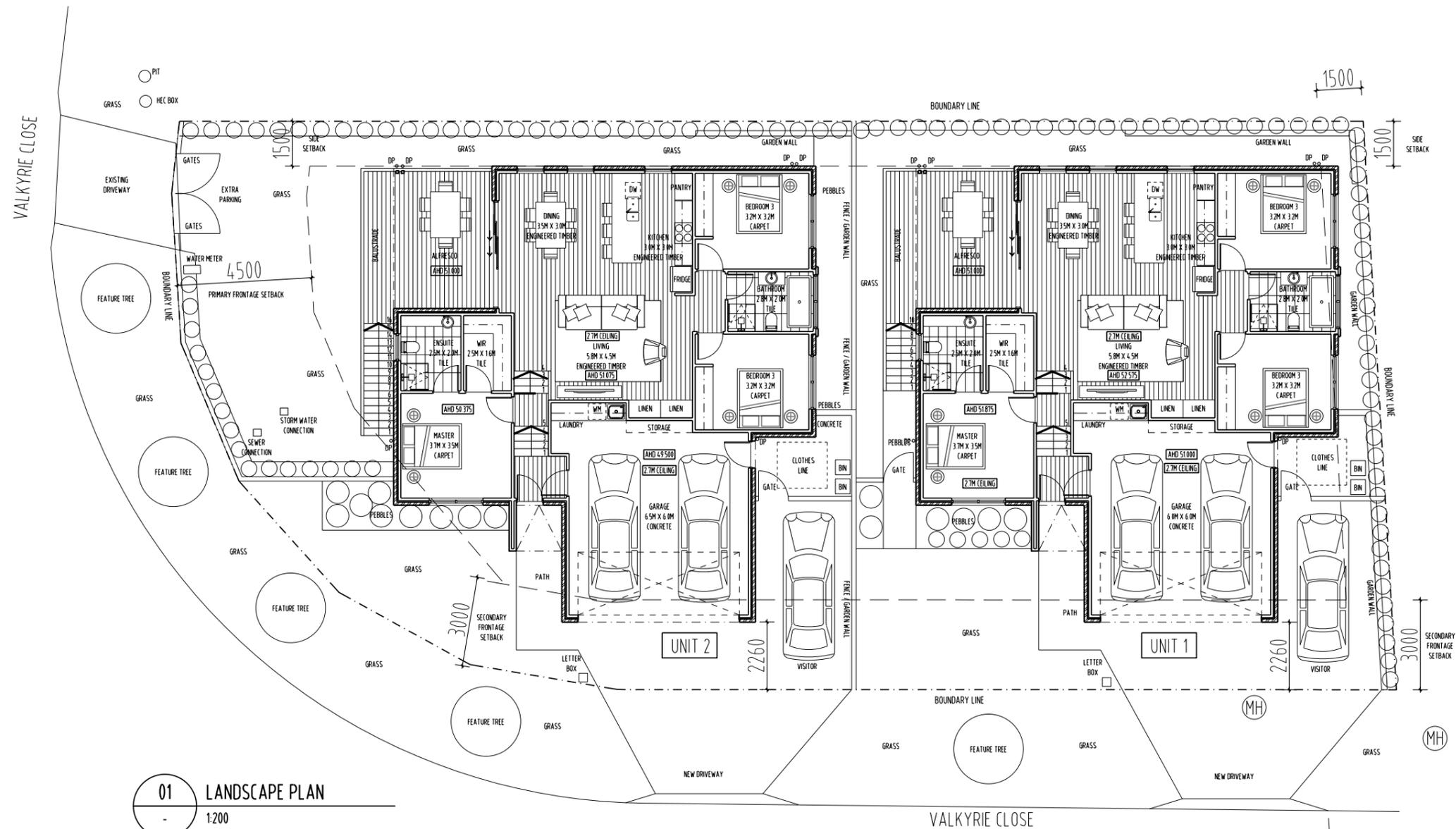
DRAWING TITLE:
 UNIT 2
 WESTERN ELEVATION

DRAWN: MB
 CHECKED: MB
 SCALE: 1:100@ A3
 DATE: NOVEMBER_2020
 PROJECT NO. 184.1
 DRAWING NO. A-DA-14 A





REVISION			
No	DATE	DESCRIPTION	BY CHECK
A	15.10.21	DEVELOPMENT APPLICATION	mb mb



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DEVELOPMENT APPLICATION



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PROJECT NAME:
 PRIVATE RESIDENCES
 10 VALKYRIE CLOSE
 DEVONPORT

DRAWING TITLE:
 LANDSCAPE PLAN

01 LANDSCAPE PLAN
 1:200

GENERAL CONCRETE NOTE:
 ALL DRIVEWAYS TO BE CONCRETE TO ENGINEER SPEC. BRUSHED FINISH.
 ALL DECK / EXTERNAL LAUNDRY AREAS TO BE TIMBER FRAMED TO CLIENT SELECTION.
 ALL CONCRETE WORK TO MEET BUILDING CODE OF AUSTRALIA AND AUSTRALIAN STANDARDS.

LANDSCAPE SCHEDULE:
 LOW MAINTENANCE AND MINIMAL FOLIAGE SELECTION OF PLANTS TO ENCOURAGE BIO DIVERSITY
 LOMANDRA LONGIFOLIA, CALLISTEMON, PONGO PYGMAEUS,
 EVER LASTING CHRYSOCEPHALUM APRICLTIUM, LEUCODENDRON, SAGGLOMANDRA LONGIFOLIA,



DRAWN:	MB
CHECKED:	MB
SCALE:	1:200@ A3
DATE:	NOVEMBER_2020
PROJECT NO.	1841
DRAWING NO.	A-DA-15 A

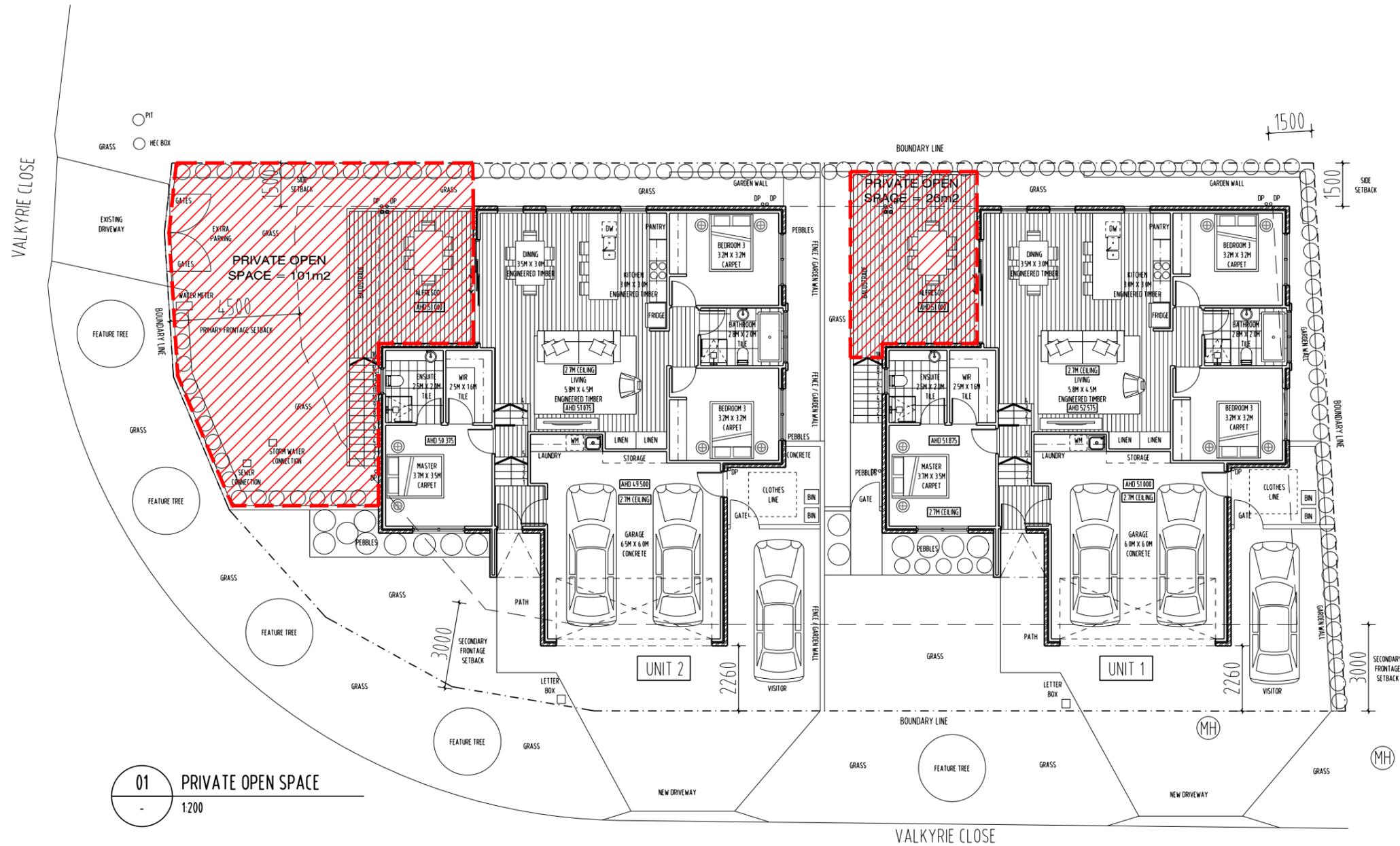


REVISION

No	DATE	DESCRIPTION	BY	CHECK
A	15.10.21	DEVELOPMENT APPLICATION	mb	mb
B	10.11.21	AMENDED DRAWING FOR COUNCIL	mb	mb

NOTE:
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01 PRIVATE OPEN SPACE
 - 1:200

DEVELOPMENT APPLICATION



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PROJECT NAME:
 PRIVATE RESIDENCES
 10 VALKYRIE CLOSE
 DEVONPORT

DRAWING TITLE:
 PRIVATE OPEN SPACE
 PLAN

DRAWN: MB
 CHECKED: MB
 SCALE: 1:200@ A3
 DATE: NOVEMBER_2020
 PROJECT NO: 1841
 DRAWING NO: A-DA-16 B

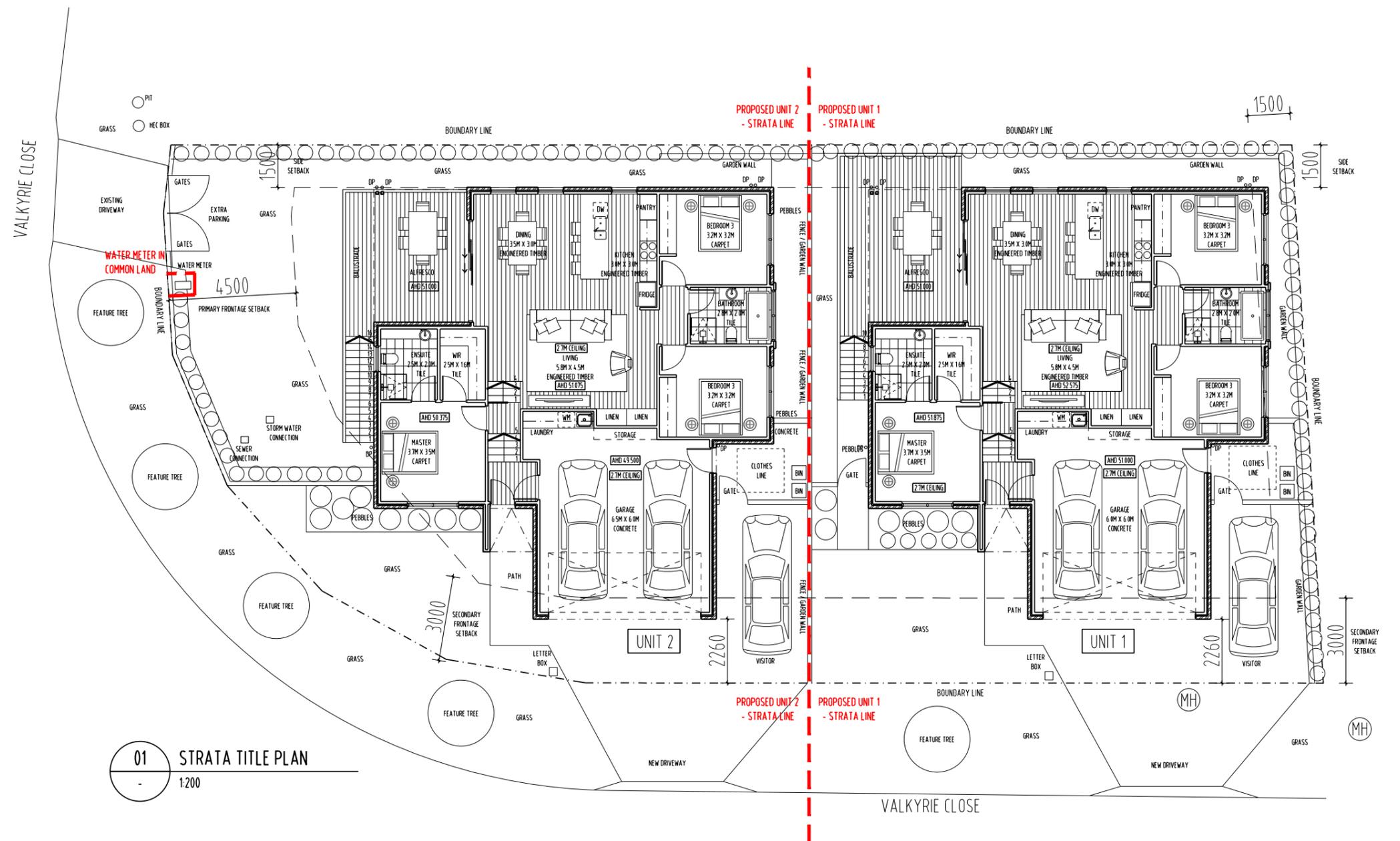




REVISION				
No	DATE	DESCRIPTION	BY	CHECK
A	15.10.21	DEVELOPMENT APPLICATION	mb	mb
B	07.12.21	RESPONSE TO TASWATER RFI	mb	mb

NOTE:
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01 STRATA TITLE PLAN
 1:200

DEVELOPMENT APPLICATION

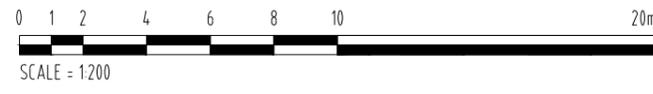


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PROJECT NAME:
 PRIVATE RESIDENCES
 10 VALKYRIE CLOSE
 DEVONPORT

DRAWING TITLE:
 STRATA TITLE PLAN

DRAWN: MB
 CHECKED: MB
 SCALE: 1:200@ A3
 DATE: NOVEMBER_2020
 PROJECT NO. 1841
 DRAWING NO. A-DA-17 B

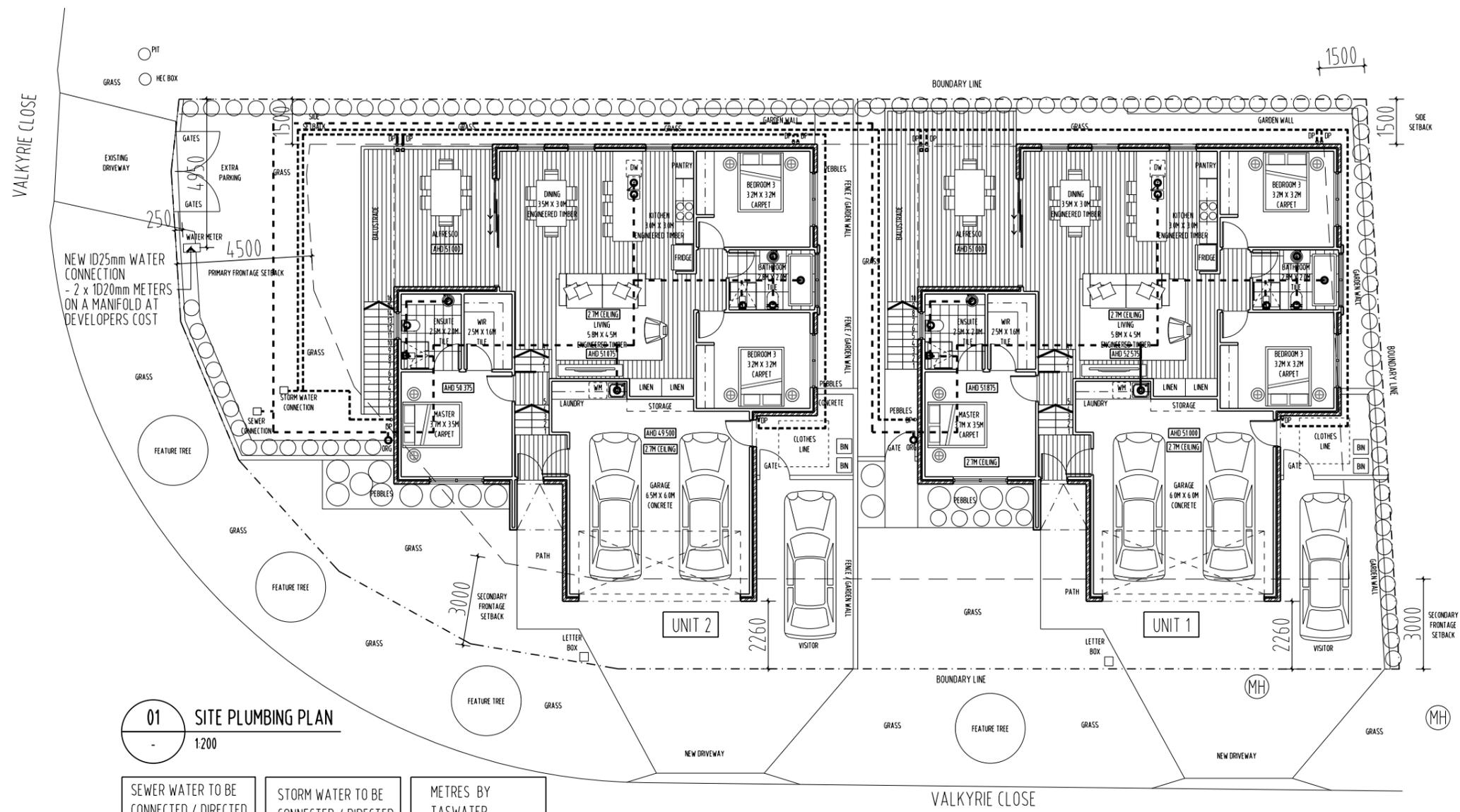




REVISION				
No	DATE	DESCRIPTION	BY	CHECK
A	15.10.21	DEVELOPMENT APPLICATION	mb	mb
B	07.12.21	RESPONSE TO TASWATER RFI	mb	mb

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01 SITE PLUMBING PLAN
 - 1:200

- SEWER WATER TO BE CONNECTED / DIRECTED TO COUNCIL APPROVED CONNECTION POINTS
- STORM WATER TO BE CONNECTED / DIRECTED TO COUNCIL APPROVED CONNECTION POINTS
- METRES BY TASWATER AT THE APPLICANT / DEVELOPERS COST

DEVELOPMENT APPLICATION

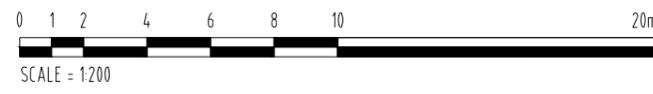


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PROJECT NAME:
 PRIVATE RESIDENCES
 10 VALKYRIE CLOSE
 DEVONPORT

DRAWING TITLE:
 SITE PLUMBING PLAN

DRAWN: MB
 CHECKED: MB
 SCALE: 1:150@ A3
 DATE: NOVEMBER_2020
 PROJECT NO. 1841
 DRAWING NO. A-DA-18 B





REVISION			
No	DATE	DESCRIPTION	BY CHECK
A	15.10.21	DEVELOPMENT APPLICATION	mb mb

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DEVELOPMENT APPLICATION



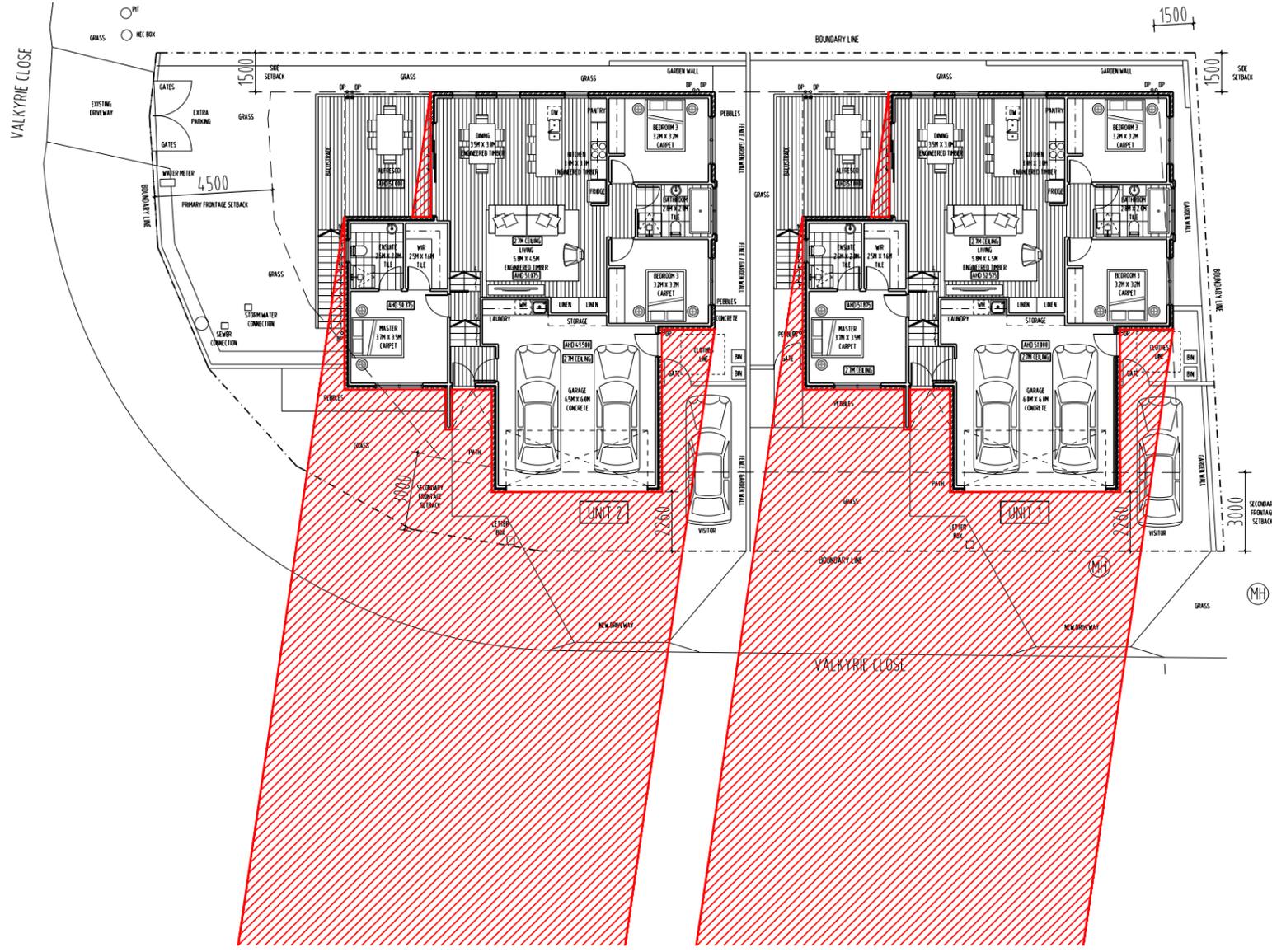
PO BOX 147, LAUNCESTON,
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PROJECT NAME:
 PRIVATE RESIDENCES
 10 VALKYRIE CLOSE
 DEVONPORT

DRAWING TITLE:
 SHADOW STUDY
 21ST JUNE
 7:38AM SUNRISE

DRAWN: MB
 CHECKED: MB
 SCALE: 1:200@A3
 DATE: NOVEMBER_2020
 PROJECT NO. 1841
 DRAWING NO. A-DA-19 A

01 SHADOW STUDY - 7:38AM SUNRISE
 1:200





REVISION			
No	DATE	DESCRIPTION	BY CHECK
A	15.10.21	DEVELOPMENT APPLICATION	mb mb

NOTE:

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NOTE:

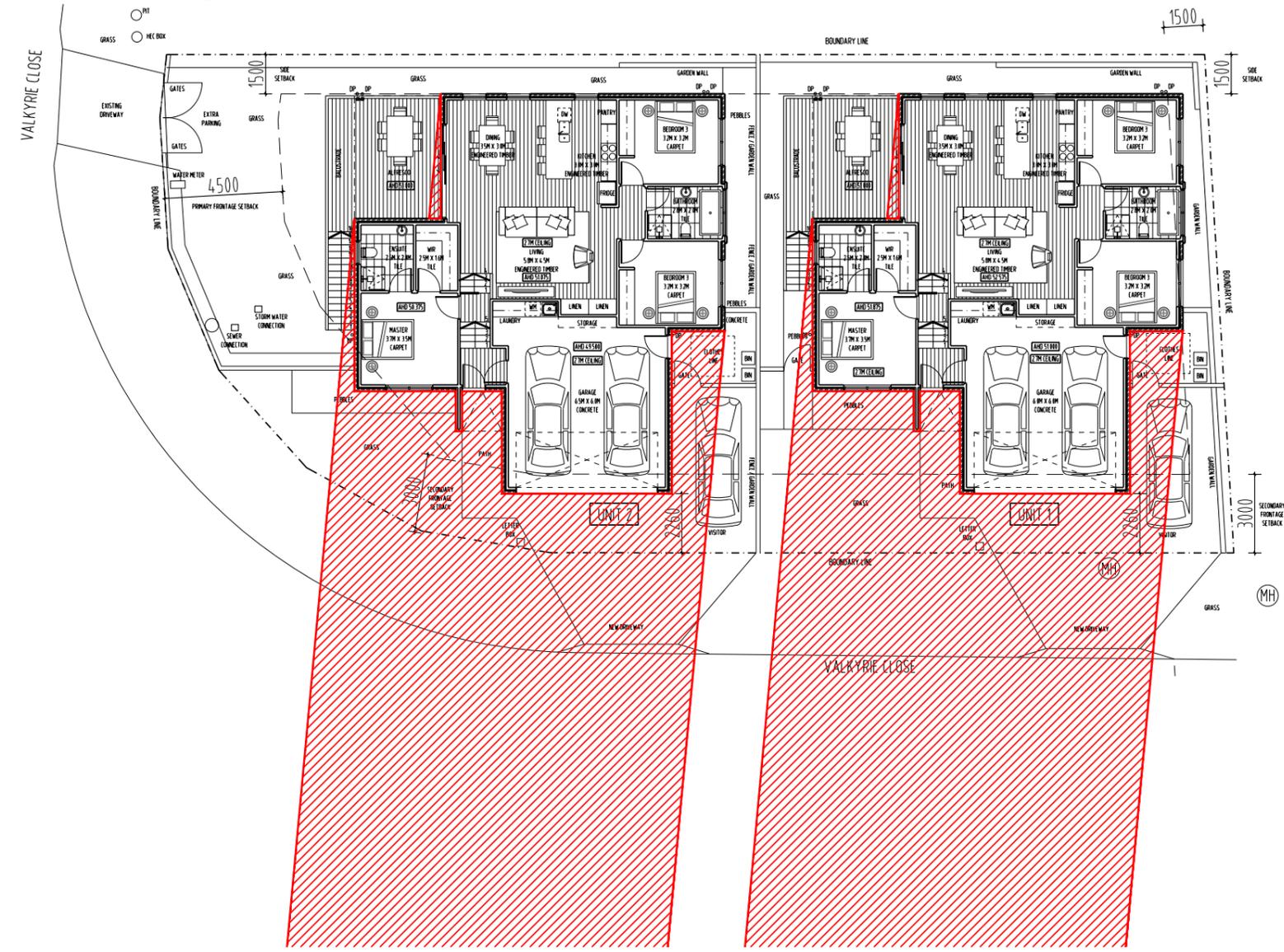
ALL ERRORS OR ANOMALIES ARE TO BE REPORTED TO HONED ARCHITECTURE + DESIGN

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01 SHADOW STUDY - 8:00AM
1:200



DEVELOPMENT APPLICATION



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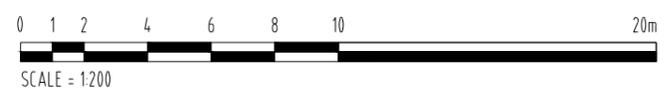
PROJECT NAME:
PRIVATE RESIDENCES
10 VALKYRIE CLOSE
DEVONPORT

DRAWING TITLE:
SHADOW STUDY
21ST JUNE
8AM

DRAWN: MB
CHECKED: MB

SCALE: 1:200@ A3
DATE: NOVEMBER_2020

PROJECT NO. 184.1
DRAWING NO. A-DA-20 A





REVISION

No	DATE	DESCRIPTION	BY	CHECK
A	15.10.21	DEVELOPMENT APPLICATION	mb	mb

NOTE:
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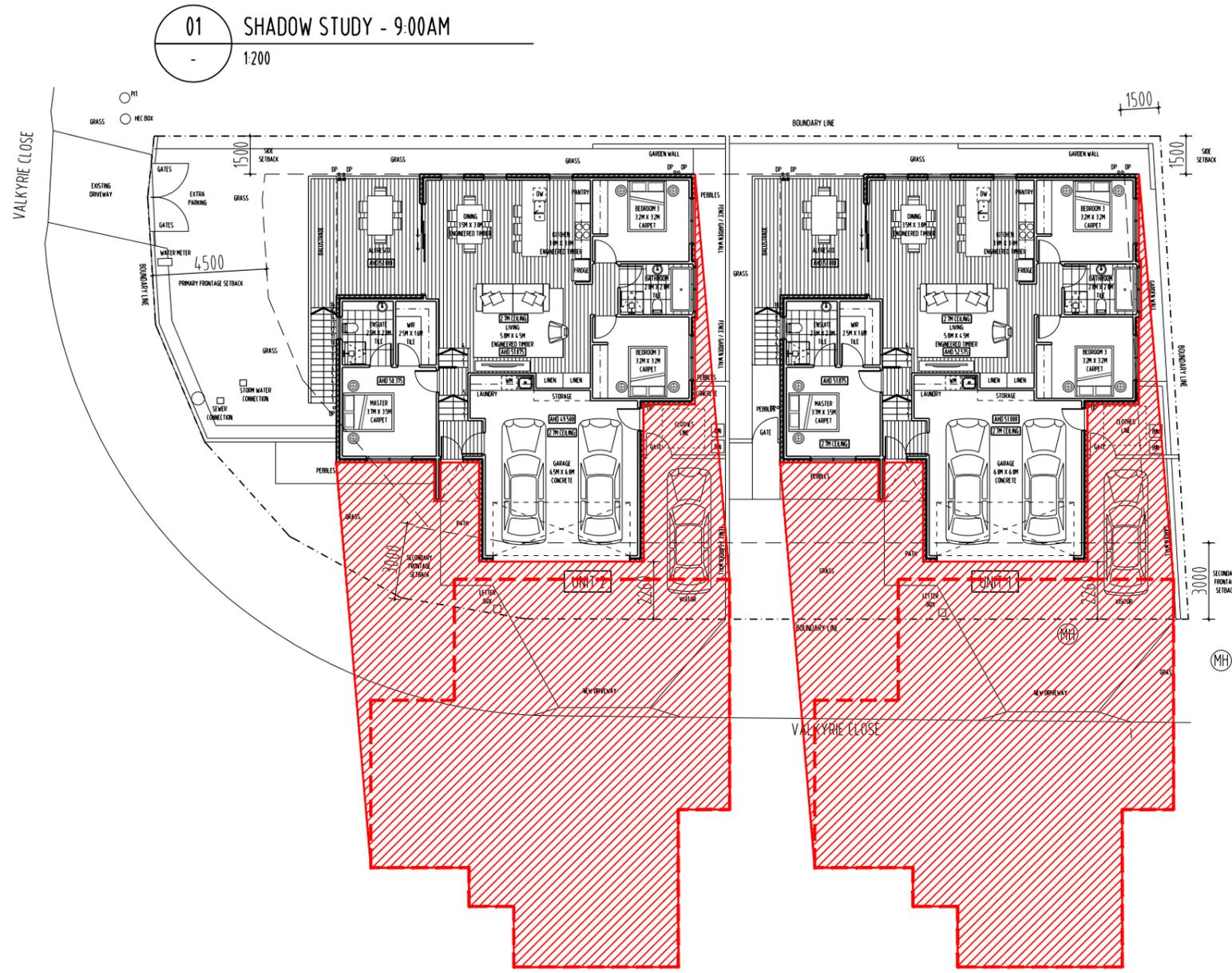
NOTE:

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DEVELOPMENT APPLICATION



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PROJECT NAME:

PRIVATE RESIDENCES
 10 VALKYRIE CLOSE
 DEVONPORT

DRAWING TITLE:

SHADOW STUDY
 21ST JUNE
 9AM

DRAWN:

MB

CHECKED:

MB

SCALE:

1:200@ A3

DATE:

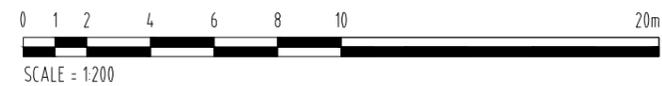
NOVEMBER_2020

PROJECT NO.:

1841

DRAWING NO.:

A-DA-21 A





REVISION

No	DATE	DESCRIPTION	BY	CHECK
A	15.10.21	DEVELOPMENT APPLICATION	mb	mb

NOTE:
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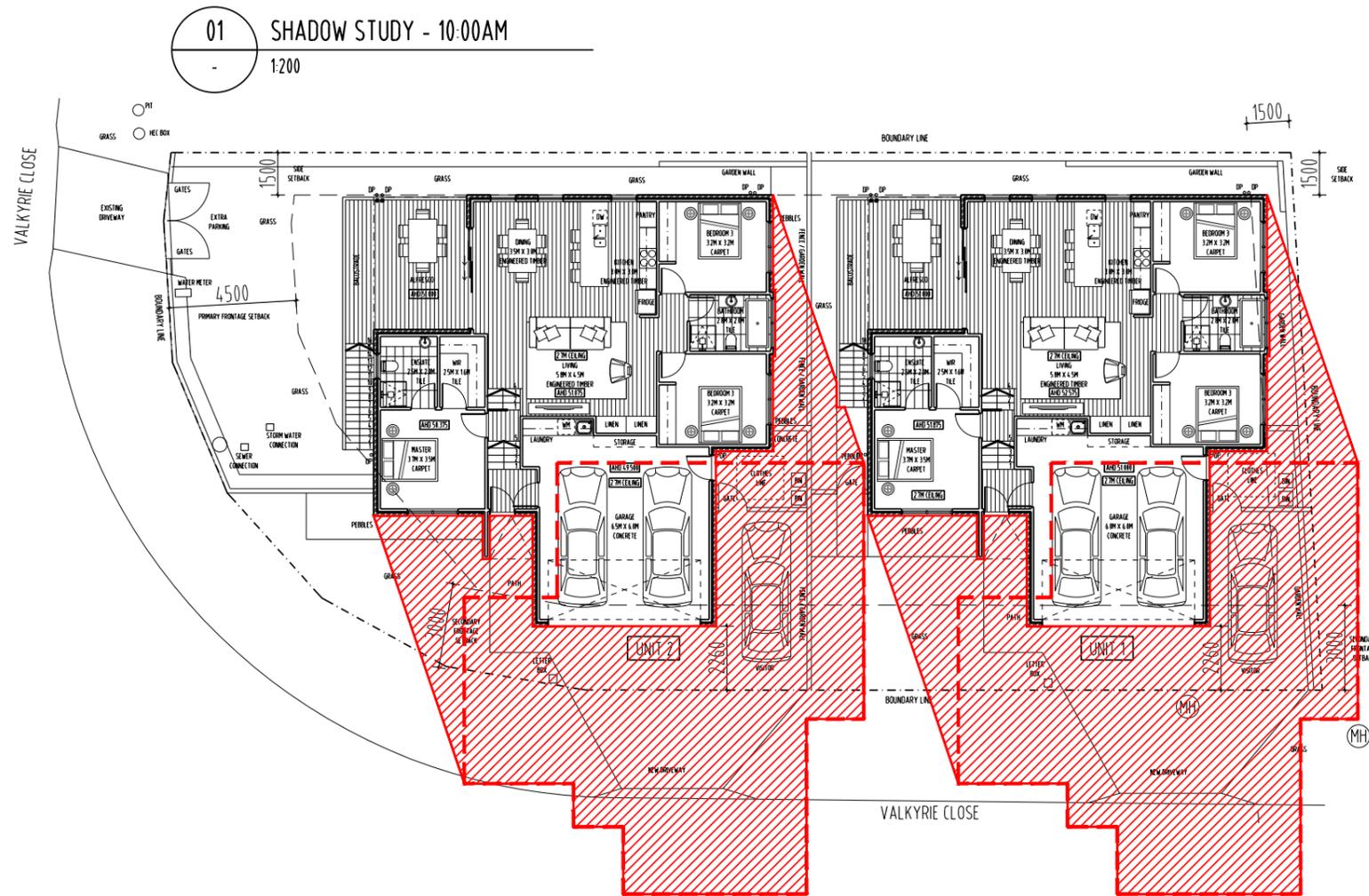
NOTE

ALL ERRORS OR ANOMALIES ARE TO BE REPORTED TO HONED ARCHITECTURE + DESIGN

DO NOT SCALE OFF DRAWINGS

CONFIRM ALL SIZES AND HEIGHTS ON SITE

ALL CONSTRUCTION IS TO COMPLY WITH BUILDING CODE OF AUSTRALIA AND AUSTRALIAN STANDARDS



DEVELOPMENT APPLICATION

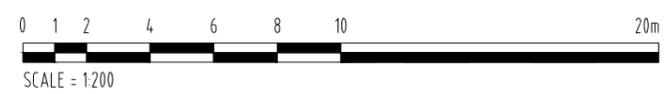


PO BOX 147, LAUNCESTON, TASMANIA 7250 Ph: 0417541646
 DIMENSIONS ARE SUBJECT TO SITE MEASUREMENT & VERIFICATION DO NOT SCALE OFF THIS DRAWING
 ALL DESIGNS ARE COPYRIGHT AND REMAIN PROPERTY OF HONED ARCHITECTURE + DESIGN.

PROJECT NAME:
 PRIVATE RESIDENCES
 10 VALKYRIE CLOSE
 DEVONPORT

DRAWING TITLE:
 SHADOW STUDY
 21ST JUNE
 10AM

DRAWN: MB
 CHECKED: MB
 SCALE: 1:200@ A3
 DATE: NOVEMBER_2020
 PROJECT NO. 1841
 DRAWING NO. A-DA-22 A





REVISION			
No	DATE	DESCRIPTION	BY CHECK
A	15.10.21	DEVELOPMENT APPLICATION	mb mb

NOTE:
 - ALL WINDOW DIMENSIONS TO ALUMINIUM TO BE CONFIRMED ON SITE
 - ALL GLAZING TO COMPLY WITH BCA 3.6 AND AS1288 & AS2047
 - ALL WET AREAS TO COMPLY WITH BCA 3.8.1 AND AS3740
 - ALL TIMBER FRAMING TO COMPLY WITH BCA 3.4.3 AND AS1684
 - ALL WINDOW LOCATION DIMENSIONS TAKEN FROM EXTERNAL STUD FRAME WORK

NOTE:
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DEVELOPMENT APPLICATION



PO BOX 147, LAUNCESTON, TASMANIA 7250 Ph: 0417541646
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PROJECT NAME:
 PRIVATE RESIDENCES
 10 VALKYRIE CLOSE
 DEVONPORT

DRAWING TITLE:
 SHADOW STUDY
 21ST JUNE
 11AM

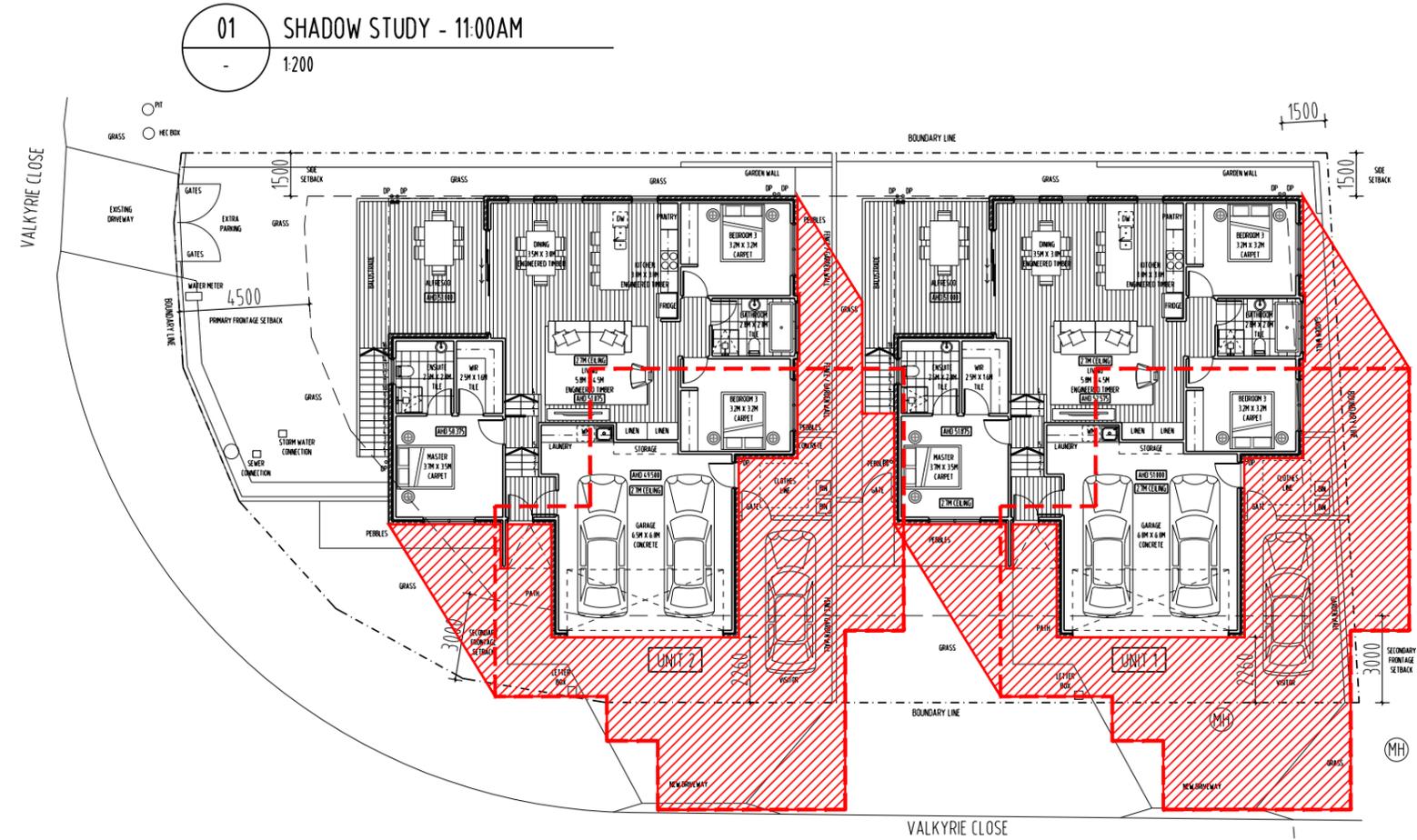
DRAWN: MB
 CHECKED: MB

SCALE: 1:200@ A3

DATE: NOVEMBER_2020

PROJECT NO. 184.1

DRAWING NO. A-DA-23 A



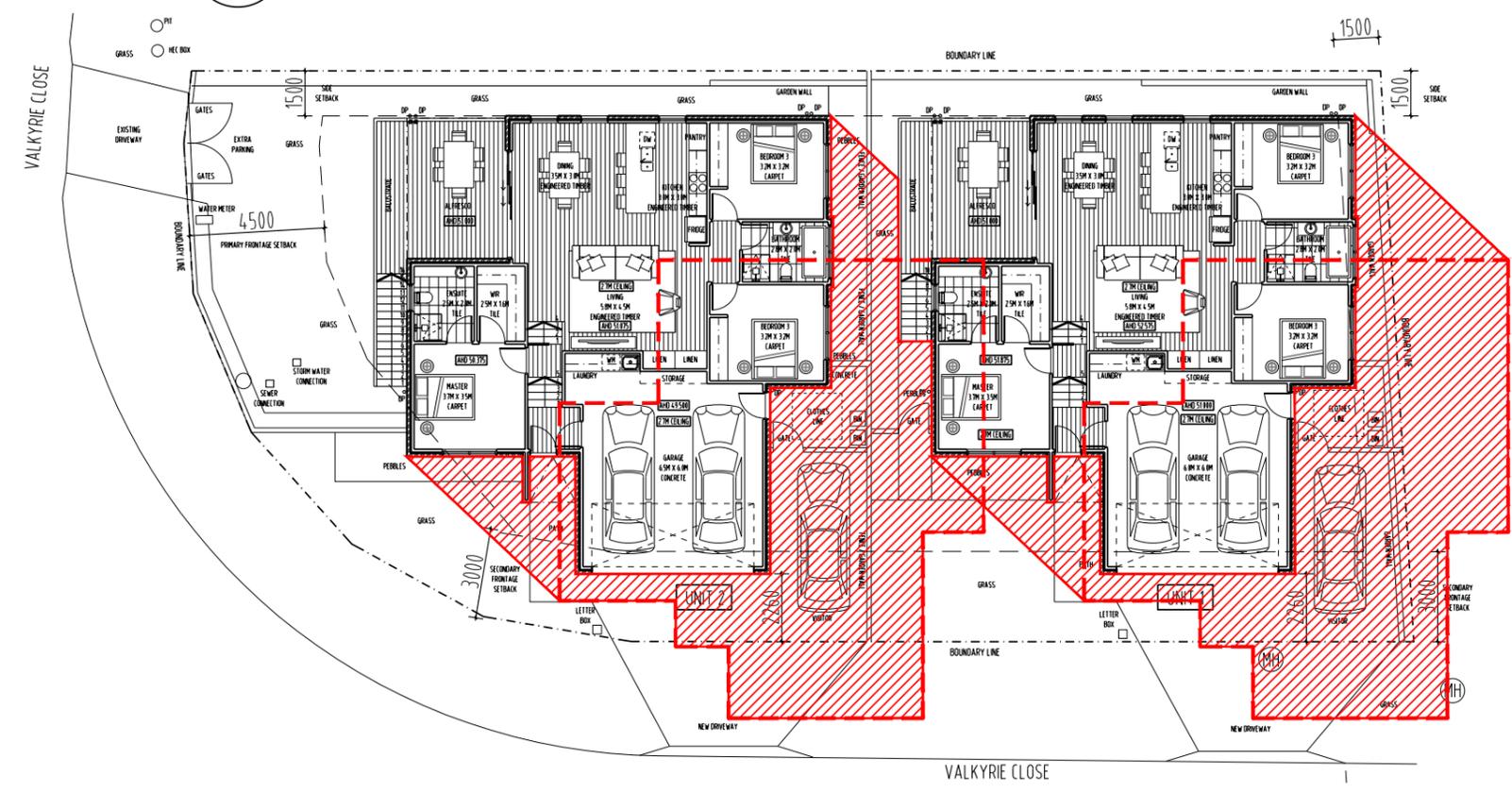


REVISION			
No	DATE	DESCRIPTION	BY CHECK
A	15.10.21	DEVELOPMENT APPLICATION	mb mb

NOTE:
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01 SHADOW STUDY - NOON
 1:200



DEVELOPMENT APPLICATION



PO BOX 147, LAUNCESTON, TASMANIA 7250 Ph: 0417541646
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PROJECT NAME:
 PRIVATE RESIDENCES
 10 VALKYRIE CLOSE
 DEVONPORT

DRAWING TITLE:
 SHADOW STUDY
 21ST JUNE
 12 NOON

DRAWN:	MB
CHECKED:	MB
SCALE:	1:200@ A3
DATE:	NOVEMBER_2020
PROJECT NO.:	1841
DRAWING NO.:	A-DA-24 A





REVISION			
No	DATE	DESCRIPTION	BY CHECK
A	15.10.21	DEVELOPMENT APPLICATION	mb mb

NOTE:

- ALL WINDOW DIMENSIONS TO ALUMINIUM TO BE CONFIRMED ON SITE
- ALL GLAZING TO COMPLY WITH BCA 3.6 AND AS1288 & AS2047
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- ALL TIMBER FRAMING TO COMPLY WITH BCA 3.4.3 AND AS1684
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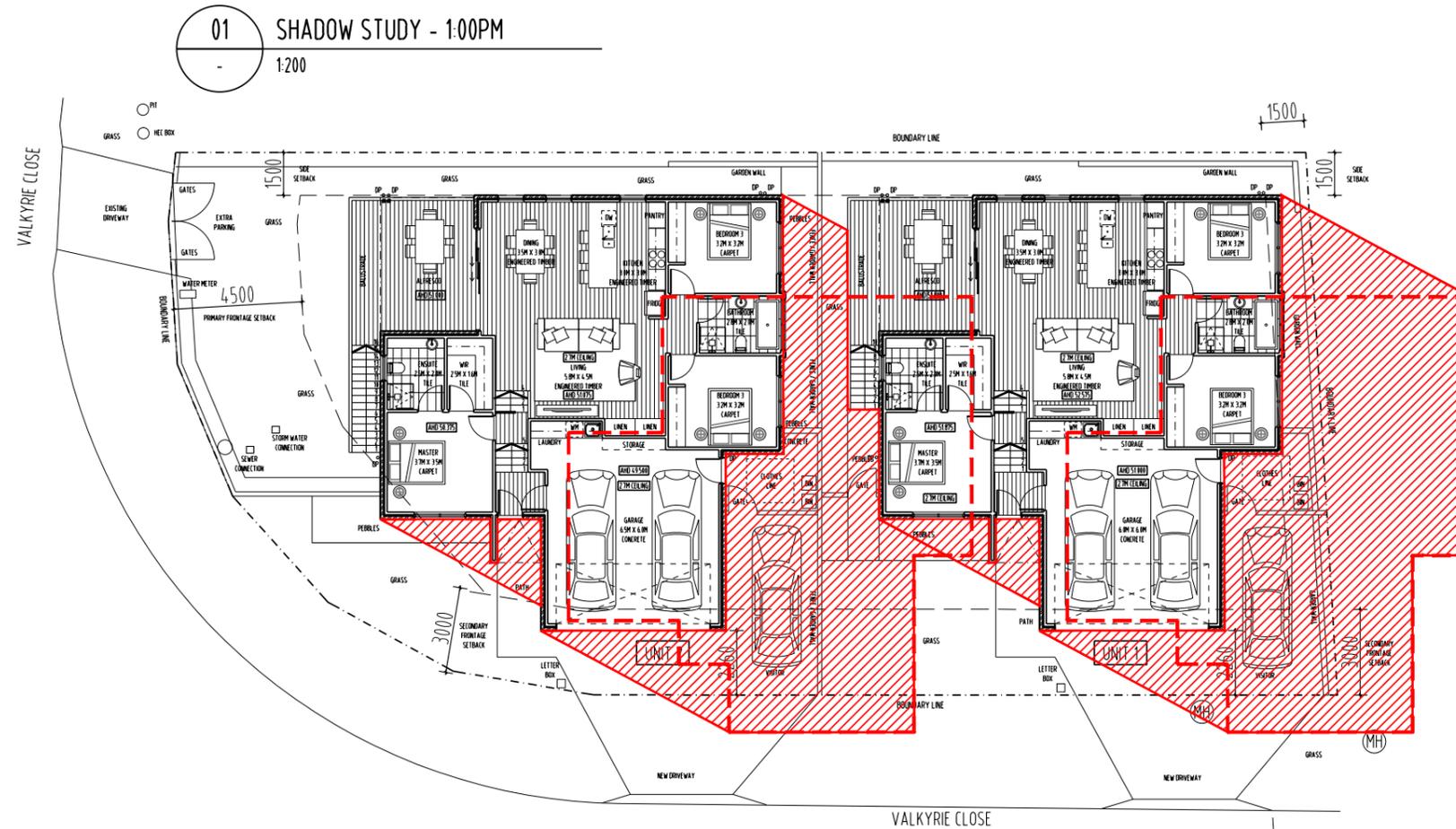
NOTE:

ALL ERRORS OR ANOMALIES ARE TO BE REPORTED TO HONED ARCHITECTURE + DESIGN.

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DEVELOPMENT APPLICATION

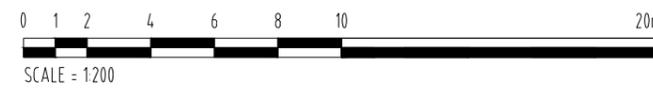


PO BOX 147, LAUNCESTON, TASMANIA 7250 Ph: 0417541646
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PROJECT NAME:
 PRIVATE RESIDENCES
 10 VALKYRIE CLOSE
 DEVONPORT

DRAWING TITLE:
 SHADOW STUDY
 21ST JUNE
 1PM

DRAWN: MB
 CHECKED: MB
 SCALE: 1200@A3
 DATE: NOVEMBER_2020
 PROJECT NO. 1841
 DRAWING NO. A-DA-25 A





REVISION

No	DATE	DESCRIPTION	BY	CHECK
A	15/10/21	DEVELOPMENT APPLICATION	mb	mb

NOTE:
 - ALL WINDOW DIMENSIONS TO ALUMINIUM TO BE CONFIRMED ON SITE
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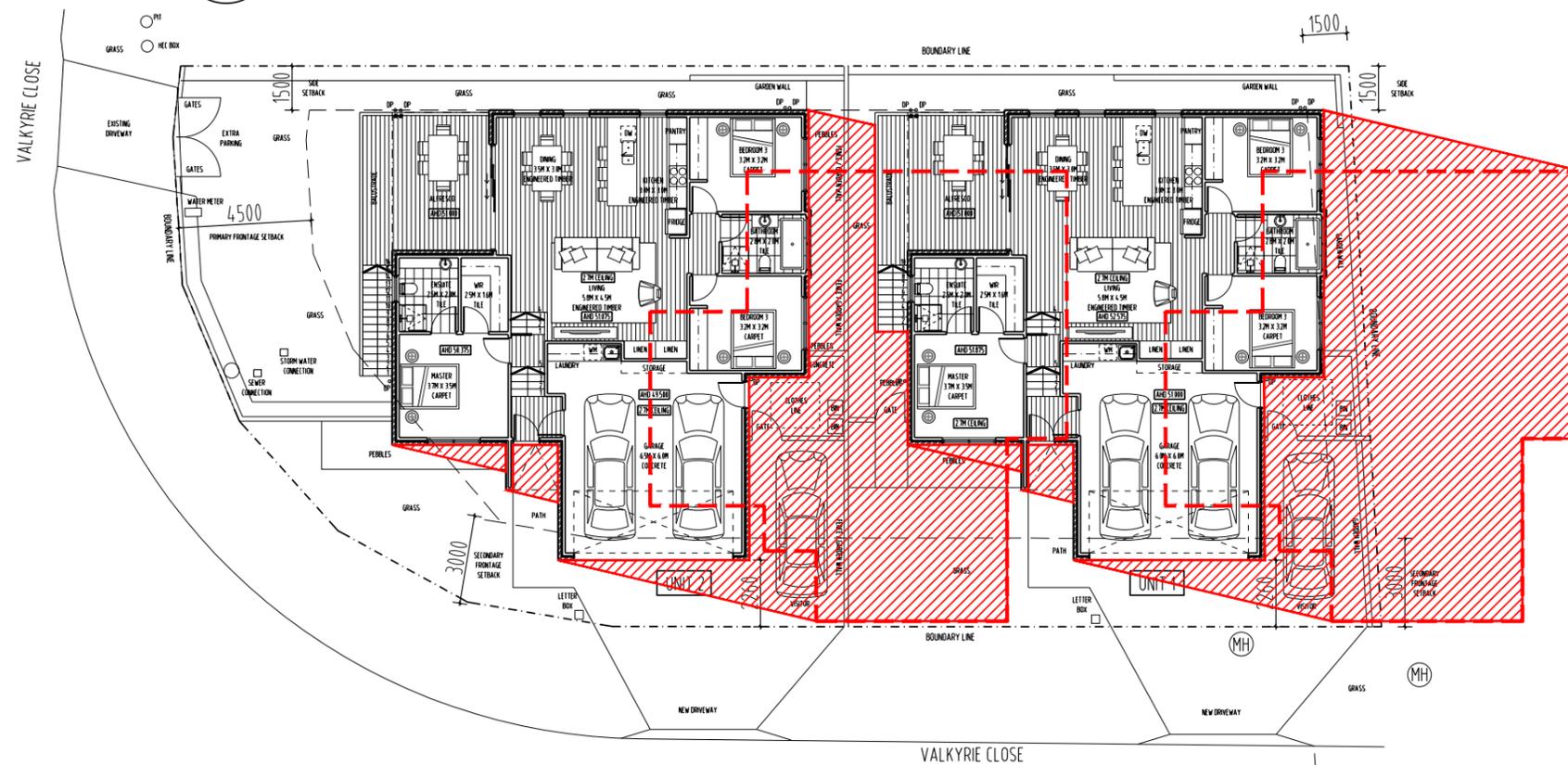
NOTE:
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DO NOT SCALE OFF DRAWINGS.

CONFIRM ALL SIZES AND HEIGHTS ON SITE.

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01 SHADOW STUDY - 2PM
 1:200



DEVELOPMENT APPLICATION



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 TASMANIA 7250 Ph: 0417541646
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PROJECT NAME:
 PRIVATE RESIDENCES
 10 VALKYRIE CLOSE
 DEVONPORT

DRAWING TITLE:
 SHADOW STUDY
 21ST JUNE
 2PM

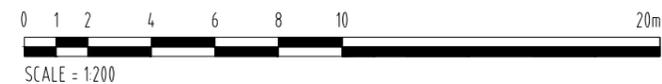
DRAWN: MB
 CHECKED: MB

SCALE:

DATE: NOVEMBER 2020

PROJECT NO. 7801

DRAWING NO. A-DA-26 A

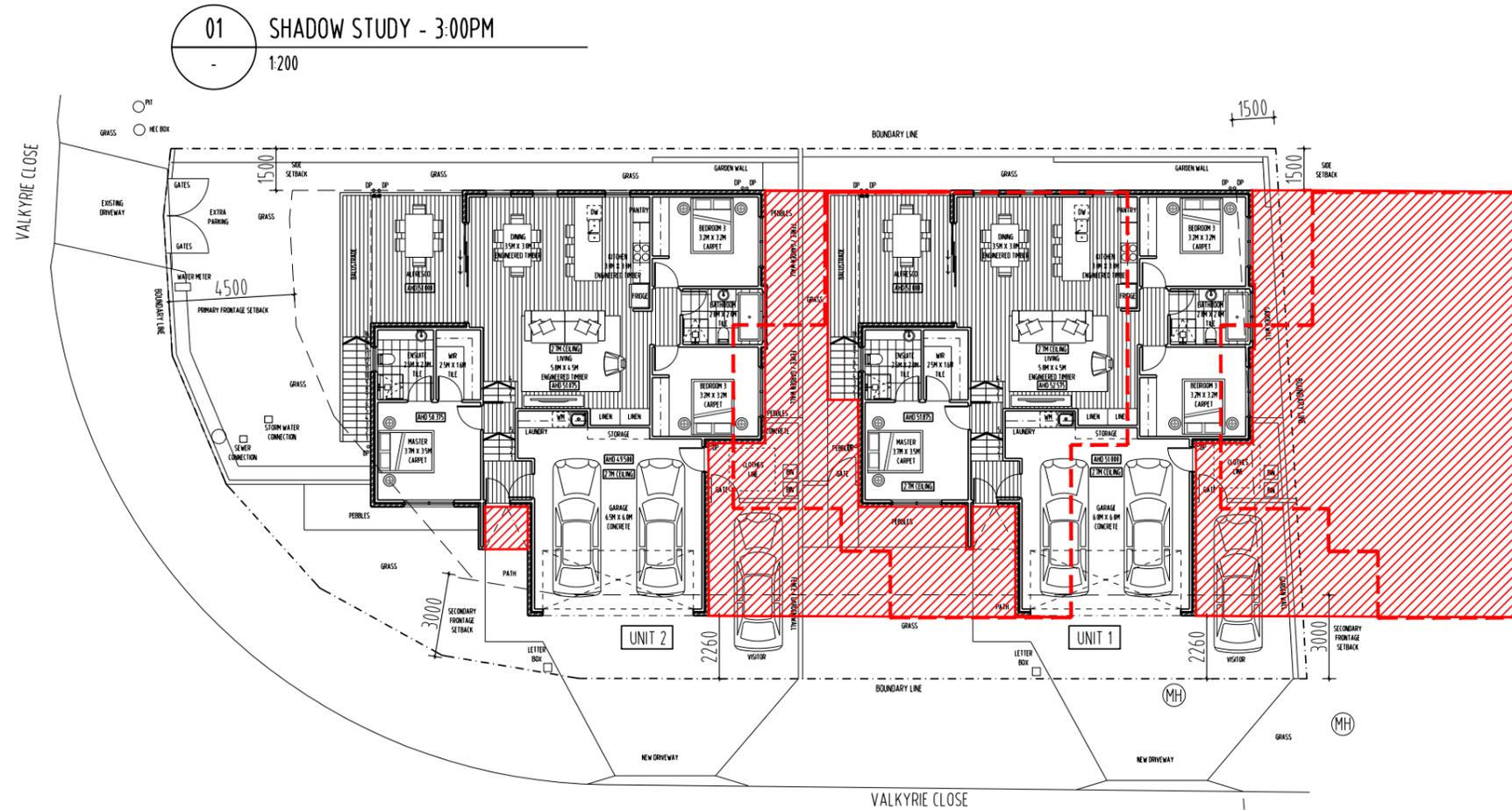




REVISION			
No	DATE	DESCRIPTION	BY CHECK
A	15.10.21	DEVELOPMENT APPLICATION	mb mb

NOTE:
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DEVELOPMENT APPLICATION



P.O. BOX 147, LAUNCESTON, TASMANIA 7250 Ph: 0417541646
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PROJECT NAME:
 PRIVATE RESIDENCES
 10 VALKYRIE CLOSE
 DEVONPORT

DRAWING TITLE:
 SHADOW STUDY
 21ST JUNE
 3PM

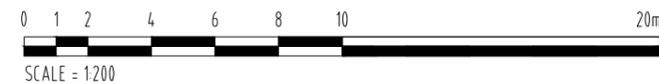
DRAWN: MB
 CHECKED: MB

SCALE: 1:200@ A3

DATE: NOVEMBER_2020

PROJECT NO. 184.1

DRAWING NO. A-DA-27 A





REVISION

No	DATE	DESCRIPTION	BY	CHECK
A	15/10/21	DEVELOPMENT APPLICATION	mb	mb

NOTE:
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DEVELOPMENT APPLICATION

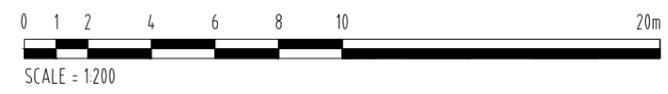
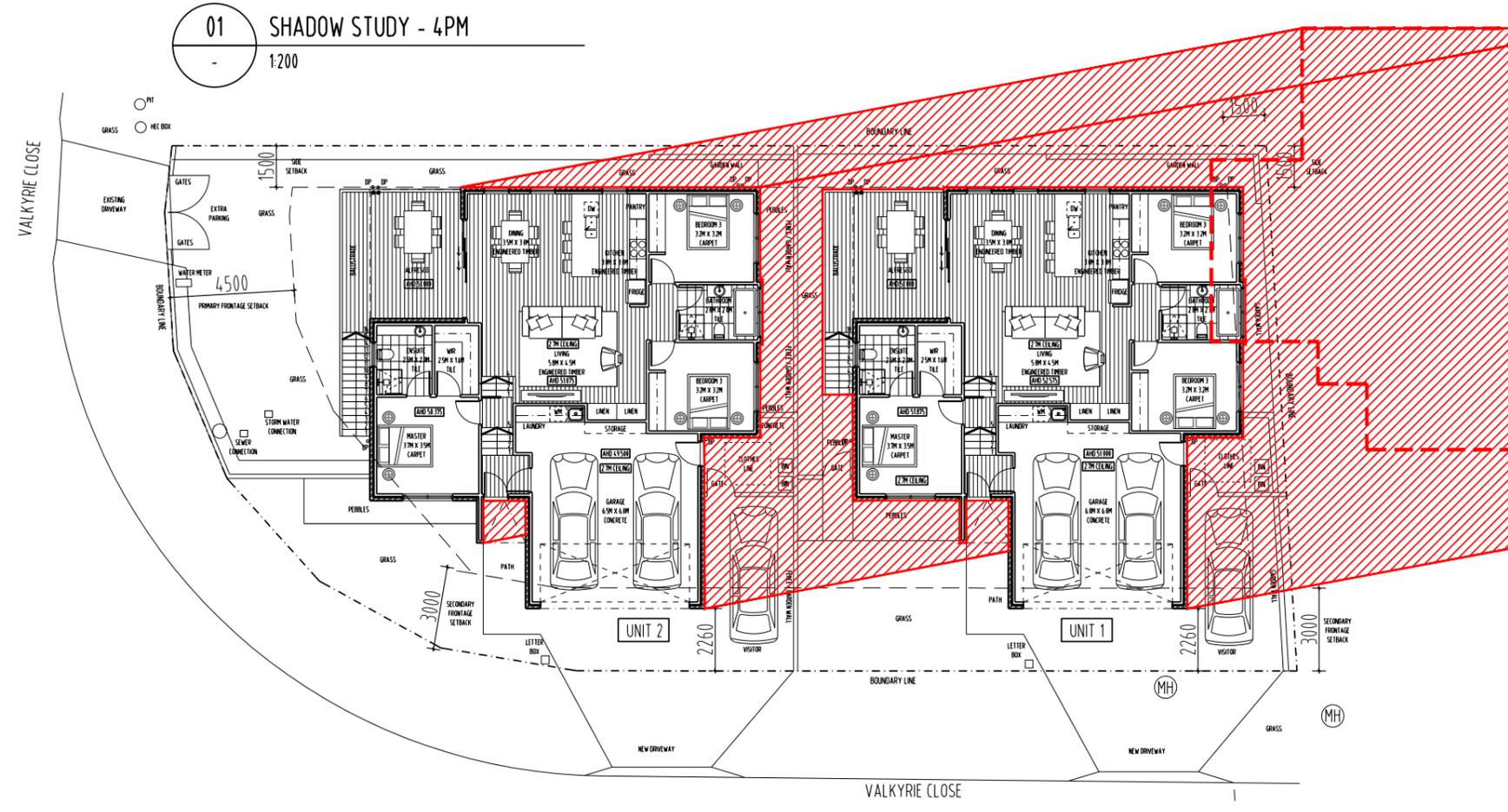


PO BOX 147, LAUNCESTON,
 TASMANIA 7250 Ph: 0417541646
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PROJECT NAME:
 PRIVATE RESIDENCES
 10 VALKYRIE CLOSE
 DEVONPORT

DRAWING TITLE:
 SHADOW STUDY
 21ST JUNE
 4PM

DRAWN: MB
 CHECKED: MB
 SCALE: 1:200@ A3
 DATE: NOVEMBER_2020
 PROJECT NO. 1841
 DRAWING NO. A-DA-28 A





REVISION			
No	DATE	DESCRIPTION	BY CHECK
A	15.10.21	DEVELOPMENT APPLICATION	mb mb

NOTE:
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DEVELOPMENT APPLICATION



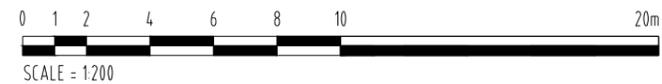
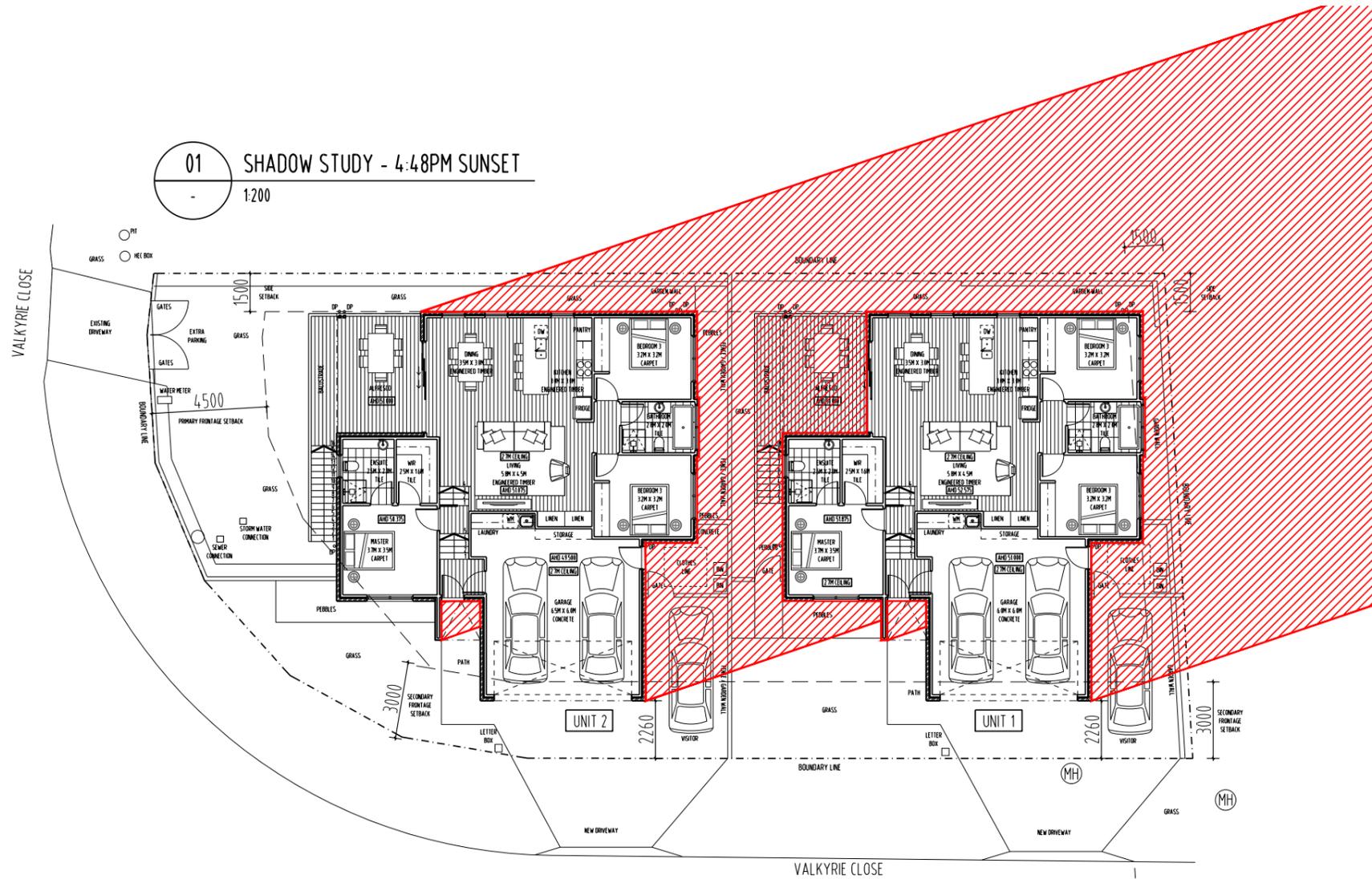
PO BOX 147, LAUNCESTON, TASMANIA 7250 Ph: 0417541646
 DIMENSIONS ARE SUBJECT TO SITE MEASUREMENT & VERIFICATION DO NOT SCALE OFF THIS DRAWING
 ALL DESIGNS ARE COPYRIGHT AND REMAIN PROPERTY OF HONED ARCHITECTURE + DESIGN.

PROJECT NAME:
 PRIVATE RESIDENCES
 10 VALKYRIE CLOSE
 DEVONPORT

DRAWING TITLE:
 SHADOW STUDY
 21ST JUNE
 4:48PM - SUNSET

DRAWN: MB
 CHECKED: MB

SCALE: 1:200@ A3
 DATE: NOVEMBER_2020
 PROJECT NO: 1841
 DRAWING NO: A-DA-29 A



Neighbouring Aerial Photo Analysis

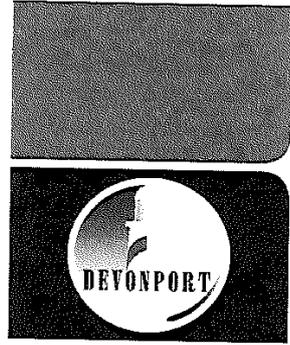








Office use
Application no. _____
Date received: _____
Fee: _____
Permitted/Discretionary



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: 62 - 64 North Fenton st, devonport 7310

Certificate of Title Reference No.: _____

Applicant's Details

Full Name/Company Name: Portside Barbell

Postal Address: 62 - 64 North Fenton st, Devonport 7310

Telephone: 0429 324 649

Email: nick@portsidebarbell.com.au , beau@portsidebarbell.com.au

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

Full Name/Company Name: B&C Property TAS Pty Ltd.

Postal Address: PO Box 1881 Launceston TAS

Telephone: 0408971976

Email: m.gladman@buckhymotors.com.au

ABN: 47 811 446 016
 PO Box 604
 137 Rooke Street
 Devonport TAS 7310
 Telephone 03 6424 0511
 www.devonport.tas.gov.au
 council@devonport.tas.gov.au

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

Please provide one copy of all plans with your application.

Assessment of an application for a Use or Development

What is proposed?:

Fit out 1000sqm of space for fitness facility, sublease 980sqm as storage space.

Fit new signs to premises.

Description of how the use will operate:

Crossfit classes and general entry to gym areas.
Selected times fore classes and access with a key fob
~~during none-staffed times.~~

The sublease storage area will be storage only.

Use Class (Office use only):

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

Application fee	
Completed Council application form	
Copy of the current certificate of title, including title plan and schedule of easements	
Any written permission and declaration of notification required under s.52 of LUPAA	
A site analysis and site plan at an acceptable scale on A3 or A4 paper (1 copy) showing:	
<ul style="list-style-type: none"> • The existing and proposed use(s) on the site 	
<ul style="list-style-type: none"> • The boundaries and dimensions of the site 	
<ul style="list-style-type: none"> • Topography including contours showing AHD levels and major site features 	
<ul style="list-style-type: none"> • Natural drainage lines, watercourses and wetlands on or adjacent to the site 	
<ul style="list-style-type: none"> • Soil type 	
<ul style="list-style-type: none"> • Vegetation types and distribution including any known threatened species, and trees and vegetation to be removed 	
<ul style="list-style-type: none"> • The location, capacity and connection point of any existing services and proposed services 	
<ul style="list-style-type: none"> • The location of easements on the site or connected to the site 	
<ul style="list-style-type: none"> • Existing pedestrian and vehicle access to the site 	
<ul style="list-style-type: none"> • The location of existing and proposed buildings on the site 	
<ul style="list-style-type: none"> • The location of existing adjoining properties, adjacent buildings and their uses 	
<ul style="list-style-type: none"> • Any natural hazards that may affect use or development on the site 	
<ul style="list-style-type: none"> • Proposed roads, driveways, parking areas and footpaths within the site 	
<ul style="list-style-type: none"> • Any proposed open space, common space, or facilities on the site 	
<ul style="list-style-type: none"> • Proposed subdivision lot boundaries (where applicable) 	
<ul style="list-style-type: none"> • Details of any proposed fencing 	
Where it is proposed to erect buildings, a detailed layout plan of the proposed buildings with dimensions at a scale of 1:100 or 1:200 on A3 or A4 paper (1 copy) showing:	
<ul style="list-style-type: none"> • Setbacks of buildings to property (title) boundaries 	
<ul style="list-style-type: none"> • The internal layout of each building on the site 	
<ul style="list-style-type: none"> • The private open space for each dwelling 	
<ul style="list-style-type: none"> • External storage spaces 	
<ul style="list-style-type: none"> • Parking space location and layout 	
<ul style="list-style-type: none"> • Major elevations of every building to be erected 	
<ul style="list-style-type: none"> • The relationship of the elevations to existing ground level, showing any proposed cut or fill 	
<ul style="list-style-type: none"> • 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 	
<ul style="list-style-type: none"> • Materials and colours to be used on roofs and external walls 	
Details of any signage proposed	

Value of use and/or development

\$ _____

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

If land is not in applicant's ownership

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

Applicant's signature:  Date: 9.12.21

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

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

General Manager's signature: _____ Date: _____

If the application involves land owned or administered by the Crown

Crown consent must be included with the application.

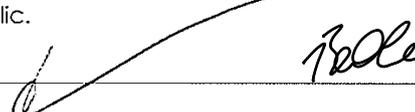
Signature

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

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

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

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

Applicant's signature:  Date: 9.12.21

PRIVACY ACT

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

Fee & payment options

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



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



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



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



FOLIO PLAN
RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



EARLY 1600s

<p>OWNER TASJO PTY. LTD.</p> <p>FOLIO REFERENCE C.T. 238206-1 C.T. 210474-1 C.T. 235803-1 C.T. 117152-1 C.T. 210730-6 C.T. 234633-1</p> <p>GRANTEE WHOLE OF LOT 35990 GTD. TO MOTORS PTY. LTD. LOT 6 (SEC. A) GTD. TO ANN LUCK. LOT 6A (SEC. A) GTD. TO AMELIA MAUD BAULCH. PART OF 2 ACRES GTD. TO JOHN JOSEPH MOORE. WHOLE OF LOT 36175 GTD. TO THE TRANSPORT COMMISSION. PART OF LOT 2 (SEC. A) GTD. TO JOHN JOSEPH MOORE.</p>	<p>PLAN OF SURVEY</p> <p>BY SURVEYOR R.M. PECK OF G.J. WALKEM & CO.</p> <p>LOCATION</p> <p>CITY OF DEVONPORT (SEC. A)</p> <p>SCALE 1:750 LENGTHS IN METRES</p>	<p>REGISTERED NUMBER SP156384</p> <p>APPROVED 20 JAN 2009 EFFECTIVE FROM</p> <p><i>Alice Kawa</i> Recorder of Titles</p>	
<p>MAPSHEET MUNICIPAL CODE No 108 (4444-52)</p>	<p>LAST UPI No 4611252 4611250 4611251 4603698 4611251 4603695</p>	<p>LAST PLAN No P.238206, P.210474 P.235803, P.117152 P.210730, P.234633</p>	<p>ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN</p>

LOT 2 IS COMPILED FROM C.T.117152-1, C.T.235803-1, C.T.238206-1 AND THIS SURVEY

Alice Kawa 9/1/09
 COUNCIL DELEGATE DATE



RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME 156384	FOLIO 2
EDITION 3	DATE OF ISSUE 13-Jul-2021

SEARCH DATE : 14-Dec-2021

SEARCH TIME : 10.33 AM

DESCRIPTION OF LAND

City of DEVONPORT

Lot 2 on Sealed Plan 156384

Derivation : Part of Lot 6 (0A-1R-27.1/2P) Gtd. to Ann Luck,
Part of Lot 6A (0R-1R-28P) Gtd. to Amelia Maud Baulch, Part of
Lot 2 (2A-0R-0P) Gtd. to John Joseph Moore and Whole of Lot
36175 (619m2) Gtd. to the Transport Commission

Prior CTs 238206/1, 235803/1, 117152/1, 210730/6 and 210474/1

SCHEDULE 1

M889582 TRANSFER to B & C PROPERTY TAS PTY LTD Registered
13-Jul-2021 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP156384 EASEMENTS in Schedule of Easements

E269127 MORTGAGE to Mercedes-Benz Financial Services
Australia Pty Ltd Registered 13-Jul-2021 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



PORTSIDE BARBELL

12 Oldaker st, Devonport 7310
info@portsidebarbell.com.au



Dear, Emma

To follow on from our discussion on Thursday the 2.12.21 I am writing to address the solutions to support the areas of concern with our application for purpose of use at 62 – 64 North Fenton st, Devonport.

Parking – we currently have 51 spots on site for us to use as per site plan.

Area of use – we have allocated 1005m2 for gym use including toilets. The Classes area in gym also has restricted use and is not used 24.7. The machine area on site drawing is 24.7 but we have no member visits between 0000hrs to 0400hrs daily as per visitor log attached and there is no entry from the 7 parker st side at all by members. We have also subleased 980m2 to storage. I have attached a picture to outline the areas.

Sound impact – we have trialled lowering the dbs after 8pm at 12 Oldaker st and this has worked well will no complaints since doing so from the residential areas. We will continue this but also will be adding new angled speakers as recommended by sound technician to deflect the noise into the gym and away from the walls. The storage areas also act as a sound barrier.

Signage – we will only have signage in the 62 – 64 Nth Fenton st side of building the same size as 12 Oldaker st sign as we have just used the same sign. There is a signage board in the parking area in same address that we will put up a 1200x1200 sign. This is on our lease and was fitted prior to use taking up the lease.

Kind regards

Nick Baldock

E:nick@portsidebarbell.com.au

P:0429324649



The Strength Den - 117 Wilson Street Burnie – www.thestrengthden.com.au

ABN – 45619261184 - 0447 073 873 - info@thestrengthden.com.au

DATES BETWEEN : NOV 1ST - DEC 1ST		
AVERAGE ATTENDANCE MONTHLY		
INTERNAL DOOR	mtly	
06:00 - 21:00	1240	
21:00 - 06:00	219	
AFTER HOURS / INTERVALS	mtly	daily average
20:00 - 22:00	48	1.6
22:00 - 00:00	7	0.23
00:00 - 02:00	0	0
02:00 - 04:00	0	0
04:00 - 06:00	202	6.7
06:00 - 08:00	112	3.7



GOLD MEMBER ENTRY - FROM HALF HOUR PRIOR TO CLASS	
Aproxoimate Class attendances per session are between 1 - 18.	
	mtly
5AM CLASS	26
6AM CLASS	45
9.30AM CLASS	29
4:30PM CLASS	76
5:30PM CLASSES	116

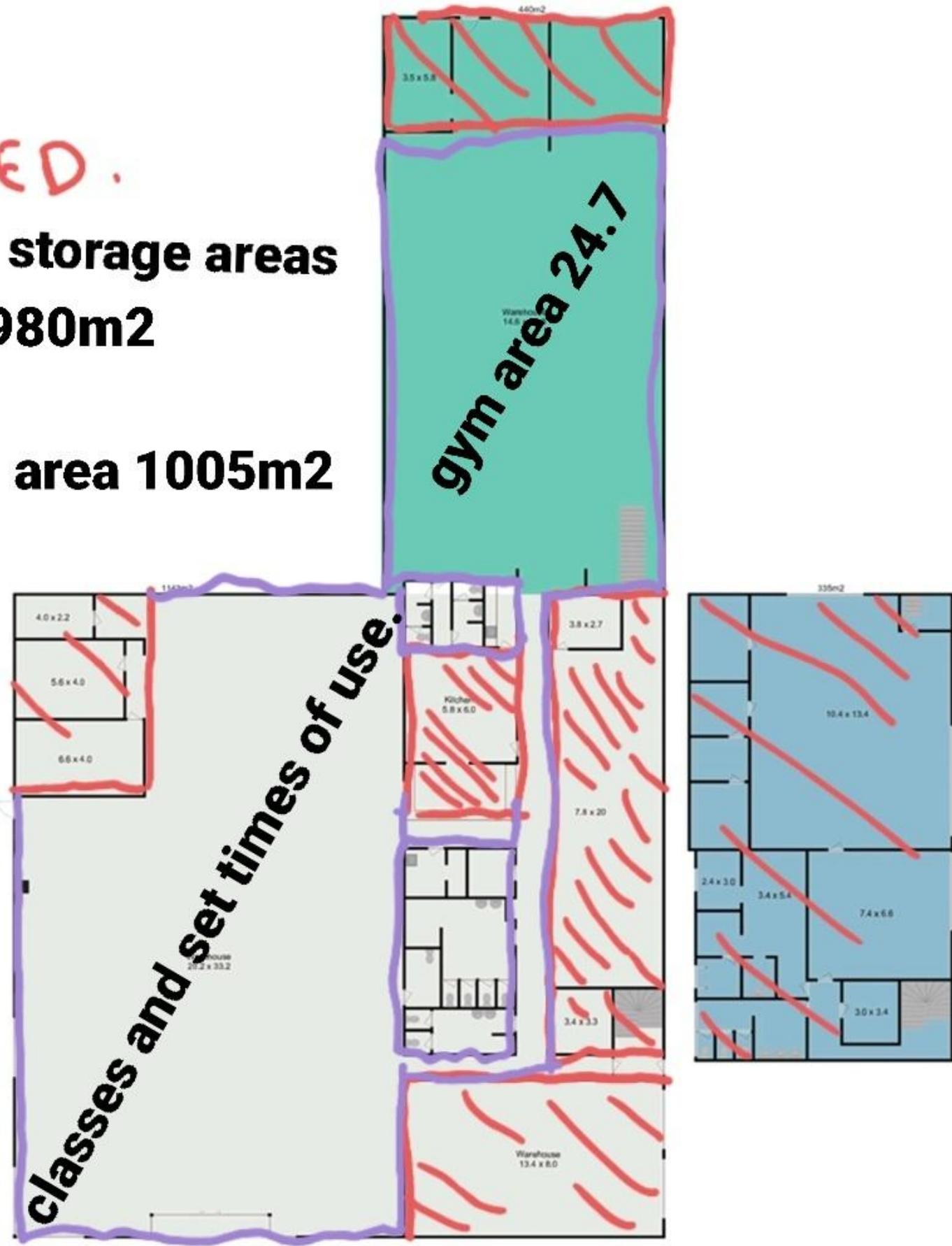
Part 7 Parker Street, Devonport PID 2929390

Leased Area Plan- Part Building – Approx. 1,985 sqm

 = RED.

**leased storage areas
980m²**

 = Gym area 1005m²

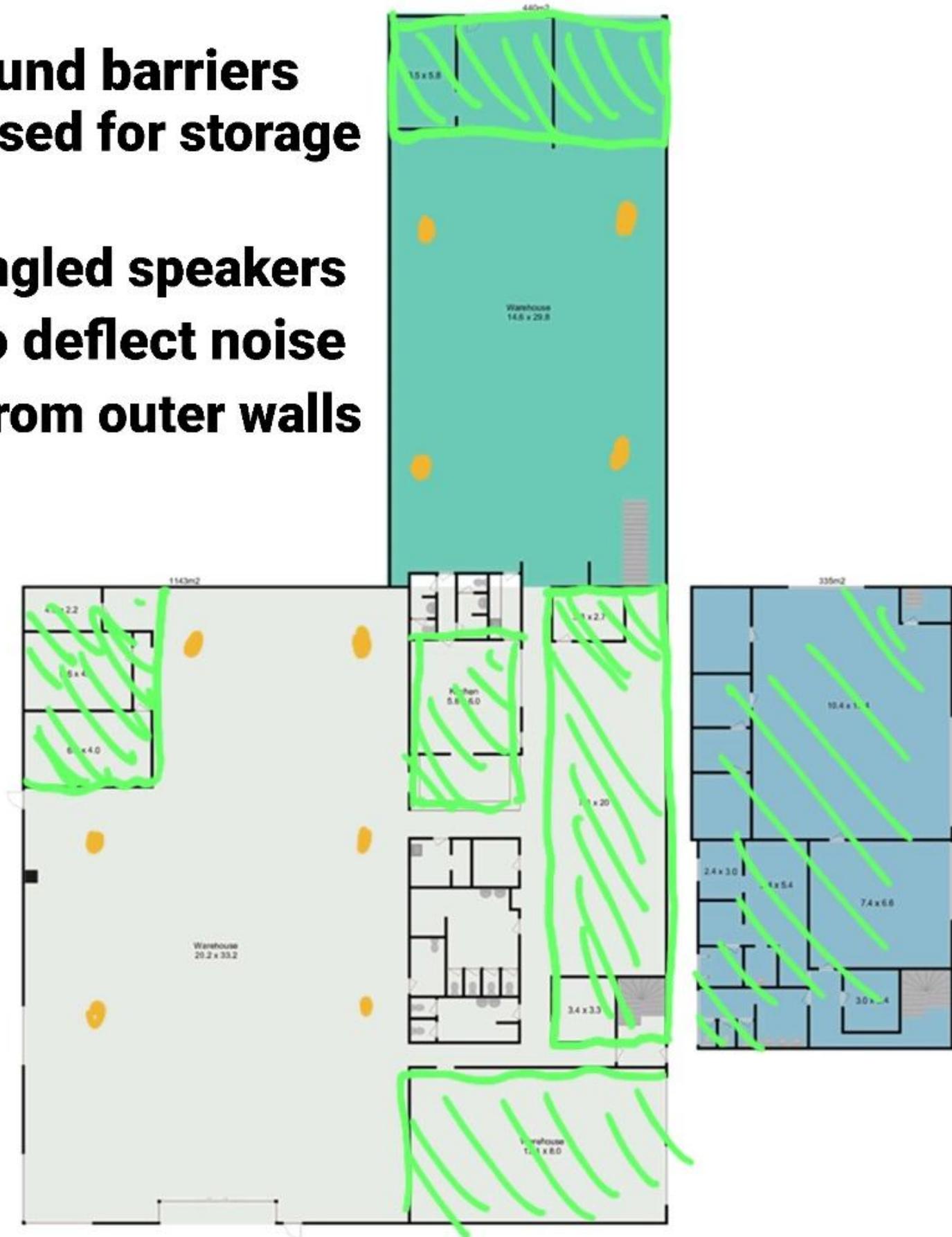


Part 7 Parker Street, Devonport PID 2929390

Leased Area Plan– Part Building – Approx. 1,985 sqm

 **sound barriers
as used for storage**

 **Angled speakers
to deflect noise
from outer walls**



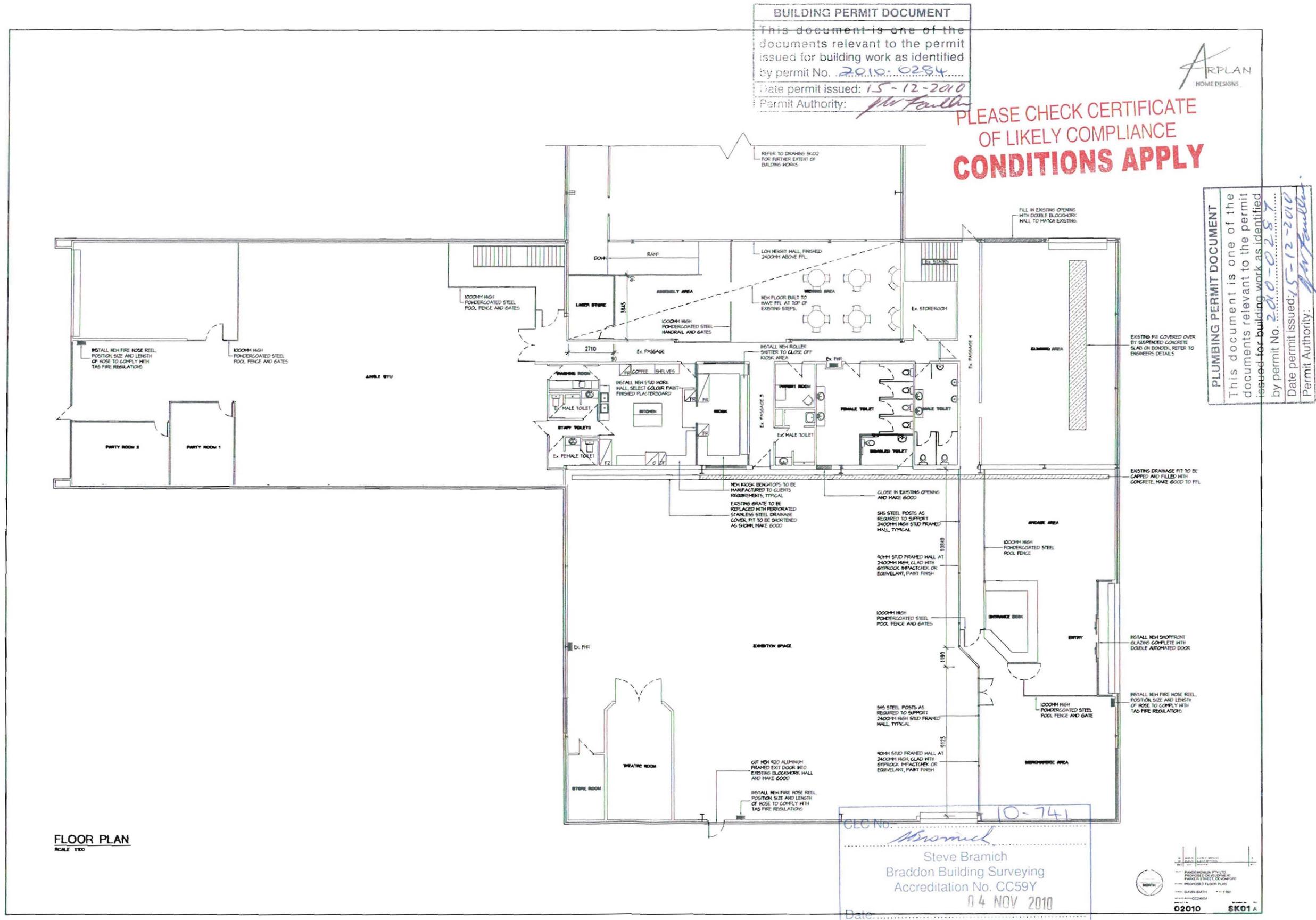
**BP2010.0284
2010
ALTERATIONS - INTERNAL FITOUT
(ENTERTAINMENT CENTRE)**

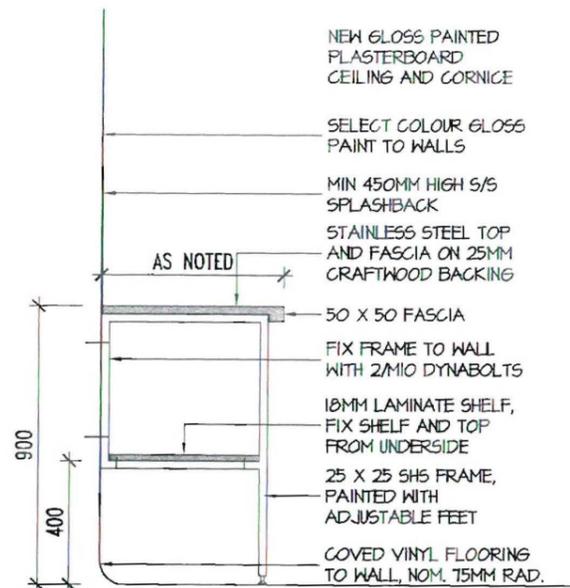


PLEASE CHECK CERTIFICATE
OF LIKELY COMPLIANCE
CONDITIONS APPLY

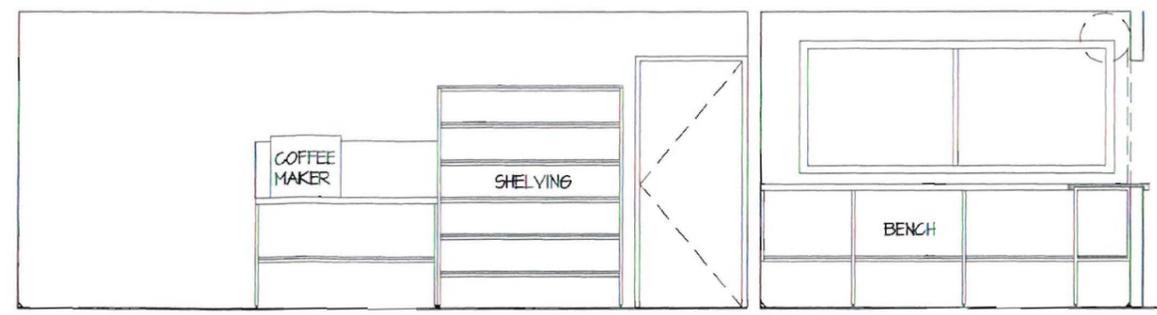
BUILDING PERMIT DOCUMENT
This document is one of the documents relevant to the permit issued for building work as identified by permit No. 2010-0284
Date permit issued:
Permit Authority:

CLC No. 10-741
Steve Bramich
Braddon Building Surveying
Accreditation No. CC59Y
Date 04 NOV 2010

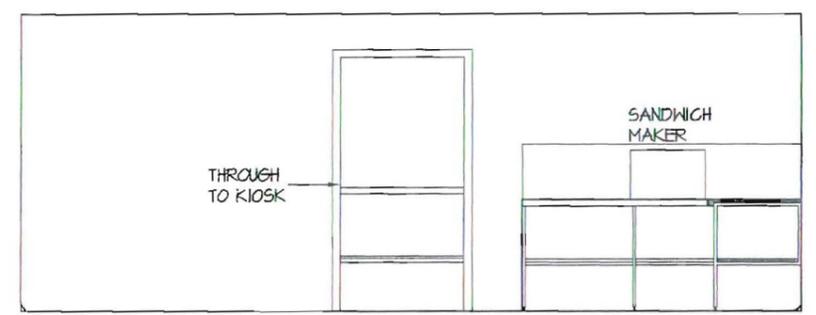




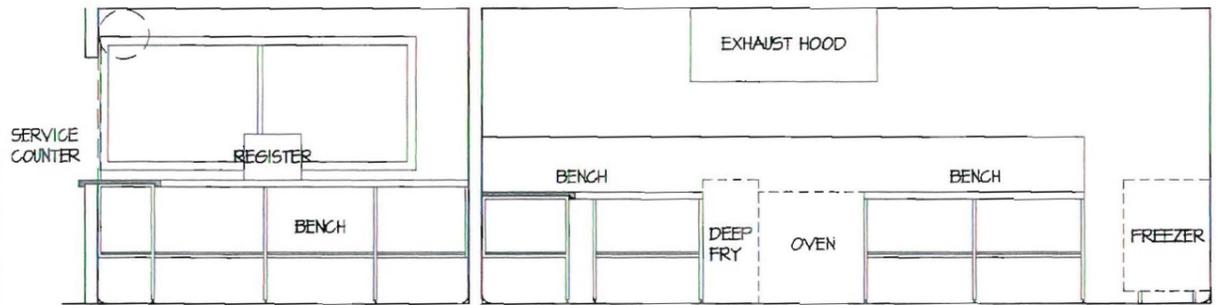
TYPICAL BENCH DETAIL
SCALE 1:20



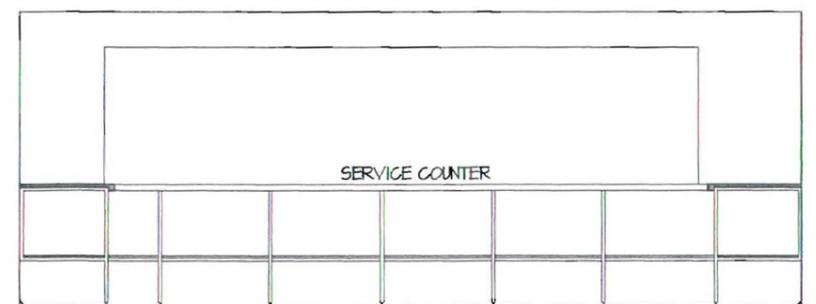
ELEVATION 1
SCALE 1:50



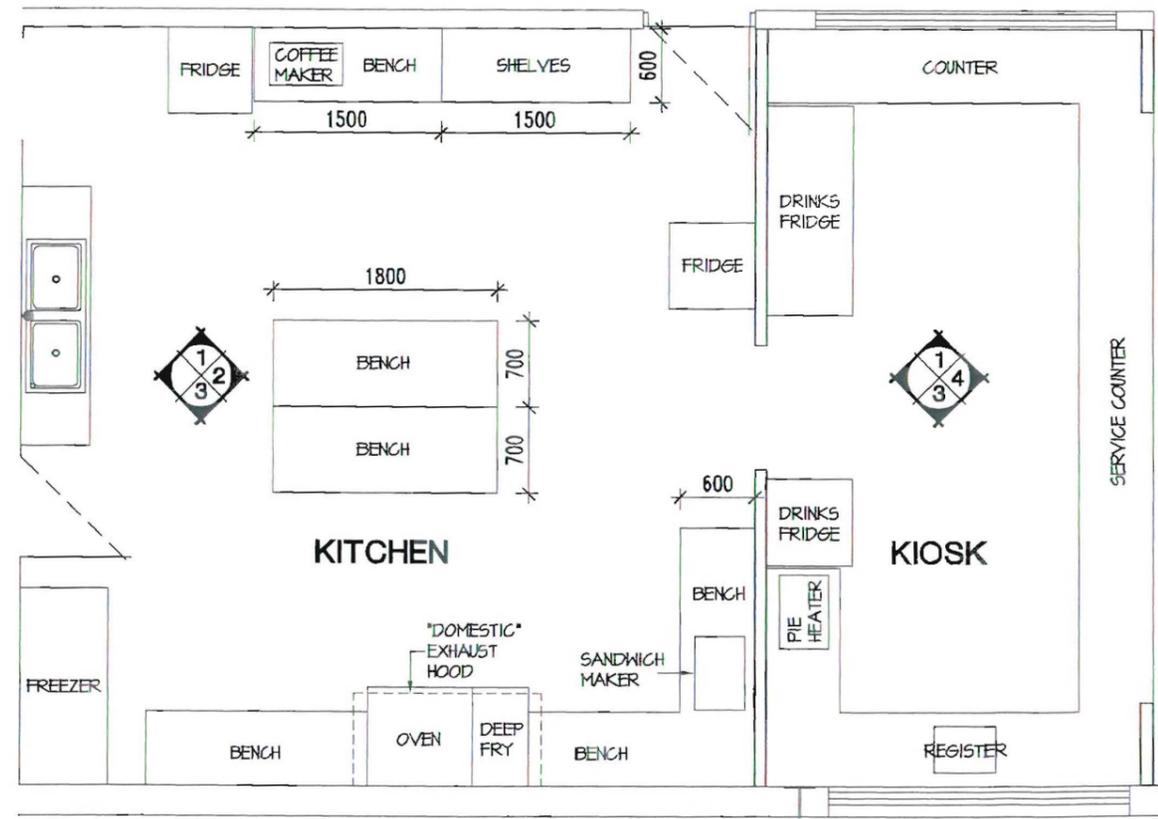
ELEVATION 2
SCALE 1:50



ELEVATION 3
SCALE 1:50



ELEVATION 4
SCALE 1:50



FLOOR PLAN - KITCHEN/KIOSK
SCALE 1:50



BRADDON BUILDING SURVEYING P/L
PO BOX 224
DEVONPORT TAS 7310

DATE	13.10.19	COUNCIL APPROVAL	
SCALE	1:50	DESIGNER	MS
PROJECT	PANDEMONIUM PTY LTD PROPOSED DEVELOPMENT PARKER STREET, DEVONPORT		
DRAWING	KITCHEN DETAILS		
DRAWN BY	GAVIN SMITH	SCALE	1:50, 1:20
PROJECT NO.	CC2495V	DRAWING NO.	REV.
02010		SK03	



OCCUPANCY PERMIT

Section 100

To: Owner /Agent
 Address
 Suburb/postcode

Form **13**

Building Surveyor details:

From:
 Address:
 Phone No:
 Fax No:
 Accreditation No: Email address:

Builder details:

Builder: Category:
 Address:
 Phone No:
 Fax No:
 Accreditation No: Email address:

Permit Authority details:

Copy to: Permit Number:
 Address:
 Phone No:
 Fax No:
 Council: Email address:

Details of building work:

Address: Lot No:
Certificate of title No:
 Type of work: (new building /alteration/ addition / repair /demolition / removal / re-erection / other)
 Use of building: (main use) Building class:

Occupancy Permit details:

This Occupancy Permit is for the - (X box applicable)
 Whole of the building work: Part of the building work:
 Refurbishment of the building: Change of use of the building:

Details of Part of the building work: (Where applicable)

In considering the issue of an Occupancy Permit the following matters were taken into account (s95 & s96)

Documents:

Information:

Required reports:

The use or uses to which the building may be put is as follows:

Class:	Specific use of building or part of the building:	Storey:	Number of persons for which exits are provided:	Number males for which sanitary facilities are provided:	Number females for which sanitary facilities are provided:	Maximum live load kPa:
9B	Jungle Gyms, Exhibition Space, Kiosk & Amenities	2	400	200	150	
Totals:		2	400	200	150	

This permit is subject to the following conditions -

1. To be displayed in a prominent place in the main public entry of the building
2. At the time of inspection it was noted the smoke detection system was installed. Occupants strongly advised to check for compliance and connection of the system.

~~This permit is subject to the attached maintenance Schedule.~~

(Schedule to be issued upon completion)

~~All or Part of this building was not the subject of the normal application, permit and inspection procedures under the Building Act 2000. (Delete if not applicable)~~

~~The building permit for this building was issued on the basis of an alternative solution under the BCA.~~

I certify that after assessment of the application for an occupancy permit submitted to me, I am satisfied that the building or part of the building as referred to above is suitable for occupation.

Building Surveyor: Signed:  Date: 17-Dec-10 Permit No. 10 - 741

BP2015.0120
2015
ALTERATION - CHURCH



OCCUPANCY PERMIT

Section 100

Form **13**

To: Owner /Agent
 Address
 Suburb/postcode

Building Surveyor details:

From: Category:
 Address: Phone No:
 Fax No:
 Accreditation No: Email address:

Builder details:

Copy to: Category:
 Address: Phone No:
 Fax No:
 Email address:

Permit Authority details:

Copy to: Permit Number:
 Address: Phone No:
 Fax No:
 Council: Email address:

Details of building work:

Address: Lot No:
 Certificate of title No:
 Type of work: (new building / alteration / addition / repair / demolition / removal / re-erection / other)
 Use of building: (main use) Building class:

Occupancy Permit details:

This Occupancy Permit is for the - (X box applicable)
 Whole of the building work: Part of the building work:
 Refurbishment of the building: Change of use of the building:

Details of Part of the building work: (Where applicable)

In considering the issue of an Occupancy Permit the following matters were taken into account (s95 & s96)
 -

Documents:	
Information:	
Required reports:	

The use or uses to which the building may be put is as follows:

Class:	Specific use of building or part of the building:	Storey:	Number of persons for which exits are provided:	Number males for which sanitary facilities are provided:	Number females for which sanitary facilities are provided:	Maximum live load kPa:
9b	Church	one	200	100	100	
Totals:						

This permit is subject to the following conditions -

1. To be displayed in a prominent place in the main public entry of the building

This permit is subject to the attached maintenance Schedule.

All or Part of this building was not the subject of the normal application, permit and inspection procedures under the *Building Act 2000*. (Delete if not applicable)

The building permit for this building was issued on the basis of an alternative solution under the BCA.

I certify that after assessment of the application for an occupancy permit submitted to me, I am satisfied that the building or part of the building as referred to above is suitable for occupation.

	<i>Signed:</i>	<i>Date:</i>	<i>Permit No.</i>
Building Surveyor:		14.01.16	15-422



Devonport City Council

17 Fenton Way, Devonport
PO Box 604 DEVONPORT TAS 7310
Telephone: (03) 6424 0511
Email: council@devonport.tas.gov.au

CERTIFICATE OF COMPLETION – BUILDING WORK

Section 153
Section 104

To: C3 CHURCH DEVONPORT INC.
DEVONPORT CORPORATE CENTRE,
CRN EDWARDS & BEST STREET
DEVONPORT TAS 7310

Owner /Agent
Address

Form **20**

Permit Authority/Building Surveyor details:

Permit Authority/
Building Surveyor: PETER GILLAM

Address: PO BOX 604
DEVONPORT TAS 7310

Licence No:

Permit Number:
(if applicable)

Phone No: 6424 0511

Fax No:

Email address: council@devonport.tas.gov.au

Details of building work:

Type of work: Permit work Notifiable work (X one applicable.)

Address: 7 PARKER STREET
DEVONPORT TAS 7310

Lot No: 2

Certificate of title No: 156384

Type of work: ALTERATION (new building / alteration / addition / repair / removal / re-erection / other)

Use of building: CHURCH (main use) Building class: 9b

Certificate details:

As the following permit and certificate have been issued in relation to the above building work –

Permit or certificate description:	Permit or Certificate No.	Date:	Issued by:
Occupancy Permit: (Delete if not required.)	15-422	14.01.2016	Steve Bramich
Certificate of Final Inspection:	15-422	29.11.2016	Steve Bramich

For Permit work:

- (a) all of the conditions of the Building Permit have been complied with;
- (b) the certificate of final inspection (building work) has been issued in respect of the permit building work;
- (c) if the permit building work also included permit plumbing work –
 - (i) a certificate of completion (permit plumbing work) has been issued in respect of the permit plumbing work; and
 - (ii) if required under the Water and Sewerage Industry Act 2008, a certificate of water and sewerage compliance (building) has been issued under section 56TD of that Act in relation to the permit building work; and
- (d) if the permit building work also included notifiable plumbing work –
 - (i) a standard of work certificate (notifiable plumbing work) has been issued in respect of the notifiable plumbing work; and

(ii) if required under the *Water and Sewerage Industry Act 2008*, a certificate of water and sewerage compliance (building) has been issued under section 56TD of that Act in relation to the permit building work.

this Certificate of Completion is issued under

- Section 153 (Permit work)

	Name	Signed	Date
Permit Authority:	Peter Gillam		25/05/2017
Title:	Permit Authority Coordinator	Permit No:	BP2015.0120

COVER PAGE

PROPOSED MODS FOR NEW C3 CHURCH 7 PARKER ST. DEVONPORT C3 CHURCH

PLEASE CHECK CERTIFICATE
OF LIKELY COMPLIANCE
CONDITIONS APPLY

BUILDING PERMIT DOCUMENT - DEVONPORT CITY COUNCIL
This document is one of the documents relevant to the permit issued for building work as identified by permit no. BP2015.0120
Date permit issued: 30/06/2015
Permit Authority

CLC No. 15 - 422
Steve Bramich
Steve Bramich
Braddon Building Surveying
Accreditation No. CC59Y
Date 22 JUN 2015

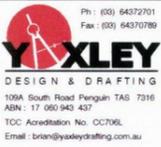
DRAWING INDEX

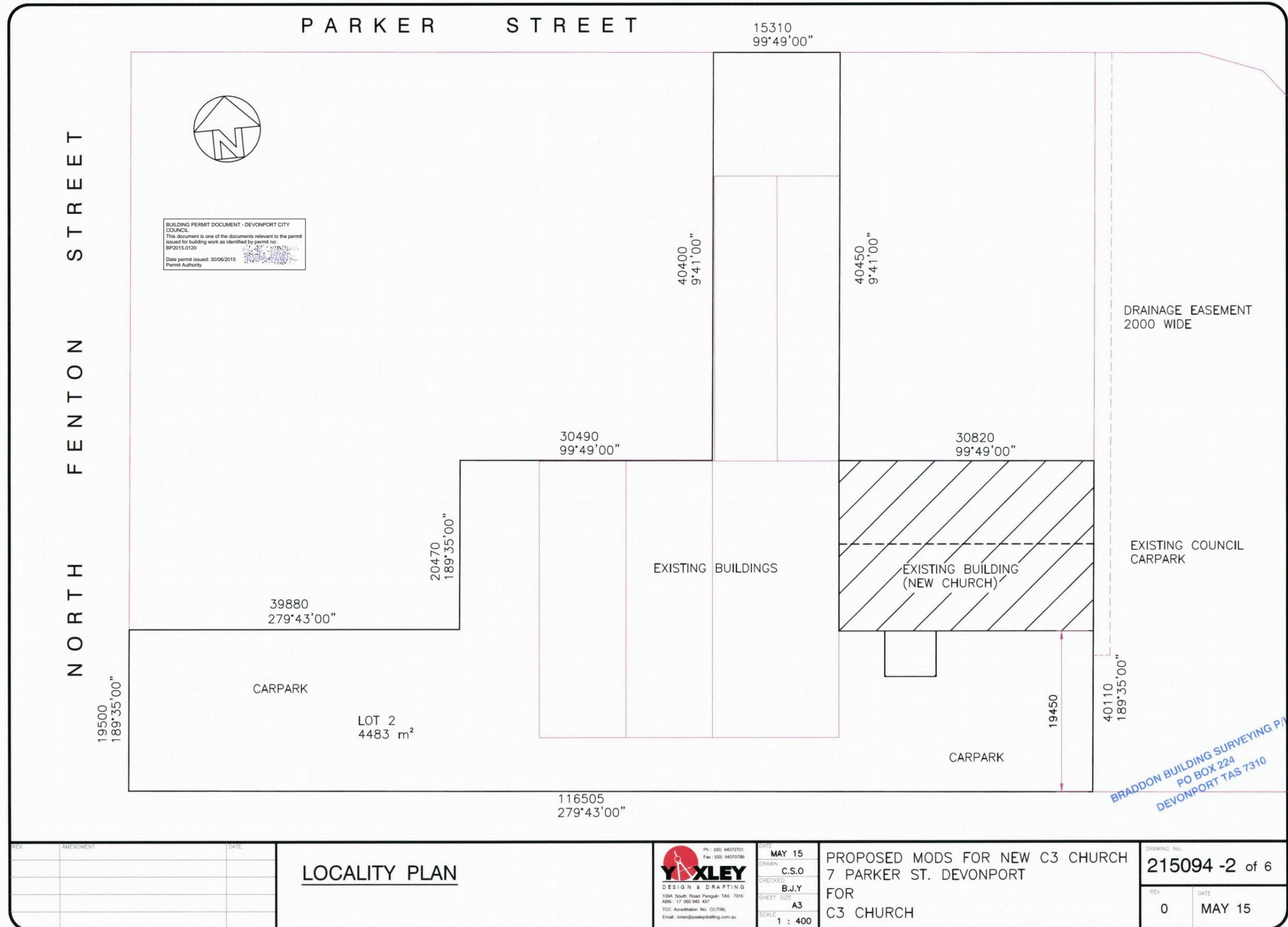
DRAWING No.	DESCRIPTION
1	COVER SHEET
2	LOCALITY PLAN
3	PROPOSED FLOOR PLAN
4	SITE PLAN
5	SECTIONS
6	NCC NOTES

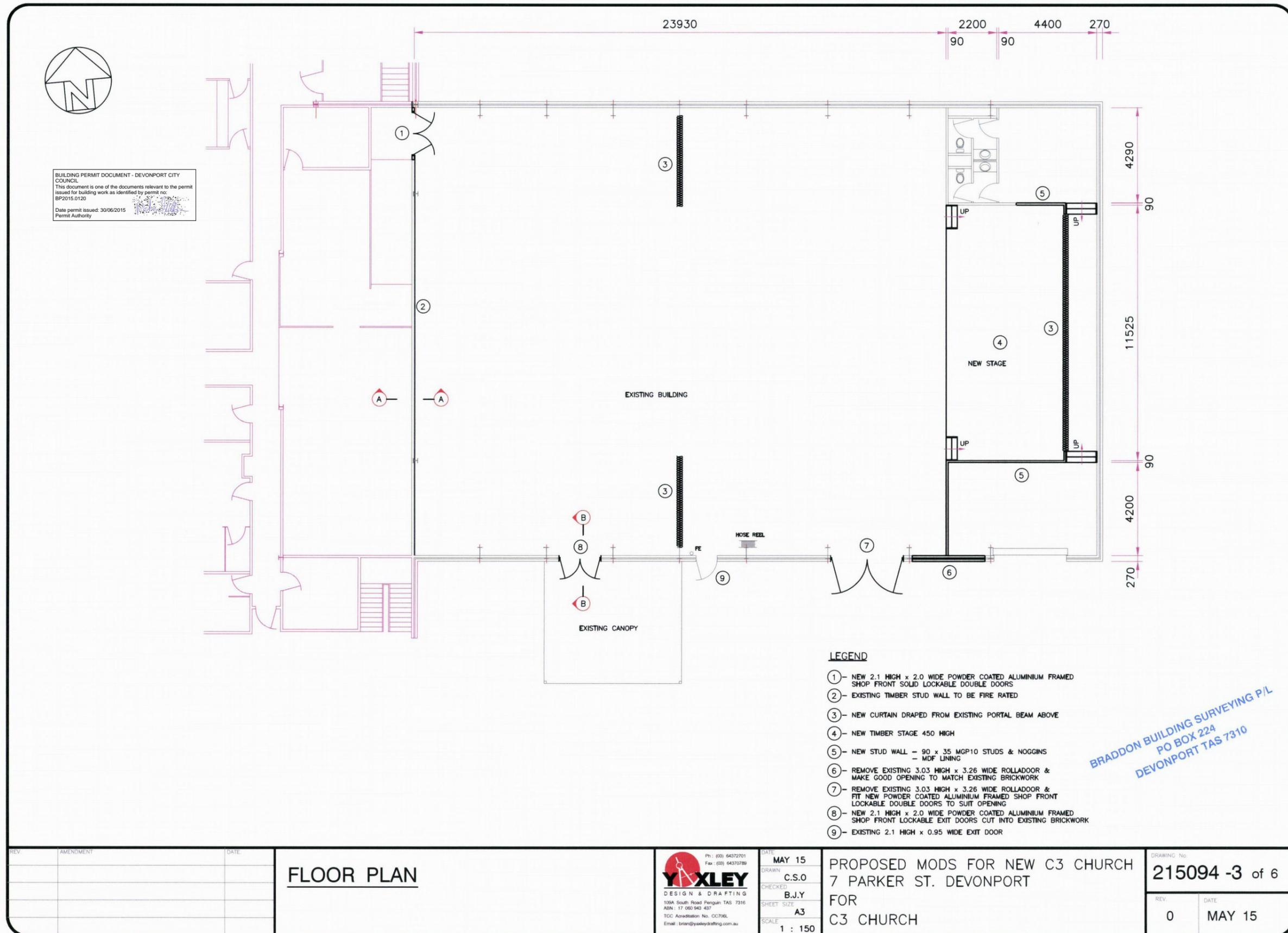
SITE INFORMATION

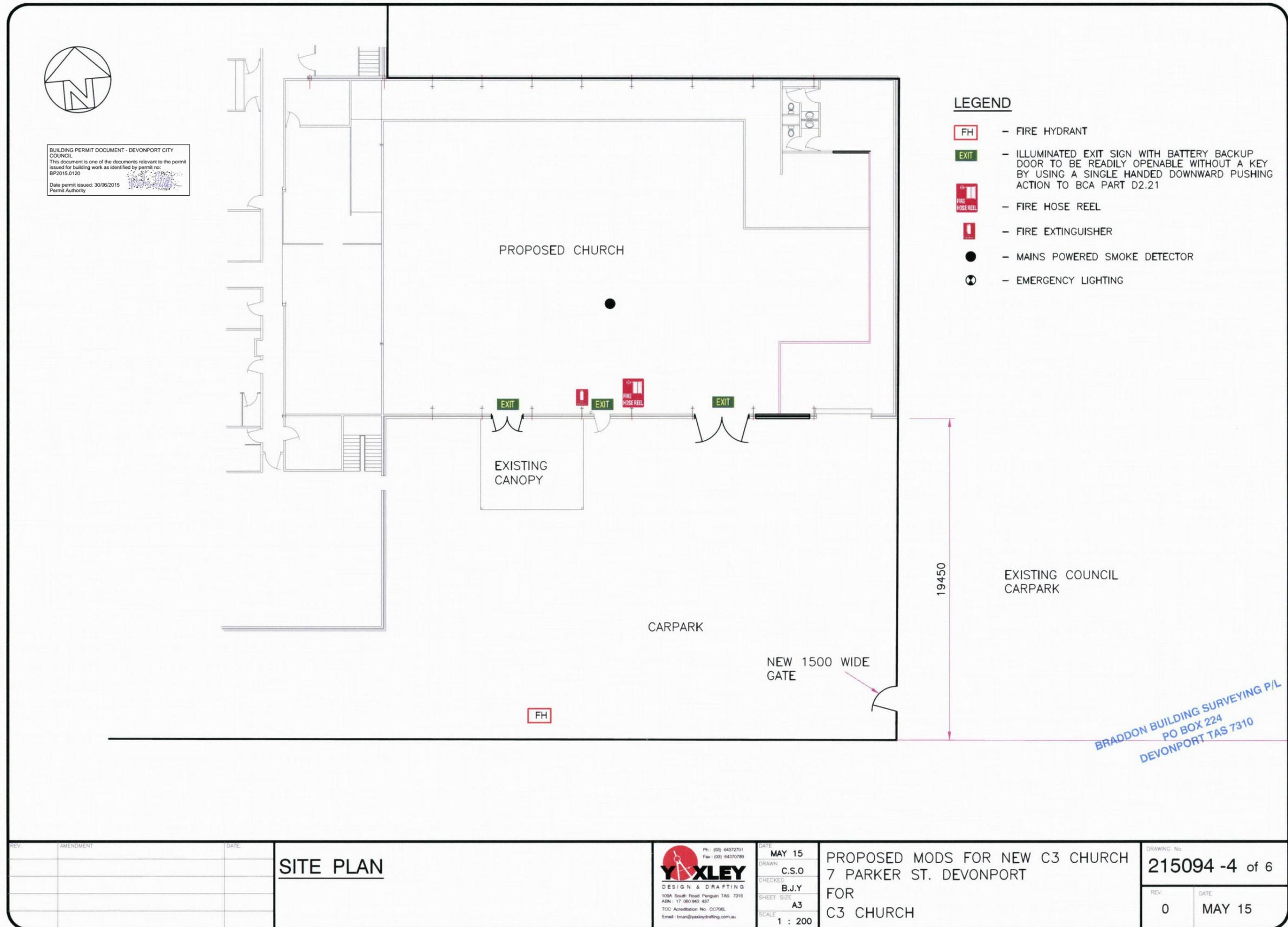
TITLE REFERENCE	156384/2
WIND CLASSIFICATION	N1 (ASSUMED)
SOIL CLASSIFICATION	M (ASSUMED)
CLIMATE ZONE	7
BAL LEVEL	LOW

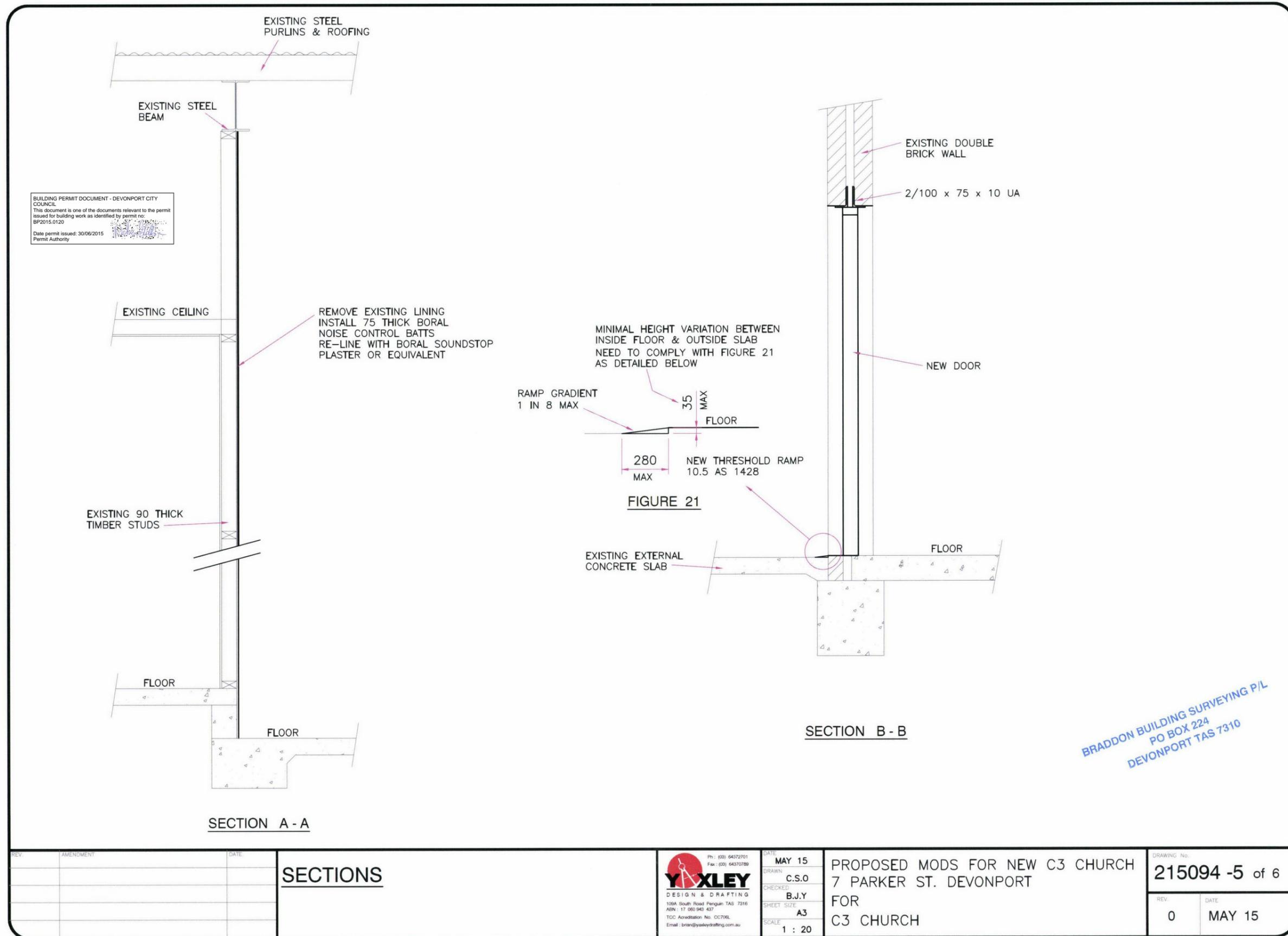
AREAS:
NEW CHURCH = 644.80 m² (69.40 SQ.)
EXISTING CANOPY = 34.10 m² (3.67 SQ.)

REV.	AMENDMENT	DATE	COVER PAGE	 PH: (051) 64372701 FAX: (051) 64370789 109A South Road Penguin TAS 7816 ABN: 17 060 943 437 TOC Accreditation No. CC706L Email: brian@yixleydrafting.com.au	DATE MAY 15 DRAWN C.S.O CHECKED B.J.Y SHEET SIZE A3 SCALE 1 : 100	PROPOSED MODS FOR NEW C3 CHURCH 7 PARKER ST. DEVONPORT FOR C3 CHURCH	DRAWING No. 215094 -1 of 6 REV. 0 DATE MAY 15









BRADDON BUILDING SURVEYING P/L
PO BOX 224
DEVONPORT TAS 7310

REV.	AMENDMENT	DATE

SECTIONS

Ph: (08) 64372701
Fax: (08) 64370789

YXLEY
DESIGN & DRAFTING
109A South Road Penguin TAS 7316
ABN: 17 060 943 437
TCC Accreditation No. OCT06L
Email: brian@yxleydrafting.com.au

DATE: **MAY 15**
DRAWN: **C.S.O**
CHECKED: **B.J.Y**
SHEET SIZE: **A3**
SCALE: **1 : 20**

PROPOSED MODS FOR NEW C3 CHURCH
7 PARKER ST. DEVONPORT
FOR
C3 CHURCH

DRAWING No: **215094 -5 of 6**

REV.	DATE
0	MAY 15

BUILDING PERMIT DOCUMENT - DEVONPORT CITY COUNCIL
 This document is one of the documents relevant to the permit issued for building work as identified by permit no. BP2015.0120
 Date permit issued: 30/06/2015
 Permit Authority

NCC COMPLIANCE NOTES

SITWORKS

All work shall comply with A.S. 3798
 Check with local Authorities regarding Tree Preservation Orders over the site.
 Comply with all requirements to limit storm water run off from the site during construction.
 Check with local Council for temporary and permanent site access requirements
 The Owners shall verify the correct Boundary line of the property. Consequent to that the Builder shall be responsible for the correct setting out of the proposed works.
 The Builder shall confirm ground levels and determine the finished floor level on site with the Owners.
 Refer to the Contract for excavation in rock procedures and rates.
 Excavation and back filling shall comply with the B.C.A. part 3.1 and A.S. 2870.
 Drainage work shall comply with the B.C.A. 3.1 / N.Z. 3500.
 Floor slabs shall be a minimum of - 150 mm above finished ground levels
 - 50 mm above paved surfaces
 Domestic drainage lines shall be parallel to the dwelling and 1000mm minimum from the wall face.
 Ensure permanent natural drainage is available so that the storm water falls away from the structure on all sides at a ratio of 1:60 minimum at least 1000mm wide.

FOOTINGS AND SLABS

Generally to be accordance with AS 2870 'Residential slabs & footings'.
 Preparation for placement of concrete and reinforcement to be to AS 2870.
 Concrete & steel reinforcement to be in accordance with AS 2870 & AS 3500.
 The site classification to be in accordance with AS 2870.
 Alternatively footings & slabs to be in accordance with Structural Engineers design & specification.
 Retaining walls over 1200mm high shall be designed by Structural Engineer.

MASONRY

Generally masonry walls to be constructed in accordance with NCC 3.3 & AS 3700.
 Un-reinforced masonry to NCC 3.3.1.
 reinforced masonry to NCC 3.3.2.
 masonry accessories to NCC 3.3.3.
 weatherproofing of masonry to 3.3.4.
 Only stainless steel wall & cavity ties shall be used.

TIMBER FRAMING, BRACING & TIE DOWNS

Timber framing to be in accordance with AS 1684, for the designated Wind Class.
 Manufactured timber members to be in accordance with prescribed framing manual.
 Sub floor ventilation in accordance with NCC 3.4.1. Sub floor area to be clear of organic materials & rubbish. Provide vent openings in substructure walls at a rate of 7300mm² / m of wall length, with vents not more than 600 mm from corners.
 150 mm clearance required to underside of floor framing members unless specified otherwise by flooring material specification.
 Tie down and bracing of frame to be in accordance with AS 1684 & AS 4055.
 Structural steel framing to be in accordance with NCC 3.4.4, AS 1250, AS 4100 & structural engineers design & specification.

INTERNAL LININGS

All shall comply with A.S. 2589. Dry wall Plasterboard shall attain a level 4 finish unless otherwise noted.
 Wet area linings shall comply with A.S. 3740 Wet Area Linings.
 Provide impervious lining at least 150mm above Shower Rose, Taps and Vanity Basin top.

ROOF AND WALL CLADDING

Generally to be in accordance with NCC 3.5.
 Roof cladding to be in accordance with NCC 3.5.1. and ;
 Roof tiles AS2049 & AS 2050
 Metal sheet roofing AS 1562.1
 Plastic sheet roofing AS/NZS 4256.1,2,3 & 5 & AS 1562.3.
 Gutters and downpipes, generally to be in accordance with NCC 3.5.2 & AS/NZS 3500.3.2. & The Tasmanian Plumbing Code.
 Eaves, internal and valley guttering to have cross sectional area of 6500mm².
 Downpipes to be 90 dia. or 100*50 rectangular section at max. 12000 crs and to be within 1000 of internal/ valley gutter.
 Wall cladding to be installed in accordance with NCC 3.5.3. & Manufacturers specification.
 Flashings to NCC 3.5.3.6.

GLAZING

Generally glazing to be in accordance with AS 1288.
 Refer to window legend for sizes and type.

FIRE SAFETY

Generally to be in accordance with NCC 3.7.
 Fire separation to be in accordance with NCC 3.7.1. External walls and gable ends constructed within 900 of boundary are to extend to underside of non combustible roofing/ eaves & are to be constructed of a masonry skin 90 thick with an FRL of 60/60/60.
 Sarking to have a flammability index less than 5.
 Roof lights not to be placed closer than 900 from boundary.
 Smoke alarm installation to be in accordance with NCC 3.7.2. Locations indicated on floor plan.
 Installation locations
 ceilings - 300 away from wall junction.
 cathedral ceiling - 500 down from apex.
 walls - 300 down from ceiling junction.
 Heating appliances generally to be in compliance with NCC 3.7.3 & AS 2918
 Fireplace - extend hearth 150 to side of opening. 300 in front of opening
 Freestanding - extend hearth 400 beyond unit.
 Freestanding appliance to be 1200 from combustible wall surface. 50 from masonry wall. Heat shield - 90 masonry with 25 air gap to combustible wall, extend 600 above unit.
 Flue installation to NCC 3.7.3.4.
 Top of chimney/flue to terminate 300 above horizontal plane 3600 away from roof. Construction in Bush Fire Area to be in accordance with NCC 3.7.4 & AS 3959.

HEALTH AND AMENITY

Generally wet area waterproofing to be in accordance with AS 3740 and NCC 3.8.1.
 Waterproofing of surfaces adjacent to open shower, including shower over bath, to extend 1.5 from a vertical line projected from shower rose, to a height 1.8 above finished floor. Wall surfaces adjacent to plumbing fixtures, bath etc. to be protected to a height of 150 above fixture.
 Ceiling heights to be in accordance with NCC 3.8.2. Refer to drawing.

FACILITIES

Generally to be in accordance with NCC 3.8.3.
 Required facilities in accordance with 3.8.3.2. Refer to plan for locations.
 Sanitary compartment to be in accordance with NCC 3.8.3.3. Refer to plan for detail.
 Provision of natural light to be in accordance with 3.8.4.2.
 Windows / rooflights to provide light transmission area equal to 10% of floor area of room.
 Ventilation to be in accordance with NCC 3.8.5. or AS 1668.2 for mechanical ventilation. Exhaust fan from bathroom / wc to be vented to outside for steel roof and to roof space for tile roof.
 Natural ventilation to be provided at a rate of 5% of room floor area, in accordance with NCC 3.8.5.2.

STAIR CONSTRUCTION

Stairs to be generally in accordance with 3.9.1.
 Maximum of 18 risers to each flight.
 Riser opening to be less than 125.
 Treads to have non slip surface or nosing.
 Riser - min. 115, max. 190.
 Tread - min 240, max. 355.
 Balustrade generally in accordance with NCC 3.9.2.
 Balustrade required where area is not bounded by a wall or where level exceeds 1000 above floor level or ground level.
 865 high on stairs, measured from line of stair nosing.
 1000 high above floor or landing.
 Openings between balusters / infill members to be constructed so as not to allow 125 sphere to pass between members. Where floor level exceeds 4000 above lower level, infill members between 150 and 760 above floor level, to be constructed so as to restrict climbing.
 Ramps shall comply with the B.C.A. Volume 1 part D 2.10 - Slope gradient shall not exceed 1:8 and have a non-slip surface.

SWIMMING POOLS

Generally swimming pools and safety fences to be constructed in accordance with NCC 3.9.3. and AS 1926.1.

ENERGY EFFICIENCY

Generally in accordance with NCC 3.12
 Climate Zone 7 applicable to Tasmania (Zone 8 applicable to Alpine areas)

BUILDING FABRIC

Generally in accordance with 3.12.1
BUILDING FABRIC INSULATION
 Insulation to be fitted to form continuous barrier to roof/ceiling, walls and floors.
REFLECTIVE BUILDING MEMBRANE
 Installed to form 20mm airspace between reflective face and external lining / cladding, fitted closely up to penetrations / openings, adequately supported and joints to be lapped min. 150

BULK INSULATION

To maintain thickness and position after installation
 Continuous cover without voids except around services / fittings.

ROOF INSULATION

Roof construction to achieve minimum Total R Value of R4.8
 Roof lights to comply with 3.12.1.3

EXTERNAL WALLS

External wall construction to achieve minimum Total R Value of R2.8
 Wall surface density minimum - 220kg/m²

FLOORS

Generally in accordance with 3.12.1.5
 Suspended floor with an unenclosed perimeter required to achieve a minimum Total R Value of R1.0.
 Concrete slab on ground with an in slab heating system to be insulated to R2.0 around vertical edge of slab perimeter.

ATTACHED CLASS 10a BUILDING

External wall or separating wall between class 1 building required to achieve minimum Total R Value of 2.0

EXTERNAL GLAZING

Generally in accordance with 3.12.2

BUILDING SEALING

Generally in accordance with 3.12.3
 Chimneys or flues to be fitted with sealing damper or flap.
 Roof lights to habitable rooms to be fitted with operable or permanent seal to minimize air leakage.
 External windows & doors to habitable rooms / conditioned spaces to be fitted with air seal to restrict air infiltration.
 Exhaust fans to habitable rooms / conditioned spaces to be fitted with self closing damper or filter
 Building envelope to be constructed to minimize air leakage. Construction joints and junctions of adjoining surfaces to be tight fitting and sealed by caulking, skirting, architrave's and cornices.

AIR MOVEMENT

Generally in accordance with 3.12.4

SERVICES

Generally in accordance with 3.12.5
 Hot water supply system designed and installed in accordance with AS/NZS 3500

BRADDON BUILDING SURVEYING P/L
 PO BOX 224
 DEVONPORT TAS 7310

REV.	AMENDMENT	DATE

DRAWING TITLE
NCC NOTES

Ph: (05) 64372701
 Fax: (05) 64370789

 109A South Road Penguin TAS 7316
 ABN: 17 060 943 437
 TCC Accreditation No. OCT06L
 Email: brian@yixleydrafting.com.au

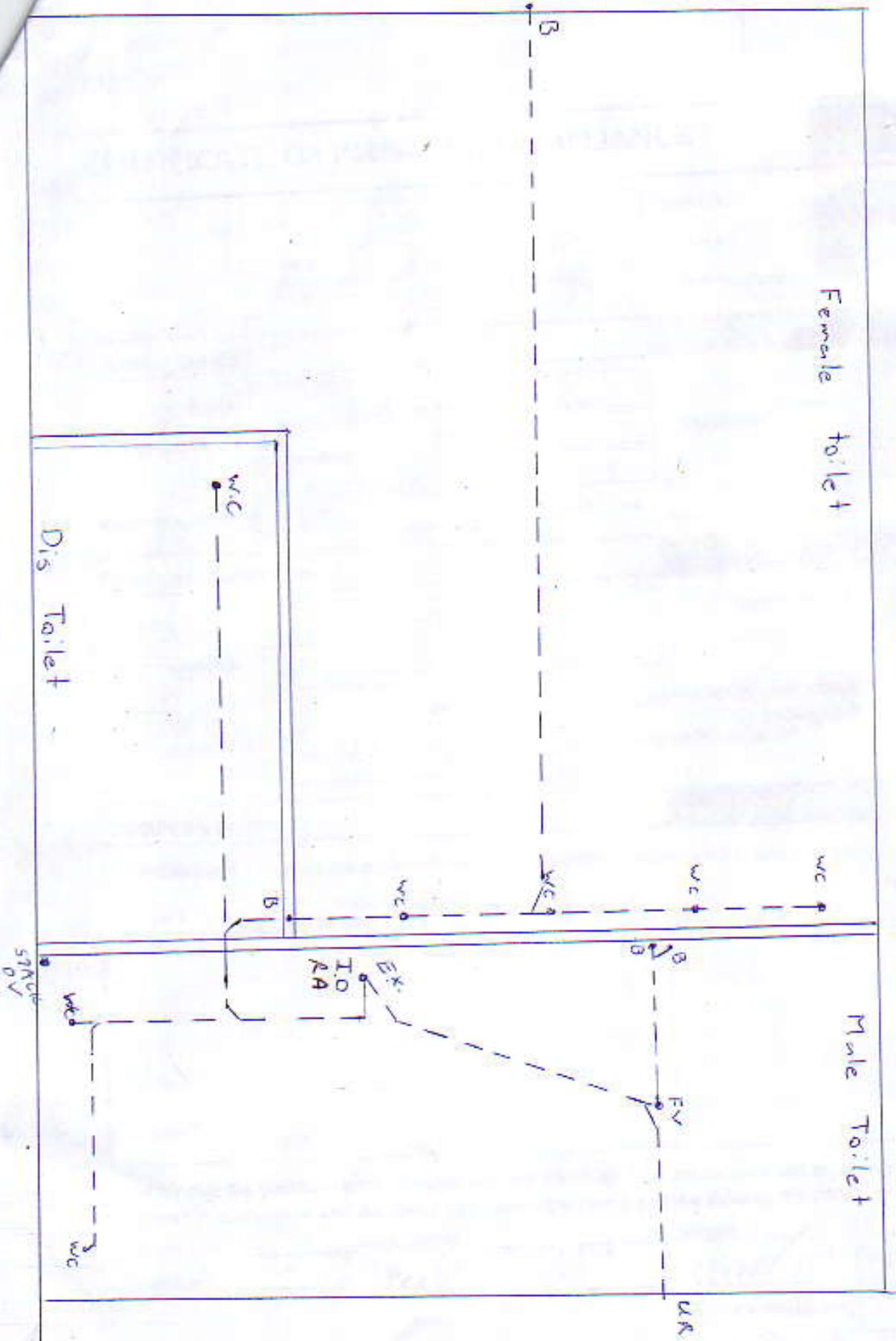
DATE	MAY 15
DRAWN	C.S.O
CHECKED	B.J.Y
SHEET SIZE	A3
SCALE	1 : 100

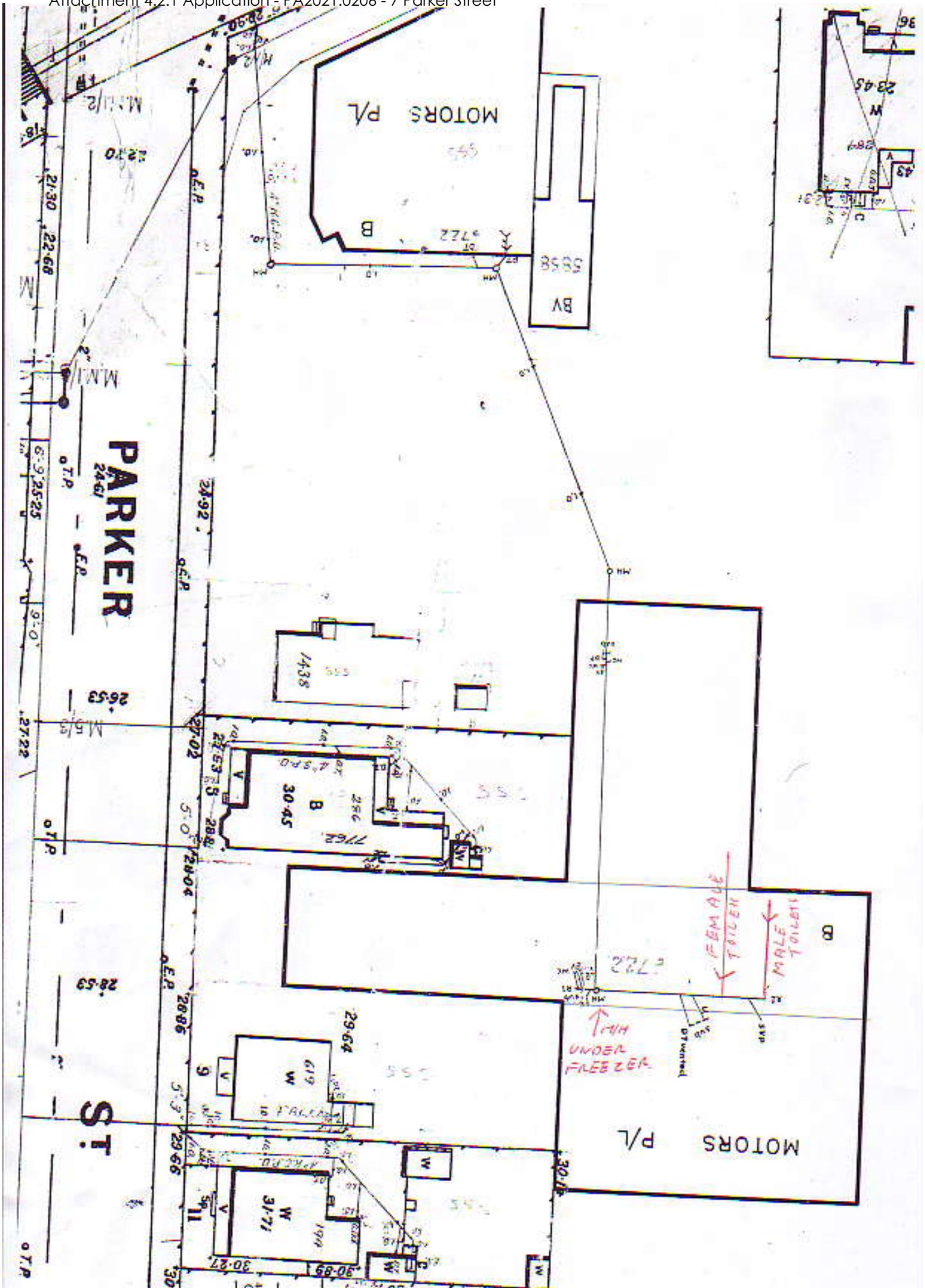
PROPOSED MODS FOR NEW C3 CHURCH
 7 PARKER ST. DEVONPORT
 FOR
 C3 CHURCH

DRAWING No.		215094 -6 of 6
REV.	DATE	
0	MAY 15	

DRAINAGE PLAN

Pandemonium
7 Parker st Devonport.
P/P2010-0287
N
↑





Commemorative Seat Application Form



A complete form is to be returned by email or post.

Devonport City Council
 PO Box 604
 Devonport TAS 7310

Email: council@devonport.tas.gov.au

The Devonport City Council provides residents, organisations, clubs or businesses with the opportunity to commemorate significant contributions to the City of Devonport, or recognise significant milestones or achievements through the placement of a Commemorative Seat and/or plaque in a public open space within the Devonport municipality.

APPLICANTS DETAILS	
NAME:	AVIS COLGRAVE
ADDRESS:	PO BOX 179 DEVONPORT
POSTAL ADDRESS (IF DIFFERENT FROM ABOVE):	
	POSTCODE: 7310
	POSTCODE:
TELEPHONE:	MOBILE: 0488 063 922
EMAIL:	sidevonport@siswp.org

MEMORIAL/COMMEMORATION
NAME OF INDIVIDUAL/S, ORGANISATION, CLUB OR BUSINESS:
SOROPTIMIST INTERNATIONAL OF DEVONPORT INC.
CONTRIBUTION TO THE DEVONPORT COMMUNITY:
Instigated Carols by Candlelight in 1954
Solagueous Fountain on Victoria Pde.
Instigated Taste the Harvest in 1999
Advocacy - Walk the Talk against domestic violence
TasTAFE and schools scholarships

PLAQUE DETAILS (IF APPLICABLE)
PLEASE DETAIL THE EXACT WORDING YOU WOULD LIKE TO APPEAR ON THE PLAQUE:
Soroptimist International of Devonport Inc.
Celebrating 70 years of service
25 June 2022
NOTE: You may wish to liaise with your local engraver to ensure your chosen wording will fit the plaque size. The Devonport City Council takes no responsibility in this regard and approves this application on the basis that the applicant has taken this into consideration.



LOCATION DETAILS
DO YOU HAVE A PREFERRED LOCATION WHERE YOU WOULD LIKE THE COMMEMORATIVE SEAT AND/OR PLAQUE PLACED, AND IF SO, PLEASE PROVIDE JUSTIFICATION FOR YOUR REQUEST:
Waterfront Park (TBC)
Justification - one of the longest-serving service clubs in our community
<small>If location is not deemed suitable by Council due to operational circumstances and Policy compliance, an alternative available site will be suggested for consideration</small>

DEVONPORT CITY COUNCIL APPROVAL
This Application has been approved in accordance with the Commemorative Seat Policy and Council Resolution: <small>(Resolution Number and Date Endorsed)</small>
The following additional conditions have also been applied to this Application (if applicable):
<small>The following seat/location has been designated for this plaque, which will be held for a period of 60 days. Should a plaque and this application not be returned to the Council within this timeframe, the Council reserves the right to reallocate this seat and award the location to another applicant, if requested.</small>

AUTHORISATION:

Signed: Date:
General Manager

CHECKLIST:

ACTION:	DATE:	ACTION:	DATE:
Applicant advised of outcome		Council Resolution No & Date of Meeting	
Plaque Wording Approved YES/NO		Plaque returned to DCC	
Location Approved YES/NO		Plaque affixed to Seat	
Application Approved		TRIM Reference:	
Returned to Applicant			

Archives Act 1983	
All of Council's powers and functions under the <i>Archives Act 1983</i>	
Building Act 2016	
All of Council's powers and functions under the <i>Building Act 2016</i>	
Building Regulations 2016	
All of Council's powers and functions under the <i>Building Regulations 2016</i>	
Burial and Cremation Act 2019	
All of Council's powers and functions under the <i>Burial and Cremation Act 2019</i>	
Burial and Cremation Regulations 2015	
All of Council's powers and functions under the <i>Burial and Cremation Regulations 2015</i>	
Dog Control Act 2000	
All of Council's powers and functions under the <i>Dog Control Act 2000</i>	
Emergency Management Act 2006	
SECTION	DESCRIPTION
s23	Municipal Emergency Management Coordinators and Deputies
s47	Councils to establish or provide for resources
Environmental Management and Pollution Control Act 1994	
All of Council's powers and functions under the <i>Environmental Management and Pollution Control Act 1994</i>	
Fire Services Act 1979	
SECTION	DESCRIPTION
s50(1)	Protection of public premises
s56(3)	Formation of firebreaks
Food Act 2003	
All of Council's powers and functions under the <i>Food Act 2003</i> (except s130 and those sections that are strictly powers and functions of Authorised Officers only)	
Heavy Vehicle National Law (Tasmania) Act 2013	
All of Council's powers and functions under the <i>Heavy Vehicle National Law (Tasmania) Act 2013</i> as a 'road manager'	
Historic Cultural Heritage Act 1995	
SECTION	DESCRIPTION
s36(2)	Permit application to be sent to and considered by Heritage Council
s37(2) & (3)	Procedure if Heritage Council requires additional information to consider permit application

s38(3)	Procedure if Heritage Council has no interest in permit application
s38(4)	Procedure if Heritage Council has no interest in permit application
s38(5)	Procedure if Heritage Council has no interest in permit application
s39(8)	Procedure if Heritage Council wishes to be involved in determining discretionary permit application
s39(10)	Procedure if Heritage Council wishes to be involved in determining discretionary permit application
s39A(2) (8) & (10)	Procedure if Heritage Council wishes to be involved in determining combined permit application
s39B	Provision of further information to Heritage Council
s41(2)	Correction and minor amendment of permits
s47	Heritage agreement
s49	Variation or termination of heritage agreement
s50	Notification to Recorder of Titles
s55	Financial and other assistance
Land Acquisition Act 1993	
SECTION	DESCRIPTION
s9	Power to purchase by agreement
s10	Purchase of surplus land
s18(3)	Notice of acquisition
s80	Signing of notices and other documents
Land Titles Act 1980	
SECTION	DESCRIPTION
s138Y	Avoidance of sub-minimum lots
Land Use Planning and Approvals Act 1993	
As delegated by Council 26 April 2021 – Min Ref.21/71	
Litter Act 2007	
All of Council's powers and functions under the <i>Litter Act 2007</i>	
Local Government Act 1993	
SECTION	DESCRIPTION
s19	Corporation of councils
s22	Delegation by council
s33	Notice of establishment of authority
s60A	Public meetings and submissions

s72B(2)	Annual General Meeting
s73	Sources of funds
s74	Expenditure
s75	Investments
s76	Writing off bad debts
s77(1)	Grants & Benefits
s81	Authorised deposit-taking institution accounts
s82(6)	Estimates
s101(1)(a)	Intention to make separate rate or charge
s109G(1)	Applications for certificates
s109J(1)	Rectification Orders
s113	Declaration of land as urban farm land
s114	Revocation of declaration
s124	Instalment payments
s126	Conditions of postponement
s127	Postponement ceases to operate
s129	Remission of rates
s133	Recovery of rates
s134	Recovery from certain persons
s135	Rents under leases and for unpaid rates
s137	Sale of land for unpaid rates
s140	Procedure if council cannot sell land
s149	Infringement notices and fines
s152	Enforcement
s152A	Requirement to give name and address
s153(1)	Publication of by-laws
s156A(1)	Regulatory Impact Statement
s156A(5)	Regulatory Impact Statement
s161	Making by- laws
s162	Certification of by-law
s164	By-law to Director

s167	Notice of by-laws
s170	Parking of vehicles
s172(4)	Council may adopt model by-laws
s172(5B)	Council may adopt model by-laws
s175	Purchase or lease of land
s176	Acquisition of land
s185	Compliance with notice
s189	Closure of local highways
s190	Objections
s193	Establishment of pounds
s197	Sale or destruction of unclaimed animals
s198A	Operation of private pounds
s203	Nuisance orders
s204	Costs
s204A	Infringement notice for non-compliance with abatement notice
s205	Fees and charges
s207	Remission of fees and charges
s209	Corrections of map
s237(b) & (c)	Authentication of certain documents
s240	Appearances in court
s252	Several owners
s333A	Tenders
Local Government (Building & Miscellaneous Provisions) Act 1993	
All of Council's powers and functions under the <i>Local Government (Building & Miscellaneous Provisions) Act 1993</i>	
Local Government (General) Regulations 2015	
REG	DESCRIPTION
r23	Public tenders
r25	Multiple-use register
r26	Multiple-stage register
r37(b) (d) (e)	Purposes for which land may be compulsorily acquired

(f) (g) (h)	
r39	Plan of boundaries of towns
Local Government (Highways) Act 1982	
All of Council's powers and functions under the <i>Local Government (Highways) Act 1982</i>	
Monetary Penalties Enforcement Act 2005	
All of Council's powers and functions under the <i>Monetary Penalties Enforcement Act 2005</i>	
Personal Information Protection Act 2004	
All of Council's powers and functions under the <i>Personal Information Protection Act 2004</i>	
Public Health Act 1997	
All of Council's powers and functions under the <i>Public Health Act 1997</i> (except s185.1 and those sections that are strictly powers and functions of Authorised Officers or Environmental Health Officers only)	
Public Interest Disclosures Act 2002	
All of Council's powers and functions under the <i>Public Interest Disclosures Act 2002</i>	
Right to Information Act 2009	
All of Council's powers and functions under the <i>Right to Information Act 2009</i>	
Roads and Jetties Act 1935	
All of Council's powers and functions under the <i>Roads and Jetties Act 1935</i>	
Strata Titles Act 1998	
SECTION	DESCRIPTION
s6(1A)	Lodgement of plan for registration
s12(2)	Disposal of interest in common property
s14(2)	Creation of easements, covenants and profits a prendre
s19(2)	Application for amendment
s23(2)	Application for consolidation
s27(2)	Application for cancellation
s31(2A)	Application for, and grant of, certificate of approval
s31(2B)	Application for, and grant of, certificate of approval
s31(3)	Application for, and grant of, certificate of approval
s31(4)	Application for, and grant of, certificate of approval
s31(6)	Application for, and grant of, certificate of approval
s31AA	Requirement for staged development scheme

s32	Reinstatement of buildings
s36	Application for council approval
s37(1&2)	Approval of scheme in principle
s37(4)	Approval of scheme in principle
s41(2)	Progressive Development
s42	Application for variation of scheme
s43(2)	Registration of variation
s45	Injunction
s48	Assignment of developer's interest
s54(1)	Approval of scheme
s54(2)	Approval of scheme
s54(4)	Approval of scheme
s57	Progressive development
s58	Application for variation of scheme
s59(2)	Registration of variation
s60	Variation of scheme by the Supreme Court
s61	Injunction
s65	Assignment of interest in land subject to scheme
s142	Recording of certain orders
s158	Power of entry by public or local authority
Traffic Act 1925	
All of Council's powers and functions under the <i>Traffic Act 1925</i>	
Urban Drainage Act 2013	
All of Council's powers and functions under the <i>Urban Drainage Act 2013</i>	
Vehicle and Traffic Act 1999	
All of Council's powers and functions under the <i>Vehicle and Traffic Act 1999</i>	
Water & Sewerage Industry Act 2008	
SECTION	DESCRIPTION
s56P	Action by relevant regulated entity
s56TB	Regulated entity's consent required before grant of certain permits under <i>Building Act 2016</i>
s56TD	Certification of water and sewerage compliance

Weed Management Act 1999
All of Council's powers and functions under the <i>Weed Management Act 1999</i>
By-Laws
Reserves, Parks & Gardens By-Law No.1 of 2017
Parking By-Law No.1 of 2013
Street Trading By-Law No.1 of 2020

Archives Act 1983

All of Council's powers and functions under the *Archives Act 1983*

Building Act 2016

All of Council's powers and functions under the *Building Act 2016*

Building Regulations 2016

All of Council's powers and functions under the *Building Regulations 2016*

Burial and Cremation Act 2019

All of Council's powers and functions under the *Burial and Cremation Act 2019*

Burial and Cremation Regulations 2015

All of Council's powers and functions under the *Burial and Cremation Act Regulations 2015*

Dog Control Act 2000

All of Council's powers and functions under the *Dog Control Act 2000*

Emergency Management Act 2006

Section	Item Delegated / Authorisation	Conditions and Limitations
s23 Municipal Emergency Management Coordinators and Deputies	Nominate a Municipal Emergency Management Coordinator and Deputy Municipal Emergency Management Coordinator for appointment by the Minister	Council
s47 Councils to establish or provide resources	Establish and maintain, and otherwise provide for the availability of, all resources and facilities considered necessary for the management of an emergency within the municipal area in accordance with the Municipal Emergency Management Plan	Council

Environmental Management and Pollution Control Act 1994

All of Council's powers and functions under the *Environmental Management and Pollution Control Act 1994*

Fire Services Act 1979

Section	Item Delegated / Authorisation	Conditions and Limitations
s50(1) Protection of public premises	Request the Commission provide such information or advice as may be required in relation to the protection from fire	Council
s56(3) Formation of firebreaks	Cause the formation of firebreaks considered necessary or desirable to arrest the spread or to facilitate the suppression of fires	Council

Food Act 2003

All of Council's powers and functions under the *Food Act 2003* (except s130 and those sections that are strictly powers and functions of Authorised Officers only)

Heavy Vehicle National Law (Tasmania) Act 2013

All of Council's powers and functions under the *Heavy Vehicle National Law (Tasmania) Act 2013*

Historic Cultural Heritage Act 1995

Section	Item Delegated / Authorisation	Conditions and Limitations
s36(2) Permit application to be sent to and considered by Heritage Council	Give a copy of the permit application to the Heritage Council as soon as practicable after the application	Planning Authority
s37(2) & (3) Procedure if Heritage Council requires additional information to consider permit application	Require applicant provide additional information, and provide to Heritage Council	Planning Authority
s38(3) Procedure if Heritage Council has no interest in permit application	If, but for s34(2), no permit (discretionary or otherwise) in respect of the relevant heritage works would have been required under Planning Act, notify applicant and Heritage Council that a permit is not required and that the permit application is taken to have been withdrawn	Planning Authority

s38(4) Procedure if Heritage Council has no interest in permit application	If, but for s34(2), a discretionary permit would not have been required under Planning Act but another permit would have been required in respect of the relevant heritage works, the permit application is taken to be an application made under the appropriate section of the Planning Act for that other permit and the planning authority is to, if the application was made under Division 2A of Part 3 or Division 2 of Part 4 of the Planning Act as in force before the commencement of s10 of the <i>Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme) Act 2015</i> , determine the application under the appropriate provisions of that Division; or Division 4 of Part 3B, or Division 2A of Part 4, of the Planning Act as in force after the commencement of s10 of the <i>Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme) Act 2015</i> , determine the application under the appropriate provisions of that Division; and once it has determined the application, notify Heritage Council of the determination	Planning Authority
s38(5) Procedure if Heritage Council has no interest in permit application	If a permit is required under Planning Act in respect of relevant heritage works regardless of the operation of s34(2), determine the permit application under appropriate provisions of Division 2A of Part 3, or Division 2 of Part 4, of the Planning Act; and once determined the permit application, notify Heritage Council of decision	Planning Authority
s39(8) Procedure if Heritage Council wishes to be involved in determining discretionary permit application	If subsection (6)(a) applies or the Heritage Council fails to give notification of any kind under subsection (6) within the assessment period for the discretionary permit application, then, subject to s39C(4), determine the discretionary permit application without further reference to the Heritage Council; and once the discretionary permit application is determined, notify Heritage Council of determination	Planning Authority
s39(10) Procedure if Heritage Council wishes to be involved in determining discretionary permit application	If subsection (6)(c) applies, refuse to grant the discretionary permit	Planning Authority
s39A(2)(8) & (10) Procedure if Heritage Council wishes to be involved in determining combined permit application	Liaise with Heritage Council in regard to a combined permit application. If subsection (6)(a) applies or Heritage Council fails to give notification of any kind under subsection (6) within the time that subsection requires, then, subject to s39C(5), determine the application without further reference to the Heritage Council; and once the application is determined, notify Heritage Council of determination. If subsection (6)(c) applies, refuse to grant the combined permit	Planning Authority

s39B Provision of further information to Heritage Council	Provide any further information received from permit applicant to Heritage Council	Planning Authority
s41 (2) Correction and minor amendment of permits	Before making a correction or minor amendment, consult Heritage Council and have regard to any submissions they make pursuant to that consultation	Planning Authority
s47 Heritage Agreement	Consult with Minister in regard to a heritage agreement, and only make an agreement after obtaining and considering Heritage Council's advice. May be a party to an agreement	Planning Authority
s49 Variation or termination of heritage agreement	With Minister's approval, vary or terminate a heritage agreement, on the advice of Heritage Council	Planning Authority
s50 Notification of Recorder of Titles	Lodge for registration with the Recorder of Titles notice of heritage agreements that come into effect or the variation or termination of a heritage agreement	Planning Authority
s55 Financial and other assistance	Provide approval to Heritage Council to arrange for reductions to be made in any rates, charges, duties or taxes payable in respect of a place which is subject of a heritage agreement	Planning Authority

Land Acquisition Act 1993

Section	Item Delegated / Authorisation	Conditions and Limitations
s9 Power to purchase by agreement	Agree with an owner of land for the purchase of that land	Acquiring authority
s10 Purchase of surplus land	Enter into an agreement under s9 for the purchase of land	Acquiring authority
s18(3) Notice of acquisition	Sign a notice of acquisition on behalf of the acquiring authority	Acquiring authority
s80 Signing of notices and other documents	Where an acquiring authority may or is required to provide to, or serve on, any person a notice or other document under this Act, sign the document on behalf of the acquiring authority	Acquiring authority

Land Titles Act 1980

Section	Item Delegated / Authorisation	Conditions and Limitations
s138Y Avoidance of sub-minimum lots	Upon request from applicant, provide certificate stating an application would not result in the continuation or creation of a sub-minimum lot or that Council consents to the application	Council

Land Use Planning and Approvals Act 1993

As delegated by Council as Planning Authority - 26 April 2021 – Min Ref.21/71

Litter Act 2007

All of Council's powers and functions under the *Litter Act 2007*

Local Government Act 1993

Section	Item Delegated / Authorisation	Conditions and Limitations
s19 Corporation of councils	Execute and attest documents	Council
s22 Delegation by council	Authorised, by delegation, to: collect rates and charges under Part 9; postpone rates and charges; provide for the remission or rebate of rates and charges; write off debts owed to Council; make grants or the provision of benefits. Keep a register of any delegation and make the register available for public inspection	Council delegate to General Manager only
s33 Notice of establishment of authority	After proposed rules of a single or joint authority are approved, publish in Gazette the establishment of the authority and the name by which the authority is to be known	Council
s60A Public meetings and submissions	Before holding a public meeting under s59 or s60(3) display notice of meeting and invite submissions	Council
s72B(2) Annual General Meeting	Publish notice specifying the date, time and place of the Annual General Meeting	Council
s73 Sources of funds	Raise funds	Council
s74 Expenditure	Expend funds for the purpose of exercising powers or carrying out functions under this or any other Act within estimates adopted under s82	Council
s75 Investments	Invest money	Council

s76 Writing off bad debts	Certify that reasonable attempts have been made to recover the debt; or that costs of recovery are likely to equal or exceed amount to be recovered, to write off bad debt	Council
s77(1) Grants & Benefits	Make a grant or provide a pecuniary benefit or a non-pecuniary benefit that is not a legal entitlement to any person, other than a councillor, for any purpose considered appropriate	Council
s81 Authorised deposit-taking institution accounts	Establish and maintain in Council's name authorised deposit-taking institution accounts	Council
s82(6) Estimates	By absolute majority, make minor adjustments up to specified amounts to individual items within any estimate so long as the total amount of the estimate is not altered	Council
s101(1)(a) Intention to make separate rate or charge	Make all reasonable attempts to notify all ratepayers likely to be affected by the making of the separate rate or separate charge	Council
s109G(1) Applications for certificates	Apply to the Director for the issue of a certificate	Council
s109J(1) Rectification Orders	Apply to the Minister for a rectification order to be made in respect of a rate made, or purportedly made by Council under this Part	Council
s113 Declaration of land as urban farm land	Grant or refuse to grant an application to declare land to be urban farm land	Council
s114 Revocation of declaration	Revoke a declaration in respect of land on the sale or conveyance of the land; or if the land is no longer farm land or urban farm land	Council
s124 Instalment payments	Permit a ratepayer to pay rates by instalments instead of by one payment and determine dates by which instalments are to be paid	Council
s126 Conditions of postponement	Grant postponement of payment of rates for a specified period, on condition the ratepayer pay interest on the amount of rates postponed at a fixed rate; and on any other condition determined, if satisfied such payment would cause hardship	Council
s127 Postponement ceases to operate	Revoke a postponement of payment of rates	Council

s129 Remission of rates	Grant a remission of all or part of any rates, penalty or interest paid or payable by the ratepayer or grant a remission of any rates, penalty or interest paid or payable by class of ratepayers	Council
s133 Recovery of rates	Recover in court of competent jurisdiction as a debt due to it, any outstanding unpaid rates; and any additional amount payable as a result of an objection under this Part	Council
s134 Recovery from certain persons	Recover rates for a ratepayer or owner of land; occupier of land (with their agreement) or the ratepayer or owner of land at the time the rates were made	Council
s135 Rents under leases and for unpaid rates	By notice, require a person who holds a lease or licence relating to land in respect of which rates are due to pay to Council any rent or other consideration payable under the lease or licence in satisfaction of any unpaid rates	Council
s137 Sale of land for unpaid rates	In respect of land where rates have been outstanding for 3 years or more, sell that land or part of that land as if it were the owner of the land or apply to the Minister for an order that the land be transferred to Council if it is not possible after reasonable inquiry to identify the owner of the land or the whereabouts of the owner	Council
s140 Procedure if council cannot sell land	If, after reasonable attempts to sell land it appears there are no reasonable prospects of selling the land within a reasonable time, apply to the Minister for an order under this section	Council
s149 Infringement notices and fines	Issue infringement notices in respect of offences specified in the by-laws; and issue one infringement notice in respect of more than one offence; and impose a monetary penalty for an offence in respect of which an infringement notice is issued	Council
s152 Enforcement	Remove any person from land owned or controlled by, Council whom they reasonably believe is offending against a by-law; and remove anything which is on such land without Council approval. Authorise a police officer to carry out any action under subsection (1); and to arrest a person who is on land owned or controlled by Council and whom the police officer reasonably believes is offending against a by-law	Authorised employee of Council
s152A Requirement to give name and address	Require person to give name and address if reasonably believed the person is offending or has offended against a by-law	Authorised employees of Council
s153(1) Publication of by-laws	Publish in the Gazette a by-law made or adopted	Council

s156A(1) Regulatory Impact Statement	Prepare a regulatory impact statement in respect of any by-law to be made	Council
s156A(5) Regulatory Impact Statement	Submit regulatory impact statement to the Director	Council
s161 Making by- laws	Affix common seal to by-law	Council
s162 Certification of by-law	Certify a by-law	Council
s164 By-law to Director	Upon Council making a by-law, forward to the Director a sealed copy of the by-law; certification under s162 and a statement explaining the purpose and effect of the by-law and outcomes of public consultation in respect of by-law	Council
s167 Notice of by-laws	Place at appropriate locations notices advising of any by-law affecting the conduct of the public	Council
s170 Parking of vehicles	Serve an infringement notice in respect of by-laws which create an offence concerning a vehicle	Council
s172(4) Council may adopt model by-laws	Cause a notice to be published in the Gazette that a model by-law has been adopted by Council	Council
s172(5B) Council may adopt model by-laws	Affix common seal to two copies of a model by-law, that has been adopted or is taken to be adopted, and forward one to the Director	Council
s175 Purchase or lease of land	Purchase or lease land for any purpose considered to be of benefit to council or the community	Council Delegation given by General Manager - limited to leasing of land only and does not include purchasing of land
s176 Acquisition of land	Acquire land for prescribed purposes in accordance with the <i>Land Acquisition Act 1993</i>	Council Delegation given by General Manager. Restricted to the delegated provisions of r37 of <i>Local Government (General) Regulations 2015</i>
s185 Compliance with notice	If work directed in notice to be undertaken is not undertaken within the period specified in the notice, have the work done and charge the owner or occupier for the cost of that work	Council

s189 Closure of local highways	Allow any person to operate a market subject to any terms and conditions determined or operate a market itself	Council
s190 Objections	Consider any objection before closing a local highway or part of a local highway	Council
s193 Establishment of pounds	Establish pounds for the detention of stray animals	Council
s197 Sale or destruction of unclaimed animals	Sell, give away free of charge or destroy any impounded animal if no one has claimed it within 14 days after its impounding; or any fee, cost or charge payable by the owner has not been paid within 14 days of the date of the notice of impounding	Council
s198A Operation of private pounds	Issue a permit to operate a pound, on own behalf or on behalf of Council, for the detention of stray animals	Council
s203 Nuisance orders	Take necessary action to abate a nuisance under a court order	Council
s204 Costs	Sell land in respect of which an abatement notice is served as if unpaid costs were unpaid rates where a court has ordered a person to pay council any costs incurred by council	Council
s204A Infringement notice for non-compliance with abatement notice	Issue and serve an infringement notice on a person who is 18 years or over if believed the person has committed an offence against s200(3)	Authorised Officer
s205 Fees and charges	Impose fees and charges in respect of the use of any property or facility owned, controlled, managed or maintained by Council; services supplied at a person's request; carrying out work at a person's request; providing information or materials, or providing copies of, or extracts from, records of Council; any application to Council; any licence, permit, registration or authorization granted by Council; any other prescribed matter	Council
s207 Remission of fees and charges	Remit all or part of any fee or charge paid or payable	Council
s209 Corrections of map	Accept a request to correct a council map, and determine to accept or refuse the correction	Council
s237(b) & (c) Authentication of certain documents	Authenticate a summons, notice or other document, without Council's seal, by signing or in accordance with any by-law	Council

s240 Appearances in court	Represent council before any court or in any proceedings	General Manager or person authorised by Council or General Manager
s252 Several owners	If any sum of money is payable to Council under this Act by the owner of any land, and the rights of ownership of the land belong jointly, severally or successively, to more than one person, proceed against each of those persons severally in respect of the ultimate liability under this section; or against any of those persons who are known to it and may be conveniently served with the writ or other process jointly in respect of the whole sum; or against the person seized in possession of the land in respect of the whole sum	Council
s333A Tenders	Invite tenders for any contract for the supply or provision of goods or services valued at or above the prescribed amount	Council

Local Government (Building and Miscellaneous Provisions) Act 1993

All of Council's powers and functions under the *Local Government (Building and Miscellaneous Provisions) Act 1993*

Local Government (General) Regulations 2015

Regulation	Item Delegated / Authorisation	Conditions and Limitations
r23 Public tenders	Through a public tender process may establish a standing contract in which a single tenderer or multiple tenderers may be contracted for a specified period to provide specified goods or services during that period without the need for a further tender process or extend a contract entered into by tender	Council
r25 Multiple-use register	Establish a multiple-use register of suppliers who meet criteria in respect of the supply of particular categories of goods or services; invite applications for inclusion on the register; and accept or reject an application received. Review the register at least once every 2 years	Council
r26 Multiple-stage tender	Invite tenders for a contract for the supply of goods or services using a multiple-stage tender process. If only one supplier meets criteria determined by council at the first stage, may contract with that supplier after a tender by that supplier; or a decision by absolute majority of council to do so	Council
r37 (b) (d) (e) (f) (g) (h)	Compulsorily acquire land for the establishment of, or extension to, Council's public offices; establishment of, or extension to, a works depot, pound or plant nursery; establishment of, or extension to any education and care service premises, within the meaning of the Education and Care Services National Law (Tasmania), other	Council

	than any premises for a family day care service, within the meaning of that Law; or a child care centre within the meaning of the <i>Child Care Act 2001</i> ; establishment of, or extension to, public land; establishment or realignment of a highway, or local highway, as defined by section 3 of the <i>Local Government (Highways) Act 1982</i> ; establishment of, or the provision of access to a stormwater reticulation system, drainage system, handling system, disposal facility system or pump station; and a waste management facility, waste disposal site or waste transfer station; undertaking of work, or the provision of access for the undertaking of work, for the prevention, control or mitigation of a flood; establishment and operation of a quarry for the extraction, processing and storage of rock, crushed rock, gravel, or sand, for council works	
r39 Plan of boundaries of towns	Lodge a plan with the Central Plan Register established under the <i>Survey Co-ordination Act 1944</i> of the boundaries of any town or proposed town	Council

Local Government (Highways) Act 1982

All of Council's powers and functions under the *Local Government (Highways) Act 1982*

Monetary Penalties Enforcement Act 2005

All of Council's powers and functions under the *Monetary Penalties Enforcement Act 2005*

Personal Information Protection Act 2004

All of Council's powers and functions under the *Personal Information Protection Act 2004*

Public Health Act 1997

All of Council's powers and functions under the *Public Health Act 1997* (except s185.1 and those sections that are strictly powers and functions of Authorised Officers or Environmental Health Officers only)

Public Interest Disclosures Act 2002

All of Council's powers and functions under the *Public Interest Disclosures Act 2002*

Right to Information Act 2009All of Council's powers and functions under the *Right to Information Act 2009***Roads & Jetties Act 1935**All of Council's powers and functions under the *Roads and Jetties Act 1935***Strata Titles Act 1998**

Section	Item Delegated / Authorisation	Conditions and Limitations
s6(1A) Lodgement of plan for registration	Endorse a plan with a certificate of approval	Council
s12(2) Disposal of interest in common property	If council's approval is required by law, issue a certificate under authority of council certifying that the transaction has been approved by Council, for a disposal of interest in common property	Council
s14(2) Creation of easements, covenants and profits a prendre	If council's approval is required by law, issue a certificate under authority of council certifying the transaction has been approved by council, for the creation of easements, covenants and profits a prendre	Council
s19(2) Application for amendment	Issue a certificate under authority of council for an application for registration of amendment to a strata plan	Council
s23(2) Application for consolidation	Issue a certificate of approval under authority of council for an application for the consolidation of two or more strata plans	Council
s27(2) Application for cancellation	Issue a certificate of approval under authority of council for an application for the cancellation of a strata plan	Council
s31(2A) Application for, and grant of, certificate of approval	Within 30 days after receipt of application, issue or refuse to issue a certificate of approval in relation to the application	Council
s31(2B) Application for, and grant of, certificate of approval	Require further information in order to determine an application for a certificate of approval	Council
s31(3) Application for, and grant of, certificate of approval	Issue a certificate of approval for a strata plan after satisfying itself of certain matters	Council

s31(4) Application for, and grant of, certificate of approval	Return sketches, plans and models if it refuses to issue a certificate of approval	Council
s31(6) Application for, and grant of, certificate of approval	Refuse an application if it is reasonably considered the proposal is for a subdivision within meaning of Part 3 <i>Local Government (Building & Miscellaneous Provisions) Act 1993</i>	Council
s31AA Requirement for staged development scheme	Refuse an application on the ground that an application for a staged development scheme under S38 should be made, where an application for a certificate of approval is made	Council
s32 Reinstatement of buildings	As an interested party, agree to the approval of a reinstatement scheme	Council
s36 Application for council approval	Request other documentation with an application for a staged development scheme	Council
s37(1&2) Approval of scheme in principle	Before approving a proposed staged development scheme, exercise either or both powers: require specified changes to proposed scheme; require demolition or alteration of buildings on the site of the proposed staged development scheme. Approve unconditionally or conditionally (and issue a certificate of approval), or refuse the staged development scheme	Council
s37(4) Approval of scheme in principle	If approving a proposed staged development scheme, issue a certificate of approval	Council
s41(2) Progressive Development	Refuse to approve a particular stage in a staged development scheme if an earlier stage of the scheme has not been completed as required under the terms of the registered scheme	Council
s42 Application for variation of scheme	Dispense with the consent of a present or prospective owner if satisfied the owner would not be adversely affected by the variation; or if satisfied the whereabouts of the owner or prospective owner is unknown to, and not reasonably ascertainable by, the applicant; or if less than 25% of the present and prospective owners have refused or failed to consent and is satisfied that consent has been unreasonably withheld. Approve conditionally or unconditionally or refuse the variation	Council
s43(2) Registration of variation	Issue a certificate under authority of council certifying council has approved the proposed variation and stating any conditions to which the approval was granted was subject	Council

s45 Injunction	As an interested party, make application to the Supreme Court for a mandatory injunction requiring the developer under a staged development scheme complete the scheme in accordance with the terms of the scheme	Council
s48 Assignment of developer's interest	Require security within 28 days after notice of the transaction was given to Council for the development of the land in accordance with the scheme	Council
s54(1) Approval of scheme	Exercise either or both powers: require specified changes to the proposed scheme; require demolition or alteration of buildings on the site of proposed scheme. Approve proposed community development scheme unconditionally or conditionally; or refuse to approve	Council
s54(2) Approval of scheme	Approve a proposed community development scheme unconditionally, or approve subject to specified conditions, or refuse to approve	Council
s54(4) Approval of scheme	If approving a proposed community development scheme, issue a certificate of approval	Council
s57 Progressive development	Refuse to approve the development of a particular stage of the scheme if an earlier stage of the scheme has not been completed as required under the terms of the registered scheme	Council
s58 Application for variation of scheme	Dispense with the consent of a present or prospective owner if satisfied the owner would not be adversely affected by the variation; or if satisfied the whereabouts of the owner or prospective owner is unknown to, and not reasonably ascertainable by, the applicant; or if less than 25% of the present and prospective owners have refused or failed to consent, if satisfied that consent has been unreasonably withheld. Approve conditionally or unconditionally or refuse to approve the variation	Council
s59(2) Registration of variation	Provide a certificate issued under Council's authority certifying council has approved the proposed variation and state any conditions subject to which the approval was granted	Council
s60 Variation of scheme by Supreme Court	As an interested person, apply to Supreme Court for an order for variation of community development scheme if satisfied it is impossible or impracticable to complete the scheme as proposed in the master plan	Council
s61 Injunction	As an interested person, apply to Supreme Court for mandatory injunction requiring the developer under a community development scheme complete the scheme in accordance with the terms of the scheme	Council

s65 Assignment of interest in land subject to scheme	Request security within 28 days after notice of the transaction was given to Council for the development of the land in accordance with the scheme	Council
s142 Recording of certain orders	As an interested person, apply to the Recorder of Titles to cancel any recording in the register of title referred to in s33 of the <i>Land Titles Act 1980</i> which they are satisfied does not affect or has ceased to affect the land to which it purports to relate and may, for that purpose, call in and cancel or correct any certificate of title, grant or duplicate registered dealing	Interested person (Council)
s158 Power of entry by public or local authority	Enter on any other part of the site to the extent necessary or expedient for the exercise of the statutory powers if Council has a statutory right to enter on any part of a site	Public or Local Authority

Traffic Act 1925

All of Council's powers and functions under the *Traffic Act 1925*

Urban Drainage Act 2013

All of Council's powers and functions under the *Urban Drainage Act 2013*

Vehicle and Traffic Act 1999

All of Council's powers and functions under the *Vehicle and Traffic Act 1999*

Water & Sewerage Industry Act 2008

Section	Item Delegated / Authorisation	Conditions and Limitations
s56P Planning Authority's decision	Receive submissions made under subsection(1) from a regulated entity. Assume the relevant regulated entity has no submissions to make in relation to an application of which notice has been given under s56O(1) if no such submissions are received within 14 days after the notice was given to the relevant regulated entity or within such further period allowed. Provide additional information to the regulated entity if required	Planning Authority
s56TB Regulated entity's consent required before grant of certain permits under <i>Building Act 2016</i>	Grant an application for a building permit under the <i>Building Act 2016</i> for building work that consists in whole or in part of certifiable work, if the relevant regulated entity has issued a certificate for certifiable work (building) in respect of the certifiable work. Grant an application for a plumbing permit under the <i>Building Act 2016</i> for plumbing work that consists in whole or in part of certifiable	Permit Authority

	work, if the relevant regulated entity has issued a certificate for certifiable work (plumbing) in respect of the certifiable work	
s56TD Certification of water and sewerage compliance	Issue a certificate of completion under <i>Building Act 2016</i> in relation to building works consisting in whole or in part of certifiable work, if a certificate of water and sewerage compliance (building) has been issued under subsection (4) in respect of the work. Issue a certificate of completion under <i>Building Act 2016</i> in relation to plumbing works consisting in whole or in part of certifiable work, if a certificate of water and sewerage compliance (plumbing) has been issued under subsection (4) in respect of the work	Permit Authority

Weed Management Act 1999

All of Council's powers and functions under the <i>Weed Management Act 1999</i>

Other

Sign contracts, leases, agreements, routine, non-routine or technical letters on behalf of Council in accordance with Council policies, Signing/Authorising Documentation and Correspondence Procedure
In accordance with any applicable Council policy, sign contracts, leases and agreements on behalf of Council and negotiate and approve leases of Council properties
Determine and communicate to the relevant government agency any special requirements or conditions that may affect any sale of Crown Land in the municipal area
An approval authority to the financial transactions within level of financial delegation
Signatory to financial transactions of Council
Call for and accept quotations, tenders or auction the disposal of surplus or redundant plant, equipment and materials (Must be in accordance with Council's Tenders & Contracts Policy)
Call for and accept tenders for the provision of goods and services for less than the prescribed amount (Must be in accordance with Council's Tenders & Contracts Policy)
Exercise all of Council's functions and powers with respect to the implementation of the provisions of the Code of Tenders and Contracts, except for the authority to review or revise the Code
Seek legal advice and complete affidavits on behalf of Council in any matter where the Council is a party to the legal proceedings
Control and supervise contracts and approve any expenditure authorised thereunder in the relevant budget, including any contingency provision

Make pro-rata refunds of registration fees for the current year only, when dogs are de-sexed or die, based on a pro-rata basis, calculated on the unexpired complete months of annual fees paid at the date of death or spaying
In accordance with any applicable Council Policy, waive or reduce Planning and Building Fees
Approve taking over of engineering works involved in the development of a subdivision
Authorise the total or partial release of bonds, guarantees and security deposits, subject to the recommendation by the appropriate Council Officer, or to call on any bonds, guarantees and deposits where the works as secured has not been carried out in accordance with Council requirements
Defend any actions brought against Council, Councillors or Officers, and agree to any settlement amount where it is in Council's interest to do so
Approve boundary fences which exceed Council's Boundary Fence Policy where appropriate
Subject to the provisions of any Act, permit or refuse to permit the disposal of waste or rubbish at a council tip, refuse or disposal site or Waste Transfer Station
Authorise the closure of the Waste Transfer Station in the event of any adverse or unsafe conditions

Miscellaneous

Delegation Source	Item Delegated / Authorisation
<i>Building Act 2016</i>	Authorised Person
<i>Burial & Cremation Act 2019</i>	Authorised Officer and Cemetery Manager
<i>Dog Control Act 2000</i>	Authorised Person
<i>Environmental Management & Pollution Control Act 1994</i>	Council Officer
<i>Heavy Vehicle National Law (Tasmania) act 2013</i>	Road Manager
<i>Land Acquisition Act 1993</i>	Clerk
<i>Land Use Planning & Approvals Act 1993</i>	Authorised Officer
<i>Local Government (Highways) Act 1982</i>	Council Clerk
<i>Local Government Act 1993</i>	Authorised Person
<i>Public Interest Disclosures Act 2002</i>	Principal Officer
<i>Right to Information Act 2009</i>	Principal Officer
<i>Traffic Act 1925</i>	Authorised Officer
<i>Urban Drainage Act 2013</i>	Authorised Officer
Reserves, Parks & Gardens By-Law No.1 of 2017	Authorised Officer
Parking By-Law No.1 of 2013	General Manager
Street Trading By-Law No.1 of 2020	Authorised Officer
Bank signatory for the organisation	
Authorise payment of expenditure from Council's bank account, subject to financial delegation and account approvals	
Process financial transactions of Council	
Approve cash investments in line with Council's Investment Policy	

Attachment 6.2.1 Current and Previous Minutes Resolutions - January 2022

Current and Previous Minutes Resolutions - January 2022					
Meeting Date	Res No.	Item	Status	Assignees	Action Taken
24/08/2020	20/66	Devonport Surf Life Saving Club - Kiosk proposal	In progress	Governance Officer	Advised by Club that they have secured services of draftsman to draw up plans, which will be provided to Council as soon as available.
26/09/2021	21/200	Sale of 116-122 Stony Rise Road	Completed	Governance Officer	Sale contract has been executed
20/12/2021	21/262	Confirmation of Previous Minutes	Completed	Governance Officer	Previous minutes confirmed
20/12/2021	21/263	Responses to Questions Raised at Prior Meetings	Completed	Governance Officer	Responses noted
20/12/2021	21/264	Questions on Notice from the Public	Completed	Governance Trainee	Responses endorsed and release authorised
20/12/2021	21/265	Beautification of Don Road Roundabout	Not yet started	Executive Manager City Growth	Not yet started
20/12/2021	21/266	Additional Items	Completed	Governance Officer	Agreed to consider additional agenda item
20/12/2021	21/267	PA2021.0068 - 39A North Fenton Street & 34 Oldaker Street, Devonport - 11 Lot Subdivision	Completed	Planning Administration Officer	Issued Planning Permit to applicant and forwarded representative copy of planning permit and information on appeal rights.
20/12/2021	21/268	AM2021.03 - 215-221 Tarleton Street East Devonport - Rezone from General Residential to Local Business Zone	Completed	Planning Administration Officer	Can now be advertised
20/12/2021	21/269	Tender Report Contract CP0219 Pedestrian Bridge Figure of Eight Creek	Completed	Project Management Officer	Contracts prepared for signing
20/12/2021	21/270	Devonport Sports Infrastructure Master Plan 2035	Completed	Executive Officer	Document finalised, recorded in corporate document register and uploaded to the web. Precinct planning to be progressed this year.
20/12/2021	21/271	Coastal Pathway - Update	Completed	Infrastructure & Works Manager	Cradle Coast Authority advised via email. 2022-23 Capital works program updated.
20/12/2021	21/272	Street Trading Policy	Completed	Risk & Compliance Coordinator	Endorsed
20/12/2021	21/273	Strategic Asset Management Plan	Completed	Executive Coordinator	The Strategic Asset Management Plan has been finalised and is available on the website
20/12/2021	21/274	50+ Year Rate Payer Parking Concession	Completed	Deputy General Manager	Applications are being submitted by rate payers to customer service for review.
20/12/2021	21/275	Access and Inclusion Working Group	Completed	Community Services Manager	Members advised of their appointment with inaugural meeting to be set up in February 2022
20/12/2021	21/276	Spreyton Scouts Association - request for land	Completed	Community Services Manager	Scouts Association advised of Council's decision - meeting to be held to determine next steps.
20/12/2021	21/277	Hillcrest Community Public Fund	Completed	Executive Coordinator	Donation made as per resolution
20/12/2021	21/278	Workshops and Briefing Sessions held since the last Council Meeting	Completed	Governance Officer	Report received and information noted
20/12/2021	21/279	Mayor's Monthly Report	Completed	Governance Officer	Report received and noted
20/12/2021	21/280	General Manager's Report - December 2021	Completed	Governance Officer	Report received and noted
20/12/2021	21/281	Infrastructure and Works Report	Completed	Infrastructure & Works Manager	Capital works program updated.
20/12/2021	21/282	Development and Health Services Report	Completed	Governance Officer	Report received and noted

Action Plan

Public Lighting Strategy 2021-26 – Year 1 Status (2022)

No	Action:	Year Planned					Priority: H, M, L	Status	Outputs	Responsible Department
		2021-22	2022-23	2023-24	2024-25	2025-26				
Objective 1: Public lighting is environmentally sustainable										
1.1	Improve energy efficiency of public lighting						H	Ongoing	LEDs in the inventory increased from 45% to 50% in 2020-21	Infrastructure and Works
1.2	Seek opportunities to source energy for public lighting from renewable sources						M	Yet to commence		Infrastructure and Works
Objective 2: Public lighting is financially sustainable										
2.1	Public lighting costs are sustainable						H	Ongoing	Public lighting costs increased by 2.0% from 2020-21 to 2021-22	Infrastructure and Works
2.2	Public lighting services are cost competitive						H	Ongoing	Council is engaged in a LGAT energy procurement process that commenced in 2021.	Infrastructure and Works
2.3	External funding opportunities are pursued						H	Yet to commence		Infrastructure and Works
Objective 3: Public lighting meets the needs of the community										
3.1	Engage with the community to understand the expectations for public lighting						M	Yet to commence		Infrastructure and Works, communications
3.2	Implement provision of lighting, including lighting levels into documented service levels						M	Yet to commence		Infrastructure and Works
3.3	Audits are undertaken against defined service levels						M	Yet to commence		Infrastructure and Works
3.4	Progress with introduction of smart lighting						M	Yet to commence		Infrastructure and Works
3.5	Lighting contributes to a safe road network						M	Ongoing	Work completed at Best St and William St in 2021. Night crashes increased by 5.2% in 2021.	Infrastructure and Works

Action Plan Pioneer Park Master Plan 2018-2028 – Year Four Status Update (2022)

No	Action:	Year Planned						Priority: H, M, L	Status	Outputs	Responsible Department
		2018	2020	2022	2024	2026	2028				
1.1	Maintain an informal parklike amenity when landscaping, ensuring the tree landscape remains							H	Ongoing	New trees planted in 2019 and 2021	Infrastructure and Works
1.2	Restrict any further built infrastructure excluding that which is listed in this plan							H	Ongoing	Development of the park has been in accordance with the Master Plan	Infrastructure and Works
1.3	Investigate improvement of the former burial area located in the south-east corner of the Park, as a dedicated memorial							M	Underway	A community group has championed the project. Council has supported with design and planning input into the project. A grant application in 2019 was unsuccessful.	Infrastructure and Works
2.1	Upon renewal, consider diversifying play equipment to cater for a wider range of ages and abilities							M	Yet to commence	Renewal of playground is nominally scheduled for 2024-25 although the date will be confirmed by condition assessments of the assets.	Infrastructure and Works
3.1	Identify a dedicated space for large community events and activities that considers any impact on underground infrastructure and balances other park uses							H	Yet to commence	The current park facilities suit smaller events that already occur in the park. Additional infrastructure (with consideration of action 1.2) to support larger events is not currently a priority.	Infrastructure and Works, Community Services
3.2	Include Pioneer Park in any future heritage interpretation projects							L	Underway	'East Devonport Heritage Walk' project currently underway includes Pioneer Park in scope.	Infrastructure and Works, Community Services

Attachment 6.5.1 Pioneer Master Plan 2018-2028- Year Four Status - Action Plan

No	Action	Year Planned						Priority:	Status	Outputs	Responsible
		2018	2019	2020	2021	2022	2023				
4.1	Install seating at the skate park							H	Complete	Seats were installed in 2019	Infrastructure and Works
4.2	Install additional picnic tables for users of the BBQ							H	Deferred	An assessment in 2020 determined that additional tables were not required. This will be reassessed from 2026.	Infrastructure and Works
4.3	Review location of waste bins to reduce litter across the park							H	Deferred	An assessment in 2020 determined that additional bins were not required. This will be reassessed from 2026.	Infrastructure and Works
4.4	Investigate methods to improve pedestrian safety and restrict vehicular access (e.g. dedicated car parking, increased signage and compliance, soft landscaping to create natural barriers etc							H	Underway	A project completed in 2021 provided accessible parking and a connecting path (refer action 4.7) on Thomas Street. This may contribute to less vehicles driving on the park, but further action may be required.	Infrastructure and Works
4.5	Consider natural or built shelter options for shade/wind/rain							M	Underway	An assessment of options commenced in 2020 but is on hold pending funding opportunities.	Infrastructure and Works
4.6	Construct a path to the skate park from the main thoroughfare							M	Complete	A path was constructed in 2019	Infrastructure and Works
4.7	Construct a path linking Thomas/Wright St intersection with the park							M	Complete	External funding was secured for a path, which was constructed in 2021.	Infrastructure and Works
4.8	Consider installing a second BBQ plate on existing BBQ							L	Yet to commence		Infrastructure and Works



Devonport City Council

FINANCE REPORT

YTD for the month ended December 2021

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)	5-8

The operating result for the year to the end of December is favourable with actual revenue being higher than budget by \$641K and actual expenses being lower than budget by \$466K, resulting in an overall favourable variance of \$1.1M. The forecast surplus for the year is \$681K.

Rates & Service Charges - \$20K Unfavourable

The unfavourable timing variance is due to supplementary notices rates to be issued. Additional income has been received for commercial waste \$29K domestic waste of \$14K for additional bins. A \$42K forecast adjustment has been made.

Fees and User Charges - \$463K Favourable

The favourable variances includes Parking \$143K, Transfer Station \$150K (Includes scrap steel) and the Convention Centre \$111K (facility hire, catering, equipment hire). Other variances of note relate to development application fees \$68K and property certificate charges \$37K .

Grants - Operating - \$32K Favourable

The favourable variance includes higher than budget quarterly payment of the financial assistance grant of \$18K. This has been offset in part by the timing of recognising other grant income. A forecast adjustment of \$72K for financial assistance grants has been made (\$18K x 4).

Contributions - Operating - \$3K Unfavourable

Timing variance.

Dividend Income - \$31K Favourable

Favourable variance of \$31K due to higher than budget Dulverton tax equivalent payment received.

Interest Income - \$12K Favourable

Favourable variance is a result of funds on hand that are invested until expended on allocated capital projects.

Other Revenue - \$126K Favourable

The favourable variance includes a training incentive payment from the federal government of \$42K and an adjustment refund for prior year workers compensation insurance of \$68K which was not budgeted for. MPES recoveries for parking fines are ahead of budget by \$24K. A forecast adjustment of \$108K has been made.

Employee Benefits - \$64K Unfavourable

The unfavourable variance includes increases in leave provisions as a result of a higher probability of staff taking long service leave due to their tenure with Council. Increases in wages have been offset in part by lower expenditure on uniforms, training and allowances.

Materials and Services - \$399K Favourable

The favourable timing variance includes lower expenditure on contractors \$242K, software licences \$142K and consultants fees.

Depreciation - \$131K Favourable

The favourable timing variance relates to the allowance for capitalisation of work in progress.

Financial Costs

Immaterial variance.

Levies & Taxes - \$33K Unfavourable variance

Timing variance, excludes land tax recoveries yet to be invoiced to tenants. The fire services levy payable to the State Fire Commission has been accrued to align with income raised on behalf of the State Fire Commission shown in Rates and Service Charges.

Other Expenses - \$19K Favourable variance

The variance relates to lower expenditure on event sponsorship and timing of community partnership payments.

Internal Charges and Recoveries - \$14K Favourable

The timing variance relates to differences between the estimated and actual labour hours that have been charged to capital projects.

Balance Sheet

The balance of Capital Work in Progress at the end of December is \$20.1M, including \$11.84M which relates to the LIVING CITY project.

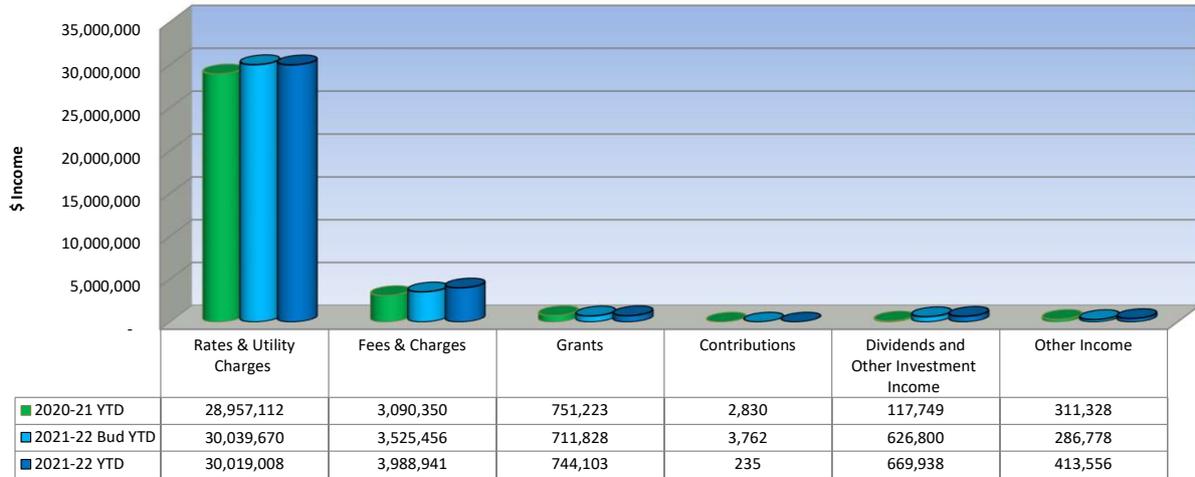
FINANCIAL SUMMARY				YTD to December 2021	
Operating Summary					
		YTD		Annual	Current
		Budget	Actual	Budget	Forecast
Revenue		35,194,294	35,835,781	42,689,549	42,911,549
Expenditure		22,828,449	22,361,970	42,230,735	42,230,735
Operating Position		12,365,845	13,473,811	458,814	680,814
Capital Expenditure Summary					
		Annual	Actual	Annual	
		Budget	\$'000	Forecast	
		\$'000	\$'000	\$'000	
Capital Expenditure		28,825	6,611	20,397	
Cash Information					
				December	June 2021
				2021	
Operating Account (Reconciled balance)				1,383,393	171,178
Interest-Earning Deposits				18,391,772	13,374,404
				19,775,164	13,545,582
Debtor Information					
	December			Rates Debtors	December
	2021	June 2021		Ageing	2021
					% of Annual
					Rates
Rates Debtors	9,208,480	677,653		2021/2022 - Current	29.8%
Infringement Debtors	96,887	81,066		2020/2021 - 1 Year	
Sundry Debtors	204,292	2,929,053		2019/2020 - 2 Years	
Planning & Health Debtors	25,346	6,132		2018/2019 - 3 Years	
				Over 3 years	
	9,535,006	3,693,903			
					9,208,480
Cash Investment Information					
		Actual Rate	Credit rating	Maximum Holding Allowed	Actual Holding % of total Cash
					December 2021
ANZ Cash Deposits - At Call		0.00%	A1+ /AA-		1,685
CBA Cash Deposits - At Call		0.20%	A1+ /AA-		12,381,166
			A1+	100%	62.62%
AMP 31 days notice account		0.55%	A2/BBB+		3,008,922
MyState Term Deposit		0.50%	P-2/Baa2		3,000,000
			A2-A3	40%	30.39%
					18,391,772
All cash investments are invested in compliance with Council's Investment Policy.					
Benchmarks: BBSW90 Day Index		0.0677%			
RBA Cash Rate		0.10%			

Commentary

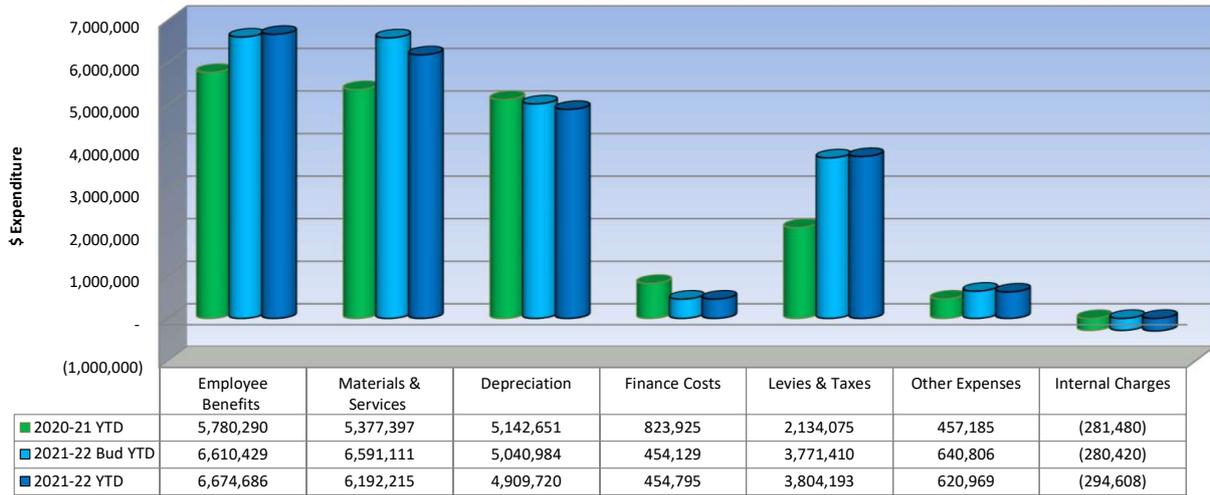
This report provides a high level summary of operational income and expenditure, capital expenditure and the cash and receivables position as at the date of the report.

SUMMARISED OPERATING REPORT						
YTD to December 2021						
	YTD		YTD Variance		Full Budget	Forecast
	Budget	Actual	\$	%	2021-22	2021-22
INCOME						
Rates and Service Charges	30,039,670	30,019,008	(20,662)	-0.1%	30,089,670	30,131,670
Fees and User Charges	3,525,456	3,988,941	463,485	13.1%	7,180,476	7,180,476
Grants - Operating	711,828	744,103	32,275	4.5%	2,637,222	2,709,222
Contributions - Operating	3,762	235	(3,528)	-93.8%	7,525	7,525
Dividend Income	616,000	646,690	30,690	5.0%	1,372,000	1,372,000
Interest Income	10,800	23,247	12,447	115.3%	21,600	21,600
Other Revenue	286,778	413,556	126,778	44.2%	581,056	689,056
Share of profit of associates	-	-	-	0.0%	800,000	800,000
TOTAL INCOME	35,194,294	35,835,781	641,487	1.8%	42,689,549	42,911,549
EXPENSES						
Employee Benefits	6,610,429	6,674,686	64,258	1.0%	12,974,554	12,974,554
Materials and Services	6,591,111	6,192,215	(398,896)	-6.1%	13,758,945	13,758,945
Depreciation	5,040,984	4,909,720	(131,264)	-2.6%	9,985,841	9,985,841
Financial Costs	454,129	454,795	666	0.1%	908,258	908,258
Levies & Taxes	3,771,410	3,804,193	32,784	0.9%	3,990,103	3,990,103
Other Expenses	640,806	620,969	(19,838)	-3.1%	1,206,613	1,206,613
Internal Charges and Recoveries	(280,420)	(294,608)	(14,188)	5.1%	(593,579)	(593,579)
TOTAL EXPENSES	22,828,449	22,361,970	(466,479)	-2.0%	42,230,735	42,230,735
NET OPERATING SURPLUS / (DEFICIT)	12,365,845	13,473,811	1,107,965	9.0%	458,814	680,814
CAPITAL ITEMS						
Grants - Capital	2,500,000	646,809	(1,853,191)	-74.1%	8,060,733	
Contributions - Capital	-	572,003	572,003		250,000	
Gain / Loss on Disposal of Assets	(174,000)	(535,575)	(361,575)	207.8%	(348,000)	
TOTAL CAPITAL ITEMS	2,326,000	683,237	(1,642,763)	-70.6%	7,962,733	
NET SURPLUS / (DEFICIT)	14,691,845	14,157,048	(534,798)	-3.6%	8,421,547	
Own Source Revenue:	98.0%	97.9%			93.8%	

Income Analysis



Expenditure Analysis



Capital Expenditure - \$'000



BALANCE SHEET REPORT

As at December 2021

	31 Dec 2021	30 Jun 2021
Current Assets		
Cash at Bank and On Hand	1,383,393	171,178
Trust Deposits	236,572	178,407
Cash Investments	18,391,772	13,374,404
Receivables - Rates and Utility Charges	9,208,480	677,653
Receivables - Infringements	96,887	81,066
Receivables - Sundry	204,292	2,929,053
Receivables - Planning & Health	25,346	6,132
Loans Receivable - Current	26,774	26,774
Accrued Revenue	111,396	360,493
Prepayments	215,100	215,100
Net GST Receivable	314,199	326,424
Other Asset	755,738	755,738
	30,969,949	19,102,423
Non Current Assets		
Loans Receivable - Non-Current	333,468	337,168
Dulverton Regional Waste Management Authority	8,885,636	9,172,406
TasWater	82,967,547	82,967,547
Property, Plant & Equipment	861,490,947	862,372,634
Accumulated Depreciation - PP&E	(329,510,426)	(326,381,990)
Capital Work in Progress	20,112,755	14,521,439
	644,279,928	642,989,204
Total Assets	675,249,877	662,091,626
Current Liabilities		
Trade Creditors	262,354	58,353
Accrued Expenses	2,807,616	3,137,003
Trust Liability	246,443	178,394
Income In Advance - Current	1,412,262	1,915,381
Loans - Current	1,099,194	1,099,194
Annual Leave	1,150,488	1,162,051
Other Leave - RDO	60,988	75,323
Other Leave - TOIL	13,494	14,737
Long Service Leave - Current	1,340,589	1,218,743
	8,393,427	8,859,181
Non Current Liabilities		
Derivative Financial Instruments	-	-
Loans - Non-Current	47,066,311	47,599,354
Long Service Leave - Non-Current	282,234	282,234
	47,348,545	47,881,589
Total Liabilities	55,741,972	56,740,769
Net Assets	619,507,905	605,350,857
Equity		
Asset Revaluation Reserve	371,191,546	371,191,546
Asset Revaluation Reserve - Associates	1,700,062	1,700,062
Other Reserves	6,570,643	6,570,643
Accumulated Surplus	225,888,607	210,720,770
Operating Surplus / (Deficit)	13,473,811	770,895
Capital Surplus / (Deficit)	683,237	14,396,942
	619,507,905	605,350,857
Total Equity	619,507,905	605,350,857
Current Ratio:	3.69	2.16

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

Capital Works Income & Expenditure Report December 2021													
	Funding 2021/22				Expenditure 2021/22			Balance	Performance Measures				
	Annual Budget	Additional Funds Carried forward & adjustments	Total Budget Available	External Funding	Actual	Commitments	Total Expenditure	Remaining Funds	Works Start	Works Completion	% Budget	Comments	
	\$	\$	\$	\$	\$	\$	\$	\$	Month	Month	Spent		
Summary													
Open Space & Recreation	1,113,000	492,869	1,605,869	274,000	253,001	94,589	347,590	1,258,279			22%		
Buildings & Facilities	1,105,000	909,159	2,014,159	-	662,951	323,104	986,054	1,028,105			49%		
Transport	5,574,000	3,150,670	8,724,670	1,778,733	3,004,083	1,486,591	4,490,675	4,233,996			51%		
Stormwater	1,050,000	894,482	1,944,482	-	316,607	12,036	328,643	1,615,839			17%		
Living City	3,680,000	8,943,391	12,623,391	3,680,000	2,053,688	-	2,053,688	10,569,704			16%		
Plant & Fleet	598,600	230,501	829,101	-	168,922	457,050	625,972	203,129			76%		
Other Equipment	1,057,000	131,259	1,188,259	-	151,734	58,376	210,109	978,150			18%		
Total Capital Works	14,177,600	14,752,331	28,929,931	5,732,733	6,610,986	2,431,746	9,042,731	19,887,200			31%		
Open Space & Recreation													
CP0129 Don River Rail Trail - land purchase		50,681	50,681		8,037	2,594	10,631	40,050	Jun-21	Feb-22	21.0%	Process underway	
CP0141 Julie Burgess - Pontoon lights		-	-		(1)	-	(1)	1	Complete	Complete		Complete	
CP0176 Mersey Bluff - bin compound		-	-		5,000	-	5,000	(5,000)	Complete	Complete		Complete	
CP0179 Reg Hope Park - slab and services for shopfront at Julie		10,393	10,393		-	-	-	10,393	TBA	TBA	0.0%		
CP0184 Don River Rail Trail - construction		145,729	145,729		-	-	-	145,729	Mar-22	Jun-22	0.0%	Grant extension to June 2022	
CP0192 Aquatic Centre / Don Reserve -playground renewal/ relocation		76,437	76,437		61,647	11,790	73,437	3,000	Aug-21	Nov-21	96.1%	Installation underway	
CP0193 Kiah Place - Playground equipment renewal		-	-		4,468	-	4,468	(4,468)	Complete	Complete		Prior year project	
CP0195 Installation of Public Recycling Bins		-	-		19,364	2	19,366	(19,366)	Oct-21	Nov-21		Installation pending	
CP0196 Highfield Park new BBQ Shelter		-	-		34,222	1	34,223	(34,223)	Aug-21	Nov-21		Construction underway	
CP0197 Mersey Vale Cemetery - ash interment columns for Memorial Garden	35,000	(35,000)	-		657	-	657	(657)	TBA	TBA		Funding re-allocated to CP0206	
CP0202 Seat replacements - Valley Road		-	-		1,779	-	1,779	(1,779)	Complete	Complete		To be re-allocated	
CP0203 Highfield Park nature play area		74,850	74,850		36,445	35,000	71,445	3,405	Nov-21	Dec-21	95.5%	Order placed. Installation pending	
CP0204 Horsehead Creek - RV dump point relocation		38,922	38,922		102	-	102	38,820	Feb-22	May-22	0.3%	Contract executed. Construction pending. Expenditure committed to CB0102	
CP0206 Mersey Vale Cemetery - ash interment columns for Memorial Garden		35,000	35,000		19,718	-	19,718	15,282	TBA	TBA	56.3%	Columns ordered	
CP0207 Lighting to dog exercise area	14,000	-	14,000		-	10,129	10,129	3,871	Nov-21	Jan-22	72.4%	Installation pending	
CP0208 Coastal Erosion Protection - Coles Beach and Don Heads	100,000	-	100,000		1,152	-	1,152	98,848	TBA	TBA	1.2%		
CP0209 Aquatic Centre - Access Improvements to Shaded Seating at outdoor pool	41,000	-	41,000		182	-	182	40,818	Apr-22	May-22	0.4%	Design underway	
CP0210 Mungala-Langslow path link Improvements	85,000	-	85,000		2,511	-	2,511	82,489	Mar-22	Apr-22	3.0%		
CP0211 Park furniture renewal - annual program	25,000	-	25,000		19,998	-	19,998	5,002	Nov-21	Dec-21	80.0%		
CP0212 Devonport Recreation Centre - basketball backboard renewal	34,000	-	34,000		149	30,444	30,592	3,408	Jan-22	Feb-22	90.0%	Order placed. Installation pending	
CP0213 Netball Centre - outdoor court seat renewal	20,000	-	20,000		10,946	1	10,947	9,053	Complete	Complete	54.7%		
CP0214 Mersey Bluff signage renewal	18,000	-	18,000		-	-	-	18,000	TBA	TBA	0.0%	consultation underway	
CP0215 Devonport Oval - Ezicover Inflatable roller renewal	9,000	-	9,000		2,445	4,549	6,995	2,005	TBA	TBA	77.7%		
CP0216 Don Reserve path renewal - Jiloa Way to Valkyrie Close	100,000	-	100,000		1,679	-	1,679	98,321	Mar-22	Apr-22	1.7%	Design underway	
CP0217 Surf Club boat ramp renewal (East Ramp)	55,000	-	55,000		1,152	-	1,152	53,848	Mar-22	Apr-22	2.1%	Quotations being assessed	
CP0218 Bluff Skate Park - soft fall renewal	17,000	-	17,000		150	-	150	16,850	TBA	TBA	0.9%		
CP0219 New pedestrian bridge - Figure of Eight Creek - Woodrising to Maidstone Park	500,000	-	500,000	250,000	5,011	-	5,011	494,989	Jan-22	Apr-22	1.0%	Tender advertised	
CP0220 Bluff Skate Park - new shade shelter	36,000	-	36,000		72	-	72	35,928	TBA	TBA	0.2%		
CP0221 Victoria Parade - boat ramp lighting	24,000	-	24,000	24,000	16,603	-	16,603	7,397	Feb-22	Mar-22	69.2%	External funding secured. Design underway	
CP0222 East Foreshore Interpretive Signage	-	-	-		513	79	593	(593)	Feb-22	Mar-22	#DIV/0!	External funding secured. Design underway	
Little Athletics shed project		70,000	70,000		-	-	-	70,000	Feb-22	Mar-22	0.0%	External funding secured. Design underway	
Maidstone Park netting project		25,857	25,857		-	-	-	25,857	Feb-22	Mar-22	0.0%	External funding secured. Design underway	
CP0275 CT0275 State Vehicle Entry Point		-	-		(1,000)	-	(1,000)	1,000	Feb-22	Mar-22	#DIV/0!	External funding secured. Design underway	
Total Open Space & Recreation	1,113,000	492,869	1,605,869	274,000	253,001	94,589	347,590	1,258,279			21.6%		

	Funding 2021/22				Expenditure 2021/22			Balance	Performance Measures			
	Annual Budget	Additional Funds Carried forward & adjustments	Total Budget Available	External Funding	Actual	Commitments	Total Expenditure	Remaining Funds	Works Start	Works Completion	% Budget	Comments
	\$	\$	\$	\$	\$	\$	\$	\$	Month	Month	Spent	
Buildings & Facilities												
CB0097	Meercroft Park - facilities upgrade	-	-		1,514	-	1,514	(1,514)	Complete	Complete		
CB0098	Devonport Football Club - new change rooms	682,814	682,814		590,552	-	590,552	92,262	Apr-21	Feb-22	86.5%	Construction underway
CB0102	Horsehead Creek - New toilet block & link path	154,050	154,050		11,361	178,728	190,089	(36,039)	Jan-22	Mar-22	123.4%	Over expenditure offset by CP0204
CB0104	Works Depot - Oil store shed	42,000	-	42,000	84	-	84	41,916	Jan-22	Mar-22	0.2%	
CB0105	Waste Transfer Station - Fence extension	13,000	8,455	21,455	-	14,900	14,900	6,555	TBA	TBA	69.4%	Additional external funding sought
CB0106	Aquatic Centre - Pool hall concourse drainage grate	10,000	-	10,000	-	-	-	10,000	TBA	TBA	0.0%	
CB0107	Payne Avenue toilet block	243,000	-	243,000	633	-	633	242,367	TBA	TBA	0.3%	
CB0108	Aquatic Centre - Wet change Rm silicon replacement	15,000	-	15,000	-	-	-	15,000	TBA	TBA	0.0%	
CB0109	Aquatic Centre - Wet change Rm flooring	30,000	-	30,000	217	-	217	29,783	TBA	TBA	0.7%	
CB0110	BSMC - Roof replacement on old building	50,000	-	50,000	257	-	257	49,743	TBA	TBA	0.5%	
CB0111	Aquatic Centre - Internal Painting	35,000	-	35,000	70	-	70	34,930	TBA	TBA	0.2%	
CB0112	BSMC - Reception Counter	15,000	-	15,000	-	-	-	15,000	TBA	TBA	0.0%	
CB0113	paranaple arts centre - 55kw solar Panel Installation	142,000	-	142,000	3,638	129,476	133,114	8,886	Jan-22	Apr-22	93.7%	Tender advertised
CB0114	Waste Transfer Station - waste and resource recovery bill readiness project	500,000	-	500,000	5,146	-	5,146	494,854	TBA	TBA	1.0%	
CB0115	CB0115 BSMC - Auto door between café and	10,000	15,000	25,000	79	-	79	24,921	TBA	TBA	0.3%	
CB0116	CB0116 Replace fan PAC 1 HVAC		48,840	48,840	49,399	-	49,399	(559)	Nov-21	Nov-21	101.1%	Installation pending
Total Facilities	1,105,000	909,159	2,014,159		662,951	323,104	986,054	1,028,105			49.0%	

	Funding 2021/22				Expenditure 2021/22			Balance	Performance Measures			
	Annual Budget	Additional Funds Carried forward & adjustments	Total Budget Available	External Funding	Actual	Commitments	Total Expenditure	Remaining Funds	Works Start	Works Completion	% Budget	Comments
	\$	\$	\$	\$	\$	\$	\$	\$	Month	Month	Spent	
Transport												
CT0169 Formby Road & Best Street intersection safety improvements		91,351	91,351		-	36,364	36,364	54,987	Oct-22	Dec-22	39.8%	To be completed following waterfront hotel construction
CT0230 Transport Minor Works		20,000	20,000		642	-	642	19,358	TBA	TBA	3.2%	Subject to completion of private works
CT0234 Wenvoe Street renewal - Steele Street to ...			-		74	-	74	(74)			#DIV/0!	
CT0245 New bus stop infrastructure		11,000	11,000		30,206	-	30,206	(19,206)	Nov-21	Nov-21	274.6%	Additional work requested
CT0271 Mersey Bluff Precinct – traffic, pedestrian, and parking improvements – stage 2		71,005	71,005		71,545	-	71,545	(540)	Complete	Complete	100.8%	
CT0272 Coastal Pathway contribution - part 1			-		(1,200)	-	(1,200)	1,200			#DIV/0!	Adjustment or TBCITB levy paid by contractor
CT0275 State Vehicle Entry Point	1,000,000	465,312	1,465,312	1,000,000	8,745	22,000	30,745	1,434,567	TBA	TBA	2.1%	Progression dependant on Port development plans
CT0277 Reseal Program 2020-2021		13,865	13,865		13,864	-	13,864	1	Complete	Complete	100.0%	
CT0279 Bridge Road Pavement Renewal - Stage 1		7,286	7,286		28,700	-	28,700	(21,414)	Complete	Complete	393.9%	
CT0281 Street light provision		8,911	8,911		8,911	-	8,911	(0)	Complete	Complete	100.0%	
CT0282 Melrose Road - Morris Road intersection improvements		300	300		300	-	300	-	Complete	Complete	100.0%	
CT0286 Don Road, Lovett Street and Sorell Street safety improvements		37,245	37,245		28,430	12,000	40,430	(3,185)	Sep-21	Nov-21	108.6%	Construction underway
CT0287 Transport minor works		9,231	9,231		9,231	-	9,231	-	Complete	Complete	100.0%	
CT0289 Coastal Pathway contribution - part 2	200,000	998,000	1,198,000		252,278	746,902	999,180	198,820	Oct-21	Dec-22	83.4%	Construction underway
CT0290 Greenway Avenue Traffic Calming		25,087	25,087		538	753	1,291	23,796	Complete	Complete		
CT0292 Pioneer Park - improved access from Thomas Street		-	-		1,084	-	1,084	(1,084)	Complete	Complete		
CT0294 Nixon Street VRUP		102,376	102,376		102,376	-	102,376	(0)	Complete	Complete	100.0%	
CT0296 Forbes Street VRUP		159,254	159,254		159,414	-	159,414	(160)	Complete	Complete	100.1%	
CT0298 Kelcey Tier SRRP	815,000	222,591	1,037,591		929,420	-	929,420	108,171	Aug-21	Nov-21	89.6%	Minor works pending
CT0299 Coastal Pathway - River Rd, Oakwood-Ambleside		848,823	848,823		597,044	61,656	658,700	190,123	Aug-21	Jan-22	77.6%	Construction underway
CT0300 Forth Road SRRP	60,000	59,033	119,033		116,403	-	116,403	2,630	Complete	Complete	97.8%	
CT0301 Reseal Program 2021-2022	700,000	-	700,000		155,037	470,941	625,977	74,023	Nov-21	Feb-22	89.4%	Construction pending
CT0302 CT0302 Best St Footpath Link VRUP		-	-	30,000	19,910	264	20,174	(20,174)	Complete	Complete		Externally funded
CT0303 CT0303 Forbes St Footpath Link VURP		-	-	68,000	17,021	391	17,412	(17,412)	Complete	Complete		Externally funded
CT0304 CT0304 Steele St Footpath Link VURP		-	-	16,000	4,330	1,719	6,049	(6,049)	Nov-21	Dec-21		Externally funded, construction pending
CT0305 CT0305 Nixon St Footpath Link VRUP		-	-	28,000	28,216	2,166	30,382	(30,382)	Complete	Complete		Externally funded
CT0306 CT0306 Don Rd Footpath Link VRUP		-	-	30,000	29,115	1,326	30,441	(30,441)	Oct-21	Nov-21		Externally funded, construction pending
CT0307 Street light provision	25,000	-	25,000		50	9,091	9,141	15,859	TBA	TBA	36.6%	
CT0308 Charles Street - Gunn Street Pedestrian Link	25,000	-	25,000		50	-	50	24,950	Apr-22	Apr-22	0.2%	
CT0309 Webberleys Road seal	174,000	-	174,000		2,352	-	2,352	171,648	Jan-22	Apr-22	1.4%	Design underway
CT0310 Tugrah Road traffic management	250,000	-	250,000		4,134	-	4,134	245,866	TBA	TBA	1.7%	Design underway
CT0311 Fenton Way pedestrian improvements	40,000	-	40,000		80	-	80	39,920	TBA	TBA	0.2%	
CT0312 Durkins road guard rail extension	25,000	-	25,000		16,960	-	16,960	8,041	Complete	Complete	67.8%	
CT0313 Squibbs road retaining wall	25,000	-	25,000		27,349	-	27,349	(2,349)	Complete	Complete	109.4%	Complete
CT0316 CT0316 Greenway Avenue Threshold Treat	125,000	-	125,000		89,415	41,838	131,252	(6,252)	Sep-21	Nov-21	105.0%	Construction underway
CT0317 Durkins Road - seal part of gravel section	140,000	-	140,000		4,399	-	4,399	135,601	Jan-22	Mar-22	3.1%	
CT0318 Road traffic device renewal	25,000	-	25,000		50	-	50	24,950	TBA	TBA	0.2%	
CT0319 Transport minor works	25,000	-	25,000		8,762	-	8,762	16,238	Jul-21	Jun-22	35.0%	Minor works ongoing throughout the year
CT0320 Parking infrastructure renewal	25,000	-	25,000		50	-	50	24,950	TBA	TBA	0.2%	
CT0321 Steele Street footpath renewal - Wenvoe to Formby - south side	174,000	-	174,000		4,742	-	4,742	169,258	Jan-22	Mar-22	2.7%	Design underway
CT0322 William Street renewal - Valley to Middle	940,000	-	940,000	506,733	80,798	7,309	88,107	851,893	Dec-21	Apr-22	9.4%	Design underway
CT0323 Victoria Parade Car Park (James to George) improvements	126,000	-	126,000		57,713	5,202	62,916	63,084	Nov-21	Nov-21	49.9%	Construction pending
CT0324 North Caroline Street Kerb renewal	75,000	-	75,000		8,961	65,882	74,844	156	Apr-22	May-22	99.8%	Quotations requested
CT0325 North Fenton Street renewal - Oldaker to Parker	300,000	-	300,000		28,521	1,973	30,495	269,505	Jan-22	Apr-22	10.2%	Design underway
CT0326 Rural road renewal - gravel resheeting program	100,000	-	100,000		536	-	536	99,464	Feb-22	Apr-22	0.5%	
CT0327 Kelcey Tier Road renewal		-	-		-	(1,183)	(1,183)	1,183			#DIV/0!	journal required to CT0298, then delete
CT0328 Mersey Bluff Precinct – traffic, pedestrian, and parking improvements – stage 4	80,000	-	80,000		55,948	-	55,948	24,052	Sep-21	Nov-21	69.9%	Construction underway
CT0331 Footpath missing links - high priority areas	100,000	-	100,000	100,000	1,579	-	1,579	98,421	TBA	TBA	1.6%	Design underway
Total Transport	5,574,000	3,150,670	8,724,670	1,778,733	3,004,083	1,486,591	4,490,675	4,233,996			51.5%	

	Funding 2021/22				Expenditure 2021/22			Balance	Performance Measures			
	Annual Budget	Additional Funds Carried forward & adjustments	Total Budget Available	External Funding	Actual	Commitments	Total Expenditure	Remaining Funds	Works Start	Works Completion	% Budget	Comments
	\$	\$	\$	\$	\$	\$	\$	\$	Month	Month	Spent	
Stormwater												
CS0081	John Stormwater Catchment Stage 1	195,947	195,947		-	-	-	195,947	TBA	TBA	0.0%	Pending action from Sport Infrastructure Master Plan (EDRC)
CS0085	Oldaker (East) stormwater catchment upgrade – stage 1	196,896	196,896		-	-	-	196,896	N/A	N/A	0.0%	Included in scope of waterfront park
CS0091	Minor Stormwater Works	3,620	3,620		3,620	-	3,620	-	Complete	Complete	100.0%	
CS0096	Oldaker (East) Catchment upgrade - stage 2	80,000	80,000		78,496	841	79,337	663	Mar-21	TBA	99.2%	Minor work remaining
CS0097	Church street stormwater improvements	346,820	346,820		6,879	-	6,879	339,941	TBA	TBA	2.0%	Design underway
CS0098	Pit replacements	12,282	12,282		14,960	-	14,960	(2,678)	Complete	Complete	121.8%	
CS0099	Pipe renewal - 23 Steele St	58,917	58,917		707	-	707	58,210	TBA	TBA	1.2%	Quotations sought
CS0100	Highfield SW catchment Upgrade - Stage 1	200,000	-	200,000	15,469	1,314	16,783	183,217	TBA	TBA	8.4%	Design underway
CS0101	Minor Stormwater Works	60,000	-	60,000	28,196	519	28,715	31,285	Jul-21	Jun-22	47.9%	Minor works ongoing throughout the year
CS0102	Kelcey Tier Road pit upgrades	60,000	-	60,000	36,817	7,201	44,018	15,982	Dec-21	Dec-21	73.4%	Construction pending
CS0103	Stormwater pollution control measures	50,000	-	50,000	1,050	-	1,050	48,951	TBA	TBA	2.1%	Design underway
CS0104	Webberleys Road - open drain and pipe system	250,000	-	250,000	16,613	-	16,613	233,387	Jan-22	Apr-22	6.6%	Design underway
CS0105	Pit replacements 2021-22	50,000	-	50,000	54,839	-	54,839	(4,839)	Jul-21	Jun-22	109.7%	Minor works ongoing throughout the year
CS0106	32 Victoria Parade stormwater renewal	80,000	-	80,000	53,055	2,161	55,216	24,784	Nov-21	Nov-21	69.0%	Construction pending
CS0107	Tugrah Road - Rundle to Stony Rise - pipe renewal	75,000	-	75,000	1,814	-	1,814	73,186	TBA	TBA	2.4%	Quotations sought
CS0108	North Fenton Street - pipe renewal	150,000	-	150,000	549	-	549	149,451	Jan-22	Apr-22	0.4%	Design underway
CS0109	Hiller Street - pipe renewal	50,000	-	50,000	3,543	-	3,543	46,457	TBA	TBA	7.1%	Design underway
CS0110	Contribution to network upgrades downstream of Cameray St development	25,000	-	25,000	-	-	-	25,000	TBA	TBA	0.0%	Subject to completion by developer
Total Stormwater		1,050,000	894,482	1,944,482	-	316,607	12,036	328,643			16.9%	
Plant & Fleet												
CF0028	Fleet replacement program 20/21	35,331	35,331		-	35,331	35,331	(0)			100.0%	
CF0029	Hire Plant Replacement Plan 20/21 (including disposal proceeds)	195,170	195,170		155,143	-	155,143	40,027			79.5%	
CF0031	Fleet Replacement program 2021-22	216,000	-	216,000	-	152,374	152,374	63,626			70.5%	
CF0032	Hire Plant Replacement 2021-22	274,000	-	274,000	-	228,981	228,981	45,019			83.6%	
CF0033	Non Hire Plant Replacement 21-22	108,600	-	108,600	13,779	40,364	54,143	54,457			49.9%	
Total Plant & Fleet		598,600	230,501	829,101	-	168,922	457,050	625,972			75.5%	
Other Equipment												
Office and Equipment		516,000	131,259	647,259	-	118,600	24,947	143,546	503,713			
Information Technology		541,000	-	541,000	-	33,134	33,429	66,563	474,437			
Total Other Equipment		1,057,000	131,259	1,188,259	-	151,734	58,376	210,109			17.7%	
TOTAL CAPITAL EXPENDITURE - EXCLUDING LIVING CITY		10,497,600	5,808,940	16,306,540	2,052,733	4,557,298	2,431,746	6,989,044			42.9%	
Living City												
Total Living City		3,680,000	8,943,391	12,623,391	3,680,000	2,053,688	-	2,053,688			16.3%	construction underway
TOTAL CAPITAL EXPENDITURE - INCLUDING LIVING CITY		14,177,600	14,752,331	28,929,931	5,732,733	6,610,986	2,431,746	9,042,731			31.3%	

Councillor Expenses

Cumulative figures year to date: December 2021

Councillor Expenses	Mayoral Allowance	Councillor's Allowance (Inc Deputy Mayor)	Mileage R'ments	Digital Devices	Conference/ Professional Development Attendance	Travel, Accom & Meal expenses	Meeting expenses	Mobile Phone	Total
Mayor Cr Rockliff	44,275		3,240	276		376		327	\$ 48,495
Deputy Mayor Cr Jarman		22,536		276	25				\$ 22,837
Cr Alexiou		12,650		276	432	326			\$ 13,684
Cr Ennis		12,650		276		326			\$ 13,252
Cr Hollister		12,650		276		344			\$ 13,270
Cr Laycock		12,650		276		758			\$ 13,684
Cr Milbourne		12,650		276	25				\$ 12,951
Cr Murphy		12,650		276		326			\$ 13,252
Cr Perry		12,650		276	401	326			\$ 13,653
Other Non Attributable					1,250				\$ 1,250
TOTAL - YEAR TO DATE	\$ 44,275	\$ 111,085	\$ 3,240	\$ 2,481	\$ 2,133	\$ 2,784	\$ -	\$ 327	\$ 166,326
Budget	83,233	214,280	6,480	4,560	5,000	8,000	1,200	720	323,473
BALANCE UNSPENT	\$ 38,958	\$ 103,195	\$ 3,240	\$ 2,079	\$ 2,867	\$ 5,216	\$ 1,200	\$ 393	\$ 157,147
% Spent Year to Date	53%	52%	50%	54%	43%	35%	0%	45%	51%

Note: Council provides a motor vehicle for use by the Mayor - the cost of this vehicle is shown in the Mileage column.



Devonport City Council
Strategic Plan Progress Report

Period: **21/22**



interplan
integrated planning software

Strategic Plan Progress Report

Goal: 1 Living lightly on our environment

Outcome: 1.1 Devonport is an energy efficient City

Actions	STATUS	% COMP	PROGRESS COMMENTS	RESP. OFFICER	COMP DATE
Strategy: 1.1.1 Lead and actively promote the adoption of practices that support the sustainable use of energy and other natural resources by Council, businesses and the community					
1.1.1.1 Implement Devonport's obligations under the Cities Power Partnership, including the installation of solar panels on selected buildings and completion of greenhouse emissions audit	In Progress	48%	Tender has been awarded, and installation works are scheduled to commence on 17th January 2022.	Executive Officer	30/06/2022

Outcome: 1.2 Sustainability is promoted and integrated across all sectors

Actions	STATUS	% COMP	PROGRESS COMMENTS	RESP. OFFICER	COMP DATE
Strategy: 1.2.1 Support the conservation and maintenance of biodiversity corridors including coastal landscapes and preservation areas of remnant vegetation					
1.2.1.1 Participate in the North-West Regional Cat Management Group to finalise and implement a regional cat management strategy	In Progress	48%	8 out of 9 Councils have endorsed the Strategy. The current Cat Management Coordinator has resigned from her position so ongoing discussions will be temporarily interrupted. Recommence the working group in mid 2022.	Risk & Compliance Coordinator	30/06/2022
1.2.1.1 Review and update the 2015-2020 Don Reserve Environmental Management Plan	In Progress	48%	Drafting of updated Management Plan document will commence in January 2022.	Executive Officer	30/06/2022

Outcome: 1.4 Our energy is reduced

Actions	STATUS	% COMP	PROGRESS COMMENTS	RESP. OFFICER	COMP DATE
Strategy: 1.4.2 Facilitate, and where appropriate, undertake improvements in waste and recycling collection, processing services and facilities					
1.4.2.1 Prepare Council and the community for the introduction of a State Waste Levy	In Progress	15%	Project to install public place recycling bins (17) is now complete. Concept of Waste Transfer Station improvements is ongoing	Infrastructure & Works Manager	30/06/2022

January 16, 2022



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Strategic Plan Progress Report

Goal: 1 Living lightly on our environment

Outcome: 1.4 Our energy is reduced

Actions	STATUS	% COMP	PROGRESS COMMENTS	RESP. OFFICER	COMP DATE
Strategy: 1.4.2 Facilitate, and where appropriate, undertake improvements in waste and recycling collection, processing services and facilities					
1.4.2.2 Develop business and operational planning for implementation of a kerbside organics (FOGO) collection service within the local government area	Not Started	0%	Due to commence in January 2022.	Infrastructure & Works Manager	30/06/2022



Strategic Plan Progress Report

Goal: 2 Building a unique city

Outcome: 2.1 Council's Planning Scheme facilitates appropriate property use and development

Actions	STATUS	% COMP	PROGRESS COMMENTS	RESP. OFFICER	COMP DATE
Strategy: 2.1.2 Provide consistent and responsive development assessment and compliance processes					
2.1.2.1 Develop and adopt a Residential Strategy for Devonport	In Progress	65%	Growth area mapping and development lot analysis is now complete. Compilation of the Strategy document and supporting planning policy statements will commence during January 2022.	Project Officer	30/06/2022

Outcome: 2.3 Infrastructure priorities support well planned, managed and appropriately funded development within our unique City

Actions	STATUS	% COMP	PROGRESS COMMENTS	RESP. OFFICER	COMP DATE
Strategy: 2.3.1 Develop and maintain long term Strategic Asset Management Plans					
2.3.1.1 Extend Council's forward Capital Works Program from 5 years to 10 years	In Progress	50%	Document template in development. Asset condition assessments being used to generate 10 year renewal programs.	Infrastructure & Works Manager	30/06/2022
Strategy:					
2.3.2.1 Review and update Council's 2015-2020 Bike Riding Strategy and the 2016-2021 Pedestrian Strategy and incorporate into a single Active Transport Strategy	In Progress	15%	Draft document in development.	Infrastructure & Works Manager	30/06/2022
2.3.2.2 Review and update Council's 2017-2022 Signage Strategy	Not Started	0%	Due to commence in January 2022.	Infrastructure & Works Manager	30/06/2022
2.3.2.3 Review and update Council's Road Network Strategy 2016	In Progress	70%	Draft document completed for internal review.	Infrastructure & Works Manager	30/06/2022
Strategy: 2.3.5 Provide and maintain sustainable parks, gardens and open spaces to appropriate standards					

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Strategic Plan Progress Report

Goal: 2 Building a unique city

Outcome: 2.3 Infrastructure priorities support well planned, managed and appropriately funded development within our unique City

Actions	STATUS	% COMP	PROGRESS COMMENTS	RESP. OFFICER	COMP DATE
Strategy: 2.3.5 Provide and maintain sustainable parks, gardens and open spaces to appropriate standards					
2.3.5.1 Develop a Public Open Space Strategy	In Progress	10%	Draft document in development.	Infrastructure & Works Manager	30/06/2022

Outcome: 2.4 Promote the development of the CBD in a manner which achieves the LIVING CITY Principles Plan

Actions	STATUS	% COMP	PROGRESS COMMENTS	RESP. OFFICER	COMP DATE
Strategy: 2.4.1 Implement initiatives from the LIVING CITY Master Plan					
2.4.1.1 Oversee the continuation and completion of the LIVING CITY Waterfront Park and secure external funding to incorporate a sound and light show into the Park	In Progress	50%	Waterfront Park is well progressed, with the second major section of the elevated walkway (spanning Formby Road) installed just prior to Christmas 2021. Construction works on site will recommence in early January 2022.	Executive Manager City Growth	30/06/2022
Strategy: 2.4.3 Implement initiatives to encourage private investment aligned with the outcomes of the LIVING CITY Master Plan					
2.4.3.1 Advance expressions of interest in the development of selected CBD sites to contract execution phase, allowing works to commence	In Progress	50%	Negotiation with prospective developers, and contractual negotiations with selected proponents has progressed during the last reporting period.	Executive Manager City Growth	30/06/2022



Strategic Plan Progress Report

Goal: 3 Growing a vibrant economy

Outcome: 3.1 Devonport is the business, service and retail centre for North West Tasmania

Actions	STATUS	% COMP	PROGRESS COMMENTS	RESP. OFFICER	COMP DATE
Strategy: 3.1.1 Market and promote the City as a regional business, service and retail hub					
3.1.1.1 Develop a prioritised plan regarding retail precinct development within the CBD	Not Started	0%	Review and documentation of an updated Retail Hierarchy for Devonport is scheduled to commence during January 2022.	Project Officer	30/06/2022
3.1.1.1 Identify and deliver multiple smart city initiative pilot projects	In Progress	50%	Pilot initiatives that have been identified are being refined across a range of categories to include environment monitoring and pedestrian traffic counting. A number of vendor reviews are underway to source a list of IoT devices to commence the trial.	Deputy General Manager	30/06/2022
3.1.1.1 Review existing Council tourism and marketing strategies and develop a consistent or new approach for promoting the City of Devonport	In Progress	48%	WxNW (Regional Tourism Organisation) has been engaged to deliver this project. Anticipated completion March 2022.	Convention and Arts Centre Director	30/06/2022

Outcome: 3.2 Devonport's visitor industry is developed around its natural assets, history and location

Actions	STATUS	% COMP	PROGRESS COMMENTS	RESP. OFFICER	COMP DATE
Strategy: 3.2.5 Support festivals, events and attractions that add value to the City's economy					
3.2.5.1 Develop and initiate the following events and activities in accordance with COVID-19 requirements: - New Year's Eve - Harmony Day - Devonport Food and Wine Festival - Seniors Week - International Women's Day - Jazz Festival	In Progress	75%	New Year's Eve event planning underway for 3 p.m. - 8 p.m. in Market Square. There will also be a fireworks display at 9.30p.m. Planning commenced for International Women's Day calendar of events.	Community Services Manager	30/06/2022

Outcome: 3.4 Our economic progress continuously improves

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Strategic Plan Progress Report

Goal: 3 Growing a vibrant economy

Outcome: 3.4 Our economic progress continuously improves

Actions	STATUS	% COMP	PROGRESS COMMENTS	RESP. OFFICER	COMP DATE
Strategy: 3.4.1 Work in partnership with industry and government to identify needs of business and industry to pursue opportunities, which fosters economic development in the area					
3.4.1.1 Develop a partnership agreement with the Devonport Chamber of Commerce and Industry which includes support for the implementation of their Retail Strategy	In Progress	30%	Discussions held, draft agreement being prepared	Community Services Manager	30/06/2022



Strategic Plan Progress Report

Goal: 4 Building quality of life

Outcome: 4.1 Sport and recreation facilities and programs are well planned to meet community needs

Actions	STATUS	% COMP	PROGRESS COMMENTS	RESP. OFFICER	COMP DATE
Strategy: 4.1.1 Provide and manage accessible sport, recreation and leisure facilities and programs					
4.1.1.1 Undertake precinct planning and feasibility studies for identified areas in the Sports Infrastructure Master Plan	Completed	100%	Consultation undertaken for Sports Infrastructure Master Plan and presented to December 2021 Council Meeting.	Community Services Manager	30/06/2022

Outcome: 4.2 A vibrant City is created through the provision of cultural activities, events and facilities

Actions	STATUS	% COMP	PROGRESS COMMENTS	RESP. OFFICER	COMP DATE
Strategy: 4.2.2 Cultural facilities and programs are well planned and promoted to increase accessibility and sustainability					
4.2.2.1 Undertake a feasibility study into the likely usage and return of a Black Box Theatre at the paranable arts centre	In Progress	50%	Business Case report is in draft. Building cost is currently being devised. Report likely March 2022.	Convention and Arts Centre Director	30/06/2022
Strategy: 4.2.3 Develop and implement an integrated approach to public art					
4.2.3.1 Develop a 5-Year Public Art Strategy	In Progress	30%	A Public Art Committee has been appointed. A key project will be to draft a Public Art Strategy.	Convention and Arts Centre Director	30/06/2022

Outcome: 4.3 Heritage is valued

Actions	STATUS	% COMP	PROGRESS COMMENTS	RESP. OFFICER	COMP DATE
Strategy: 4.3.1 Develop and implement initiatives to preserve and maintain heritage buildings, items and places of interest					
4.3.1.1 Develop a feasibility study and outline potential future operational models to preserve and enhance the historic Home Hill property	In Progress	30%	Meeting held between National Trust and Council. Mission statement developed.	Convention and Arts Centre Director	30/06/2022

Outcome: 4.5 Education and learning is accessible and responsive



Strategic Plan Progress Report

Goal: 4 Building quality of life

Outcome: 4.5 Education and learning is accessible and responsive

Actions	STATUS	% COMP	PROGRESS COMMENTS	RESP. OFFICER	COMP DATE
Strategy: 4.5.1 Support the provision of facilities and services that encourage lifelong learning, literacy and meet the information needs of the community					
4.5.1.1 Facilitate and support actions from the Live and Learn Strategy including: - Festival of Learning to be held in September - Develop connections with UTAS and raise their profile to the Devonport Community - Source funding for a Project Officer to deliver the Live and Learn Strategy	In Progress	70%	Survey project ongoing with University of Tasmania and focus groups will be held in January 2022,	Community Services Manager	30/06/2022

Outcome: 4.6 Integrated health and wellbeing services and facilities are accessible to all

Actions	STATUS	% COMP	PROGRESS COMMENTS	RESP. OFFICER	COMP DATE
Strategy: 4.6.4 Develop partnerships between all levels of government, the private and not for profit sectors that deliver innovative solutions					
4.6.4.1 In collaboration with UTAS/CAPITOL, actively work towards developing and implementing age targeted health improvement activities	In Progress	35%	Health and Wellbeing Plan commenced with University of Tasmania assistance, following on from the CAPITOL project.	Community Services Manager	30/06/2022

Outcome: 4.7 An engaged community promotes and values diversity and equity

Actions	STATUS	% COMP	PROGRESS COMMENTS	RESP. OFFICER	COMP DATE
Strategy: 4.7.4 Advocate for and provide access to quality services, facilities, information and activities that celebrate and promote diversity and harmony which supports engagement, participation and inclusivity					
4.7.4.1 Deliver the year one outcomes of the Disability Inclusion Plan, including: - Establish an Access and Inclusion Working Group - Identify and promote opportunities for	In Progress	60%	Expressions of Interest for the Access and Inclusion Working Group extended to 6 December, presented to December Council meeting.	Community Services Manager	30/06/2022

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Strategic Plan Progress Report

Goal: 4 Building quality of life

Outcome: 4.7 An engaged community promotes and values diversity and equity

<i>Actions</i>	<i>STATUS</i>	<i>% COMP</i>	<i>PROGRESS COMMENTS</i>	<i>RESP. OFFICER</i>	<i>COMP DATE</i>
Strategy: 4.7.4 Advocate for and provide access to quality services, facilities, information and activities that celebrate and promote diversity and harmony which supports engagement, participation and inclusivity					
people to be involved in public events - Update the Event Application Pack to include accessibility - Seek to attract major sporting and cultural events involving participants with a disability - Support community groups and organisations with disability awareness training					



Strategic Plan Progress Report

Goal: 5 Practicing excellence in governance

Outcome: 5.3 Council looks to employ best practice governance

Actions	STATUS	% COMP	PROGRESS COMMENTS	RESP. OFFICER	COMP DATE
Strategy: 5.3.6 Integrate continuous improvement behaviours into the organisation's culture					
5.3.6.1 Modernise and system enable an increased number of Council's business processes - i.e. equipment hire automation, correspondence automation, internal electronic forms automation	In Progress	65%	Equipment Hire automation has been released and implemented. The booking system now includes Don Hall and Meercroft Park so the community can now book these facilities online. Correspondence automation now totals more than 400 and more electronic forms have been delivered over the past two months.	Deputy General Manager	30/06/2022

Outcome: 5.4 Council is recognised for its customer service delivery

Actions	STATUS	% COMP	PROGRESS COMMENTS	RESP. OFFICER	COMP DATE
Strategy: 5.4.1 Provide timely, efficient, consistent services which are aligned with and meet customer needs					
5.4.1.1 Increase service delivery on digital platforms to make it easier for the community to engage Council services - chatbot, electronic forms, electronic payments, GIS viewer on Council website and digitise septic records	In Progress	48%	The hosting environment for ESRI ArcGIS has been configured and is ready for implementation. The project is underway with a target completion of February 2022.	Deputy General Manager	30/06/2022
Strategy: 5.4.3 Manage customer requests and complaints with a view to continual improvement of service delivery					
5.4.3.1 Deliver an improved Customer Request Management system	In Progress	70%	The Customer Request Management System is used extensively daily by the community. Integration work continues to integrate to TechnologyOne eliminating data entry admin overhead.	Deputy General Manager	30/06/2022

Outcome: 5.5 Council's services are financially sustainable

Strategic Plan Progress Report

Goal: 5 Practicing excellence in governance

Outcome: 5.5 Council's services are financially sustainable

Actions	STATUS	% COMP	PROGRESS COMMENTS	RESP. OFFICER	COMP DATE
Strategy: 5.5.1 Provide financial services to support Council's operations and meet reporting and accountability requirements					
5.5.1.1 Review Council's rates methodology and apply updated Valuer General property valuations	In Progress	26%	Processing Supplementary Rates information in preparation for receipt of valuation data from the Office of the Valuer-General.	Executive Manager People and Finance	30/06/2022

Outcome: 5.8 Information management and communication enhances Council's operations and delivery of services

Actions	STATUS	% COMP	PROGRESS COMMENTS	RESP. OFFICER	COMP DATE
Strategy: 5.8.1 Provide efficient, effective and secure information management services that support Council's operations					
5.8.1.1 Expand development of a real time Business Intelligence dashboard including community facing dashboards	In Progress	65%	There is a long list of dashboard reports prioritised for this financial year. Delivered to date is a Operations Works dashboard providing real time visibility of work order status, triage, defects. Planning, Building & Plumbing, Parking, Customer Service and Finance dashboards have been delivered with numerous others in development.	Deputy General Manager	30/06/2022
5.8.1.2 Implement Accounts Payable Automation	In Progress	50%	The Business Case for AP Automation was approved and the project has commenced. Target completion for the AP Automation project is May 2022.	Deputy General Manager	30/06/2022
Strategy: 5.8.2 Ensure access to Council information that meets user demands					
5.8.2.1 Review scope and content of routine reporting to Council	In Progress	25%	Review of current content has commenced.	Executive Coordinator	30/06/2022