

COUNCIL MEETING AGENDA

Monday 19 September 2022
Council Chambers, St Helens

John Brown, General Manager
Break O'Day Council
12 September 2022

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NOTICE OF MEETING

Notice is hereby given that the next meeting of the Break O'Day Council will be held at the St Helens Council Chambers on Monday 19 September 2022 commencing at 10.00am.

CERTIFICATION

Pursuant to the provisions of Section 65 of the *Local Government Act 1993*, I hereby certify that the advice, information and recommendations contained within this Agenda have been given by a person who has the qualifications and / or experience necessary to give such advice, information and recommendations or such advice was obtained and taken into account in providing the general advice contained within the Agenda.



JOHN BROWN
GENERAL MANAGER

Date: 12 September 2022

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AUDIO RECORDING OF ORDINARY MEETINGS OF COUNCIL

As determined by Break O'Day Council in March 2019 all Ordinary, Special and Annual General Meetings of Council are to be audio recorded and a link will be available on the Break O'Day Council website where the public can listen to audio recordings of previous Council Meetings.

In accordance with the Local Government Act 1993 and Regulation 33 of the Local Government (Meeting Procedures) Regulations 2015, these audio files will be retained by Council for at least six (6) months and made available for listening online within seven (7) days of the scheduled meeting. The written minutes of a meeting, once confirmed, prevail over the audio recording of the meeting and a transcript of the recording will not be prepared.

OPENING

The Mayor to welcome Councillors and staff and declare the meeting open at [time].

ACKNOWLEDGEMENT OF COUNTRY

We acknowledge the Traditional Custodians of the land on which we work and live, the Palawa people of this land Tasmania, and recognise their continuing connection to the lands, skies and waters. We pay respects to the Elders Past, present and future.

CONDOLENCES AND SYMPATHIES ON PASSING OF HER MAJESTY QUEEN ELIZABETH II

Expression of condolences and sympathies to be made by the Break O'Day Council on the passing of Her Majesty Queen Elizabeth II.

Council to observe a minute silence as a mark of respect.

09/22.1.0 ATTENDANCE

09/22.1.1 Present

Mayor Mick Tucker
Deputy Mayor John McGiveron
Councillor Kristi Chapple
Councillor Janet Drummond
Councillor Barry LeFevre
Councillor Glenn McGuinness
Councillor Margaret Osborne OAM
Councillor Lesa Whittaker

09/22.1.2 Apologies

Nil

09/22.1.3 Leave of Absence

Councillor Kylie Wright

09/22.1.4 Staff in Attendance

General Manager, John Brown
Administration Officer, Bec Wood

09/22.2.0 PUBLIC QUESTION TIME

09/22.3.0 DECLARATION OF INTERESTS OF A COUNCILLOR OR CLOSE ASSOCIATE

Section 48 or 55 of the Local Government Act 1993 requires that a Councillor or Officer who has an interest in any matter to be discussed at a Council Meeting that will be attended by the Councillor or Officer must disclose the nature of the interest in a written notice given to the General Manager before the meeting; or at the meeting before the matter is discussed.

A Councillor or Officer who makes a disclosure under Section 48 or 55 must not preside at the part of the meeting relating to the matter; or participate in; or be present during any discussion or decision making procedure relating to the matter, unless allowed by the Council.

09/22.4.0 CONFIRMATION OF MINUTES

09/22.4.1 Confirmation of Minutes – Council Meeting 15 August 2022

OFFICER'S RECOMMENDATION:

That the minutes of the Council Meeting held on the 15 August 2022 be confirmed.

09/22.5.0 COUNCIL WORKSHOPS HELD SINCE 15 AUGUST 2022 COUNCIL MEETING

There was a Workshop held on Monday 5 September 2022 and the following items were listed for discussion.

- Presentation – Department of Health & Human Services regarding Proposed Helicopter Landing Area
- Request for Rate Remission – 14 Mangana Road, Fingal
- Animal Control Report
- Street Furniture Sponsorship
- Proposed Naming of Waterfall – Walkers Falls
- Waste Transfer Station Voucher System
- Request for Sponsorship
- Mower Provided to St Marys Sports Complex
- Volunteer Strategy
- Pending Development Application Updates
- Housing Supply
- Northern Tasmania Development Corporation (NTDC) Governance

09/22.6.0 PLANNING AUTHORITY

Pursuant to Section 25 of the Local Government (Meeting Procedures) Regulations 2015 the Mayor informed the Council that it was now acting as a Planning Authority under the Land Use Planning and Approvals Act 1993.

Nil

The Mayor advised the Council that it had now concluded its meeting as a Planning Authority under Section 25 of the Local Government (Meeting Procedures) Regulations 2015.

09/22.7.0

COUNCIL MEETING ACTIONS

09/22.7.1

Outstanding Matters

COUNCIL RESOLUTIONS - MEETINGS - PUBLIC
12/09/2022

41
GOALS

78%
GOAL COMPLETION

COUNCIL RESOLUTIONS PLAN

COUNCIL RESOLUTIONS - AUGUST 2022

Current Co...	Meeting ...	Due Date	Goal	Resolution / Action	Update	Owner
100%	15/08/2022	31/08/2022	08/22.6.1.157 - DA270 - 2021 - Three (3) Lot Subdivision - 202 Tully Street, St Helens	DA270 - 2021 - Three (3) Lot Subdivision - 202 Tully Street, St Helens	Development Application was approved at Council Meeting 15 August 2022	Senior Town Planner
100%	15/08/2022	31/08/2022	08/22.6.2.158 - DA012 - 2022 - Upgrade Waste Water System, Legalisation of Deck Additions and Shed, Retaining Wall and Additional Use for Visitor Accommodation - 78 Main Road, Binalong Bay	DA012 - 2022 - Upgrade Waste Water System, Legalisation of Deck Additions and Shed, Retaining Wall and Additional Use for Visitor Accommodation - 78 Main Road, Binalong Bay	Development Application was approved at Council Meeting 15 August 2022	Senior Town Planner
100%	15/08/2022	31/08/2022	08/22.6.3.159 - DA243 - 2021 - Multiple Dwelling / Visitor Accommodation, Additions and New Access - 96 Main Road, Binalong Bay	DA243 - 2021 - Multiple Dwelling / Visitor Accommodation, Additions and New Access - 96 Main Road, Binalong Bay	Development Application was approved at Council Meeting 15 August 2022	Senior Town Planner

Current Co...	Meeting ...	Due Date	Goal	Resolution / Action	Update	Owner
0%	15/08/2022	30/11/2022	08/22.9.1.160 - Notice of Motion - Upgrade Cricket Pitch Surface and Relocation of Cricket Practice Nets - St Helens Sports Complex - Cllr M Osborne	<p><i>A report is sought providing advice in accordance with the requirements of Section 65 of the Local Government Act 1993 for the information of Council at a future meeting and consider any advice given by a person who has the qualifications or experience necessary to give such advice, information or recommendation:</i></p> <p>That Council allocate \$30,000 from the St Helens Public Open Space Reserve towards the upgrading of the cricket pitch surfacing and the relocation and upgrading the cricket practice nets at the cricket ground of the St Helens Sports Complex.</p>		Manager Corporate Services
0%	15/08/2022	30/09/2022	08/22.9.2.161 - Notice of Motion - Housing Crisis Action - Cllr J Drummond	<p><i>A report is sought providing advice in accordance with the requirements of Section 65 of the Local Government Act 1993 for the information of Council at a future meeting and consider any advice given by a person who has the qualifications or experience necessary to give such advice, information or recommendation:</i></p> <p>That the Mayor as the representative of Council write to those property owners with a secondary residence, or holiday home, in our municipality asking for consideration to be given to placing that secondary home/ holiday home into the local rental market, to address the lack of available rental properties in our community right now.</p>		Manager Corporate Services
100%	15/08/2022	31/05/2023	08/22.14.3.167 - Public Request for Improvements to Drain in Victoria Street, Fingal	That Council give consideration to funding this project in a later financial year after current priority stormwater projects are addressed.	At the August 2022 Council meeting, Council supported the recommendation to give consideration to funding this project in a later financial year after current priority stormwater projects are addressed.	Manager Infrastructure and Development Services

Current Co...	Meeting ...	Due Date	Goal	Resolution / Action	Update	Owner
80%	15/08/2022	31/10/2022	08/22.15.4.171 - Christmas Signs - Town Welcome Signs	<p>1. That Council engage St Helens District High School and St Marys District High School to work with the students to develop welcome-to-town Christmas signs to be installed at eight (8) townships within our municipality.</p> <p>2. That Council cover the cost of the printing of the signs on corflute and installation of same.</p>	Contacted both Schools to inform them of the Council's decision that Council would fund the project, currently waiting on both schools to come back to Council around process and timeframes.	Community Services Officer
100%	15/08/2022	30/09/2022	08/22.15.5.172 - St Marys Repurposing and Upcycling - Request for Fee Waiver	<p>1. That Council approve a full fee waiver to use the St Marys Hall for a period of three months on a trial basis for the purpose of a Repurposing and Upcycling event to be held over one weekend a month for a period of three months - this does not include a waiver of the bond and admin fee.</p> <p>2. The Repurposing and Upcycling event will only be for the purpose of using fabric which is made into pet beds/toys, pouffes, cushions, hats, aprons, balls of garden twine, reusable shopping bags.</p>	Advised applicant that Council had agreed to a three month trial and if successful to look at somewhere where this project could be run in the future	Manager Community Services
100%	15/08/2022	31/12/2022	08/22.15.5.172 - St Marys Repurposing and Upcycling - Request for Fee Waiver	After the three month trial, a report will be provided to Council on the events including structure, attendance, outcomes/benefits/impacts, identified improvements or issues, and, if relevant and based on the successes of the trial, a proposed model for more financially sustainable future operations.	Council approved a fee waiver for the St Marys Hall for a three month trial period - after this trial period a report will be submitted to Council providing information as to how it went.	Manager Community Services

Current Co...	Meeting ...	Due Date	Goal	Resolution / Action	Update	Owner
100%	15/08/2022	31/10/2022	08/22.15.6.173 - Pyengana Recreation Ground - Orienteering Tasmania Championships 2023	That Council allows approximately 120 people to camp at the Pyengana Recreation ground between January 7 and 12, 2023 who are participating in the Orienteering Championships at a cost of \$5 per person per day to cover the cost of extra cleaning of facilities and the transporting of additional water from St Helens to Pyengana to ensure supply of water to the existing toilets and showers.	Advised the organising committee of the recommendation of Council - a fee of \$5 per person per day is required to cover the costs of cleaning, waste removal and extra water and Council will assist with the traffic management implementation.	Manager Community Services
100%	15/08/2022	31/10/2022	08/22.15.6.173 - Pyengana Recreation Ground - Orienteering Tasmania Championships 2023	That Council provides assistance with the development of a Traffic Management Plan for the event and the placement of signage in line with the approved Traffic Management Plan.	Advised the organising committee that Council will assist with the traffic management for the event to be held in January, 2023.	Manager Community Services
100%	15/08/2022	30/09/2022	08/22.16.2.175 - Draft Cat Management Regulations 2022 - Consultation	That Council provide comment to the Tasmanian Government on the Tasmanian <i>Draft Cat Management Regulations 2022</i> asking that: 1. the proposed amendment Regulation 19 regarding prescribing Council land as cat Prohibited Area be changed to require a Council decision to prescribe Council land, and 2. limit the reasons to there being 'significant ecological, scientific, cultural or recreational values' present that may be threatened by cats.	Comments sent to Tasmanian Government <i>Draft Cat Management Regulations 2022</i> , asking proposed Regulation 19 regarding prescribing Council land as cat Prohibited Area be changed to require a Council decision and limit the reasons to there being 'significant ecological, scientific, cultural or recreational values' present that may be threatened by cats.	NRM Facilitator
100%	15/08/2022	31/08/2022	08/22.17.2.177 - Launceston Gastronomy	That Council approve funding in the 2022/2023 at the same level of funding as the 2021/2022 of \$2,311.53 to the Launceston Gastronomy project.	Launceston Gastronomy advised of Council's decision by email on 24/8/22	General Manager
100%	15/08/2022	30/09/2022	08/22.17.5.180 - Future of Local Government Review - Interim Report on Stage 1	That Council endorse the Council's submission to the Interim Report on Stage 1 of the Future of Local Government Review.	Submission finalised in accordance with Council feedback and submitted to the Board on 15/8/22	General Manager

Current Co...	Meeting ...	Due Date	Goal	Resolution / Action	Update	Owner
100%	15/08/2022	30/09/2022	08/22.17.6.182 - Local Government Code of Conduct	<p>That Council provide a submission to the Tasmanian Government in relation to:</p> <ol style="list-style-type: none"> 1. draft Local Government Amendment (code of Conduct) Bill 2022 2. draft prescribed information to be included in Council's dispute resolution policy <p>which reflects the discussion which has occurred at the meeting.</p>	LGAT advised that Council had no specific comments to make on the proposed changes	General Manager
100%	15/08/2022	30/09/2022	08/22.17.8.184 - Northern Tasmania Waste Management Group (NTWMG)	<p>That the Council agrees to transition the hosting, administration and secretariat of the Northern Tasmanian Waste Management Group from City of Launceston to NRM North consistent with the approach outlined in the attached paper entitled: <i>Northern Tasmanian Waste Management Group Revised Government Model</i>.</p>	Council's decision communicated to the NTWMG secretariat	General Manager

COUNCIL RESOLUTIONS JULY 2022

Current Co...	Meeting ...	Due Date	Goal	Resolution / Action	Update	Owner
100%	18/07/2022	31/08/2022	07/22.6.6.137 - State Planning Provisions (SPPs) Review - Break O'Day Council Submission Regarding Scope of the Review	<ol style="list-style-type: none"> 1. Council review and discuss the Break O'Day response to the request from the State Planning Office to put forward issues / matters to be included in the review of the State Planning Provisions (SPPs). 2. Development Services continue their participation in the review of the SPPs which may include participation in reference groups or consultative groups and further submissions on behalf of Council. 3. Break O'Day Council share their submission with the Local Government Association of Tasmania (LGAT). 4. Development Services prepare a submission to the State Planning Office outlining suggested scope of the review in line with the report. 	The Break O'Day Submission to the Tasmanian Planning Office regarding the scoping activity to identify matters to be included in the review of the State Planning Provisions was submitted on Thursday 11/08/2022 after first having been to a Workshop and Council Meeting.	Senior Town Planner
75%	18/07/2022	30/09/2022	07/22.14.3.144 - Falmouth Township - Request for Speed Limit Change	That Council seek Transport Commissioner authorisation for a 60km/hr speed limit on Falmouth Road (between the Tasman Highway and the Falmouth Township) in accordance with the recommendation made by Traffic & Civil Services.	Currently awaiting a decision by the Transport Commissioner.	Manager Infrastructure and Development Services
75%	18/07/2022	30/09/2022	07/22.14.3.144 - Falmouth Township - Request for Speed Limit Change	That Council seek Transport Commissioner authorisation for a 40km/hr Area speed limit for Falmouth in accordance with the recommendation made by Traffic & Civil Services.	Currently awaiting a decision by the Transport Commissioner	Manager Infrastructure and Development Services
76%	18/07/2022	30/09/2022	07/22.14.3.144 - Falmouth Township - Request for Speed Limit Change	That Council install Pedestrian warning signs W6-1A with Florescent yellow-green background sheeting on Grant Street and Hammond Street approaches to Grant Street boat ramp and beach access area.	Signs have been delivered and will be installed during September 2022	Manager Infrastructure and Development Services
100%	18/07/2022	31/08/2022	07/22.14.5.146 - Policy Review - AM15 - Asset Disposal	That Policy AM15, Asset Disposal be accepted with minor amendment.	Item is now complete	Manager Corporate Services

Current Co...	Meeting ...	Due Date	Goal	Resolution / Action	Update	Owner
100%	18/07/2022	31/08/2022	07/22.14.6.147 - Policy Review - AM11 - Roads Infrastructure Policy	That Policy AM11, Roads Infrastructure Policy, be accepted with minor amendment.	Item is now complete.	Manager Corporate Services
100%	18/07/2022	31/08/2022	07/22.14.7.148 - Policy Review - EP06 - Tree Management Policy	That Policy EP06, Tree Management, be accepted without amendment.	Item is now complete.	Manager Corporate Services
100%	18/07/2022	31/08/2022	07/22.17.3.155 - Draft Policy - LG55 - Local Government Election - Caretaker Period Policy	That Council adopt LG55 - Local Government Election - Caretaker Period Policy.	Item is now complete.	Manager Corporate Services

COUNCIL RESOLUTIONS JUNE 2022

Current Co...	Meeting ...	Due Date	Goal	Resolution / Action	Update	Owner
50%	27/06/2022	31/10/2022	06/22.15.3.123 - Outdoor Exercise Equipment - Scamander	That Council seek external funding to cover the cost of this project.	Received quotes on the requested gym equipment, external funding will need to be sought awaiting feedback on what sort of equipment may be removed as quotes are in the vicinity of \$60,000.	Manager Community Services

COUNCIL RESOLUTIONS MAY 2022

Current Co...	Meeting ...	Due Date	Goal	Resolution / Action	Update	Owner
70%	16/05/2022	31/07/2022	05/22.9.1.87 - Notice of Motion - Provision of Crossing in Main Street, St Marys - Cllr J Drummond	<p><i>A report is sought providing advice in accordance with the requirements of Section 65 of the Local Government Act 1993 for the information of Council at a future meeting and consider any advice given by a person who has the qualifications or experience necessary to give such advice, information or recommendation;</i></p> <p>That Council re-consider the provision of pedestrian cross over points and/or traffic islands in the Main Street of St Marys.</p>	<p>A workshop report was prepared for Council information and discussion - July 2022 Workshop. Follow-up assessment of truck turning sweep into and out of Story Street is under assessment and outcome/conclusions drawn to discussed with State Growth so as to enable a draft road crossings arrangement to be detailed for further discussion with Council and subsequent public review and comment. The project should it proceed meets the project criterion for funding under the Vulnerable Road User program, where the next round for application opens in Jan/Feb 2023.</p>	Manager Infrastructure and Development Services
81%	16/05/2022	31/07/2022	05/22.9.2.88 - Notice of Motion - Signage for Town Hall Car Park, St Marys - Cllr J Drummond	<p><i>A report is sought providing advice in accordance with the requirements of Section 65 of the Local Government Act 1993 for the information of Council at a future meeting and consider any advice given by a person who has the qualifications or experience necessary to give such advice, information or recommendation;</i></p> <p>That Council invest in better signage for the Town Hall Car Park in St Marys. This signing to include the entry points to town so that visitors, as well as locals, know of, and are encouraged to use the parking at the Town Hall car park.</p>	<p>Service signage being Parking Signage with disabled parking insert were placed at the entrances to the St Marys Community Hall car park in 2015. The existing signage is highly visible from Main Street (in both directions). The existing signage complies with the Tasmanian Roadside Signage Manual and does not require alteration. Report to be prepared for Council,</p>	Manager Infrastructure and Development Services

Current Co...	Meeting ...	Due Date	Goal	Resolution / Action	Update	Owner
100%	16/05/2022	31/07/2022	05/22.9.3.89 - Notice of Motion - Free Use of St Marys Town Hall - Cllr J Drummond	<p><i>A report is sought providing advice in accordance with the requirements of Section 65 of the Local Government Act 1993 for the information of Council at a future meeting and consider any advice given by a person who has the qualifications or experience necessary to give such advice, information or recommendation:</i></p> <p>That Council work with community groups and provide free use of the St Marys Town Hall, so that a Repair Cafes can be established and run by volunteers on a regular basis.</p>	Council has agreed to a three month trial of this project and waiving hire fees for this three month period. Have advised the community member of this decision.	Manager Community Services

COUNCIL RESOLUTIONS APRIL 2022

Current Co...	Meeting ...	Due Date	Goal	Resolution / Action	Update	Owner
70%	20/04/2022	30/09/2022	04/22.17.2.80 - Break O'Day Recreational Trails Strategy	That Councillors receive the Break O'Day Recreational Trails Strategy – Draft for Consultation Report and that community feedback be sought.	A second round of community conversations have taken place on the draft Recreational Trails Strategy with the feedback period open until the end of August, 2022. An online forum was held with approximately 15 participants where they were given the opportunity to work through the document and ask any questions during the forum.	Manager Community Services

COUNCIL RESOLUTIONS FEBRUARY 2022

Current Co...	Meeting ...	Due Date	Goal	Resolution / Action	Update	Owner
75%	21/02/2022	03/10/2022	02/22.16.2.33 - DA265-2021 - Petition to Amend Sealed Plan - Ansons Bay	That in accordance with Section 10.4 (1) (b) of the Local Government (Building and Miscellaneous Provisions) Act 1993, Council advise that the hearing will commence as soon as practicable after Council meeting dated 21 February 2022 and continue on consecutive days for as long as necessary to hear any petitioner and those persons who have asked to be heard.	On Tuesday, 14 June, 2022 the hearing, in relation to the amendment of sealed plan137662, was conducted at the Council Chambers, 32-34 Georges Bay Esplanade, St Helens. At this time Part 1 Introductions and Part 2 Deputations were concluded. Part 3 Compensation was not heard on 14/06/2022 and it was decided to adjourn the hearing in order to allow objectors who are affected parties and are part of the scheduled hearing, to further consider the issue of compensation. At this point the hearing is likely to resume at the end of September - date to be confirmed.	Senior Town Planner
75%	21/02/2022	06/09/2022	02/22.16.2.33 - DA265-2021 - Petition to Amend Sealed Plan - Ansons Bay	Following any hearing, the Senior Planner is to prepare a report, including recommendations for decision by the appointed hearing panel, including supporting evidence and matters considered, for the consideration of Council at the next scheduled council meeting.	Council Officers have actioned and Councils Solicitor have been engaged to assist with hearing procedures	Senior Town Planner
55%	21/02/2022	31/03/2022	02/22.16.5.39 - Management of Freshwater Resources and Water Quality	Council show leadership on freshwater management arrangements and seek input and advice from state water managers and independent experts on freshwater management arrangements and development initiatives in Tasmania, and their adequacy for ensuring the ecologically sustainable use and development of freshwater systems and resources in Break O'Day.	Input provided to state project updating climate change impact projections on water resources on Council's relevant water information needs. Council's Natural Resource Management Committee is to consider avenues for information after announcement by the Tasmanian Government of its responses to criticism of freshwater and river management by government agencies and bodies and interest groups can play to inform Council and the community about implications for Break O'Day.	NRM Facilitator

COUNCIL RESOLUTIONS NOVEMBER 2021

Current Co...	Meeting ...	Due Date	Goal	Resolution / Action	Update	Owner
75%	15/11/2021	31/01/2022	11/21.14.5.249 - Terrys Hill Road, Goshen	Council pursue DPIWWE to fulfil their maintenance responsibilities on Terry Hills Road and that Council approach the State Government with the view of potentially providing the State a road maintenance service paid for by the State Government.	Councils Manager Infrastructure & Development Services wrote to the Parks and Wildlife Service - Regional Manager North with the objective of being able to provide an initial and timely response to the Council. In response, such a request has the potential to be a rather large budget commitment to government and outside the authority of the regional manager. Council may consider discussing with the Secretary of Natural Resources and Environment Tasmania (NRET). Normal government tender processes to this type of activity.	Manager Infrastructure and Development Services

COUNCIL RESOLUTIONS SEPTEMBER 2021

Current Co...	Meeting ...	Due Date	Goal	Resolution / Action	Update	Owner
25	20/09/2021	30/09/2022	09/21.16.5.208 - Intention to Make a New By-Law - Keeping of Roosters and Other Animals	In accordance with section 155 of the <i>Local Government Act 1993</i> Council resolves to make a by-law for the regulation of keeping roosters and other animals.	Initial project scoping and research has commenced.	Development Services Coordinator

COUNCIL RESOLUTIONS AUGUST 2021

Current Co...	Meeting ...	Due Date	Goal	Resolution / Action	Update	Owner
73%	16/08/2021	30/09/2021	08/21.13.4.178 - Electric Vehicle Charging Station Proposal for Fingal	That management be authorised to enter into a joint funding agreement for the installation and operation of such a charging station.	No further updates from EVT at this time.	Manager Corporate Services

COUNCIL RESOLUTIONS MAY 2021

Current Co...	Meeting ...	Due Date	Goal	Resolution / Action	Update	Owner
75%	17/05/2021	31/08/2021	05/21.9.2.103 - Notice of Motion - Investigations into a Swimming Pool and Hydra-therapy Pool - Cllr M Tucker	<p><i>A report is sought providing advice in accordance with the requirements of Section 65 of the Local Government Act 1993 for the information of Council at a future meeting and consider any advice given by a person who has the qualifications or experience necessary to give such advice, information or recommendation:</i></p> <p>Council to start undertaking another look into an indoor swimming pool and hydra-therapy pool at the sports complex whilst updating our St Helens Sports Complex Master Plan.</p> <p>Council Officers/Managers go to Circular Head Council and look at the new swimming pool complex they have built and work with their Council on understanding the costs of running the complex now it has been running for a while.</p>	Initial report on investigations provided to Council for consideration at the June Council workshop. Consideration now occurring in relation to the approach to conducting a Feasibility Study and engagement with the community. Provision made within the 2022-23 Budget to engage a Consultant to undertake this work. Consultants Brief to be prepared when resourcing and time permits within current high activity levels.	General Manager

COUNCIL RESOLUTIONS APRIL 2021

Current Co...	Meeting ...	Due Date	Goal	Resolution / Action	Update	Owner
95%	19/04/2021	30/06/2021	04/21.14.3.88 - St Marys Recreation Ground Lighting	That Council consider the logistics and validity of relocating the St Helens lights with particular attention paid to the ongoing cost of maintaining and running the lights.	<p>By agenda report, Councils Manager Infrastructure & Development Services has reported that the old St Marys Rec Ground lighting are unfit for re-use, have been condemned by the electrical inspector and subsequently removed from service. The electrical supply ring-main has reached the end of its safe operational life and would require replacement to service any new lighting. User need at St Marys is low.</p> <p>The existing recreational ground lights at the St Helens Rec Ground (electrical and structural components) are to be inspected when removed from service, for suitability for use at St Marys. A report to be provided to Council at that time which will include considerations of user need (currently very low) a condition report of the St Helens Rec Ground lights and a cost benefit analysis for installation including electrical support system upgrades.</p> <p>Lights at the St Helens recreational ground are expected to be replaced towards the end of 2022, with a view of providing a report to the Council post the New Year (2023).</p>	Manager Infrastructure and Development Services
60%	19/04/2021	30/06/2021	04/21.14.3.88 - St Marys Recreation Ground Lighting	That Council continues to work with Hub4Health in relation to potential upgrades to the gym building and surrounding areas.	Designs of a new facility are currently out for comment (second round) in relation to a multi purpose facility to be located at the St Marys Recreation Ground. This will provide for a new community gym and other rooms can be used for other events - for example an emergency service facility when there is a need. This facility will be located on the current footprint of the old football club rooms.	Manager Community Services

COUNCIL RESOLUTIONS FEBRUARY 2021

Current Co...	Meeting ...	Due Date	Goal	Resolution / Action	Update	Owner
10%	15/02/2021	31/08/2021	02/21.16.4.50 - Draft Policy LG55 – Use of Conferencing Technology to Attend Council Meetings and Workshops Policy	That Council note the draft Policy LG55 – Use of Conferencing Technology to Attend Council Meetings and Workshops Policy and await the outcome of the Local Government Act review.	On hold until the Local Government Act Review is completed.	Executive Assistant

COUNCIL RESOLUTIONS NOVEMBER 2019

Current Co...	Meeting ...	Due Date	Goal	Resolution / Action	Update	Owner
60%	18/11/2019	29/02/2020	11/19.8.1.266 - Notice of Motion - Bike / Pedestrian Track, Swimcart to Binalong Bay Road - Cllr G McGuinness	A report is sought providing advice in accordance with the requirements of Section 65 of the Local Government Act 1993 for the information of Council at a future meeting and consider any advice given by a person who has the qualifications or experience necessary to give such advice, information or recommendation: That Council investigates the best route for a dual access, (bike/pedestrian), dual direction track between Swimcart Beach and the "yet to be built" dual access Binalong Bay Rd. track.	This project is currently on hold whilst Council undertakes the development of the Recreational Trails Strategy as this walk was included in the project brief.	Manager Community Services
50%	18/11/2019	31/12/2021	11/19.8.1.266 - Notice of Motion - Bike / Pedestrian Track, Swimcart to Binalong Bay Road - Cllr G McGuinness	That Council seeks funding to enable this track to be built as soon as practical.	This project is currently on hold whilst Council undertakes the development of the Recreational Trails Strategy as this walk was included in the project brief.	Manager Community Services

09/22.8.0 PETITIONS

Nil.

09/22.9.0 NOTICES OF MOTION

Nil.

09/22.10.0 COUNCILLOR'S QUESTIONS ON NOTICE

Nil.

09/22.11.0 COUNCILLOR'S QUESTIONS WITHOUT NOTICE

Regulation 29 of the Local Government (Meeting Procedures) Regulations 2005 specifies that in putting a Question Without Notice a Councillor must not offer an argument or opinion, draw any inference or make any imputations except so far as may be necessary to explain the question.

The Chairperson must not permit any debate of a Question without Notice or its answer.

09/22.12.0 MAYOR'S & COUNCILLOR'S COMMUNICATIONS

09/22.12.1 Mayor's Communications for Period Ending 19 September 2022

18.08.2022	St Helens	– Vietnam Veterans Day Memorial Service
27.08.2022	St Helens	– St Helens Game Fishing Club 50 th Annual Dinner and Presentation Evening
16.09.2022	Devonport	– Local Government Association of Tasmania (LGAT) – General Meeting and General Management Committee (GMC) Meeting
19.09.2022	St Helens	– Council Meeting

This is for Councillors to provide a report for any Committees they are Council Representatives on and will be given at the Council Meeting.

- St Helens and Districts Chamber of Commerce and Tourism –Clr Margaret Osborne OAM
- NRM Special Committee – Clr Janet Drummond
- East Coast Tasmania Tourism (ECTT) – Clr Barry LeFevre
- Mental Health Action Group – Clr Barry LeFevre
- Disability Access Committee – Clr Janet Drummond
- Bay of Fires Master Plan Steering Committee – Clr Glenn McGuinness

09/22.13.0 BUSINESS AND CORPORATE SERVICES

09/22.13.1 Corporate Services Department Report

ACTION	INFORMATION
PROPONENT	Council Officer
OFFICER	Manager Corporate Services
FILE REFERENCE	018\018\001\
ASSOCIATED REPORTS AND DOCUMENTS	Nil

OFFICER'S RECOMMENDATION:

That the report be received.

INTRODUCTION:

The purpose of this report is to provide Councillors with an update of various issues which have been dealt with in the Business and Corporate Service Department since the previous Council Meeting.

PREVIOUS COUNCIL CONSIDERATION:

Provided as a monthly report – Council consideration at previous meetings.

OFFICER'S REPORT:

Overview

During the reporting period, departmental staff have delivered a number of key functions in order for Council to meet its statutory compliance requirements.

Rates

The 2022/2023 financial year rates first instalment was due on the 6 September 2022. At the time of writing this report rates to the value of \$6,446,849.24 had been paid.

RATES INFORMATION as at 7 September 2022

This financial Year

2022/2023	Rates Actuals inc. Annual Remissions	Rates Levied excluding remissions	Additional Rates (Sup Val)	Total Rates	Penalties	Interest	Rate Remissions
General	8,014,869.19	7,959,087.33	0.00	8,014,869.19	-	2,566.83	67,781.99
Waste	1,494,838.15	1,487,984.00	-226.15	1,494,612.00			
Wheelie	971,402.50	966,395.50	664.93	972,067.43			
Fire	382,385.15	382,246.63	0.00	382,385.15			
TOTAL	10,863,494.99	10,795,713.46	438.78	10,863,933.77	-	2,566.83	67,781.99

Last Financial Year

2021/2022	Rates Actuals inc. Annual Remissions	Rates Levied excluding remissions	Additional Rates (Sup Val)	Total Rates	Penalties	Interest	Rate Remissions
General	7,665,865.61	7,615,142.20	4,882.94	7,670,748.55	-	5,230.89	61,517.51
Waste	1,312,200.00	1,306,100.00	1,613.70	1,313,813.70			
Wheelie	479,606.00	477,174.00	482.41	480,088.41			
Recycling	390,600.00	388,500.00	315.07	390,915.07			
Fire	373,174.52	373,012.42	357.11	373,531.63			
TOTAL	10,221,446.13	10,159,928.62	7,651.23	10,229,097.36	-	5,230.89	61,517.51

Instalments

2022/2023		Instalment \$	Outstanding \$	Outstanding %
6 September 2022	Instalment 1	2,698,035.76	594,735.60	22.04%
8 November 2022	Instalment 2	2,699,226.00	1,226,927.38	45.45%
7 February 2023	Instalment 3	2,699,226.00	1,258,140.29	46.61%
2 May 2023	Instalment 4	2,699,226.00	1,269,061.25	47.02%
	TOTAL:	10,795,713.76	4,348,864.52	40.28%

2021/2022		Instalment \$	Outstanding \$	Outstanding %
7 September 2021	Instalment 1	2,537,255.62	441,171.33	17.39%
9 November 2021	Instalment 2	2,540,891.00	1,067,565.07	42.02%
1 February 2022	Instalment 3	2,540,891.00	1,091,161.17	42.94%
3 May 2022	Instalment 4	2,540,891.00	1,101,499.16	43.35%
	TOTAL:	10,159,928.62	3,701,396.73	36.43%

Discount

	Discount Claimed \$
2022/2023	63,598.61
2021/2022	104,207.30

Staff

Rates Officer Marilyn Keenan is now on long service leave and Rachel Lewis has taken on higher duties to fulfil this important role. Rachel is being assisted by a new casual staff member Sheryl DeBomford who comes to Council with many years' experience as a Rates Officer on the North West coast.

Tasmanian State Government Consolidated Data Collection

On an annual basis, Tasmanian Councils are required to provide a comprehensive range of data to the State Government. These data sets include information about land use planning and the delivery of statutory functions relating to development, human resource management and workforce planning, roads and assets, community health and safety and municipal statistics such as the number of rateable properties. The data set provided serves a range of end-users. This includes the State Grants Commission, which relies on data provided to inform the distribution of Australian Government Financial Assistance Grants to Tasmanian Councils.

The data provided also informs the Tasmanian Councils Data Dashboard. This has been recently released and allows the community to review individual council results across a range of indicators, as well as providing for quick comparison across councils. It is also being used to support the community engage with the Future of Local Government Review.

Future of Local Government Review

Leading on from the previous item, as part of Phase 2 of the Future of Local Government Review, Council has been requested to respond to a Local Government Capability and Capacity Survey.

The purpose of this survey is to get a high-level understanding of the strengths and opportunities across Tasmania's 29 Councils. The survey focuses a range of functions that Councils are delivering and what their capability and capacity is, including across systems/processes, infrastructure, and workforce.

The outcome of this survey will highlight key functions that councils are doing well, any lessons that could be shared with others, and areas of opportunities that council have identified.

The survey is split into ten areas as per below with the aim of providing a high-level snapshot across each area:

- Waste collection, transfer, and management
- Road and bridge construction and maintenance
- Stormwater construction and maintenance
- Development application assessment and approvals
- Building and plumbing permitting and compliance
- Environmental health regulation
- Arts and cultural services
- Open space and recreation
- Health and community services
- Corporate/business services (information technology, HR/payroll, legal services, compliance, and risk management, and purchasing and procurement)

The timing of the request for information and the timeframe provide to deliver is resource intensive at a time of year when Council staff are already stretched. While the suboptimal time of year and the timeframe to provide the data (12 working days only) is noted in the request to Council by the Consultant, it does highlight a disconnect between the operational resources available within local government to respond to these types of requests and the expectations of those driving the reform process.

Tasmanian Audit Office (TAO)

The TAO will be undertaking their annual audit of Council financials for the 2021/2022 FY on the 19 – 21 September.

Internal Audit

An Internal Audit of Fraud Control systems and processes was undertaken by an external auditor on the 7 – 8 September. As part of Council continuous improvement processes, internal audits provide an opportunity to have experts in a given area, independently assess relevant procedures, processes and controls to measure their functionality and effectiveness. Internal Audits are an important element in the control environment of organisations and can contribute to more effective risk management.

The audit included reviews in to the following areas:

- Fraud Control Policy / Procedures
- Whistle-blower Policy
- Code of Conduct
- Risk Management Policy and Risk Register
- Asset Policy
- Conflict of Interest Policy
- Leave Policy
- Cash Management Policy
- Community Grants Policy
- Writing of Debts Policy
- Procurement Policy
- Financial Delegations
- Pre-employment screening form / checklist
- Induction handbook / material

Other relevant procedures / documents e.g., accounts payable, payroll, chart of delegations.

The findings of the audit will be used to improve internal fraud controls and will be presented to the Audit Panel for review once complete.

Investments

A number of term deposits matured in the reporting period and have been reinvested. The interest rates now on offer will see an increase in the return on investment of these funds.

\$1,001,479.45	2.20%	Maturing 04/10/2022
\$1,001,504.11	2.67%	Maturing 04/10/2022
\$2,003,205.48	2.74%	Maturing 13/10/2022
\$2,000,000.00	3.60%	Maturing 18/01/2023
\$1,003,825.52	3.6%	Maturing 9/3/2023
\$1,003,964.11	3.94%	Maturing 19/6/2023
\$2,008,166.58	3.84%	Maturing 14/6/2023

Right to Information (RTI) Requests

Nil

132 and 337 Certificates

	132	337
August 2022	42	27
July 2022	52	21
August 2021	97	55

DEBTORS INFORMATION as at 6 September 2022

Invoices Raised - Current

Month	Mth Value	YTD 22/23
107	\$ 166,171.68	206

Previous Year

Month	Mth Value	YTD 21/22
97	\$ 45,786.12	197

CREDITORS INFORMATION as at 6 September 2022

Payments Made - Current

Month	Mth Value	YTD 22/23
314	\$ 826,443.16	514

Previous Year

Month	Mth Value	YTD 21/22
401	\$ 1,114,305.18	773

Work Health & Safety Coordinator

During the period of **6 August to 9 September 2022**, the following vandalism was reported to Council:

13 August 2022

St Marys Grandstand at the Sports & Recreational Ground - A small fire was lit and extinguished by youth. The St Marys Police investigated the matter and may caution the youth.

24 to 25 August 2022

St Helens Waste Transfer Station was broken into resulting in damages to the side window of Council's excavator and theft of a fire extinguisher. Labour and material costs amount to approximately \$5,000.00. In addition, the cash float from the tip shop was stolen. Both incidents were reported to the St Helens Police.

27/28 August 2022

Beauty Bay Toilet Block - A fire was lit inside the toilet block and the plastic toilet roll holder was burnt. Labour and material costs amount to \$370.00.

St Helens Memorial Park Toilet Block - Damages occurred to the toilet pan and plumbing. Labour and material costs amount to \$330.00.

Kings Park BBQ shelter - Various pieces of timber were vandalised and required replacement. Labour and material costs amount to \$210.00.

STRATEGIC PLAN & ANNUAL PLAN:

Strategic Plan 2017-2027

Goal

Services – To have access to quality services that are responsive to the changing needs of the community and lead to improved health, education and employment outcomes.

Strategy

- Work collaboratively to ensure services and service providers are coordinated and meeting the actual and changing needs of the community.
- Ensure Council services support the betterment of the community while balancing statutory requirements with community and customer needs.

LEGISLATION & POLICIES:

Nil.

BUDGET AND FINANCIAL IMPLICATIONS:

Not applicable.

VOTING REQUIREMENTS:

Simple Majority.

ACTION	INFORMATION
PROPONENT	Council Officer
OFFICER	Acting Manager Corporate Services, Raoul Harper
FILE REFERENCE	018\018\001\
ASSOCIATED REPORTS AND DOCUMENTS	Financial Reports

OFFICER'S RECOMMENDATION:

That the following reports for the month ending 31 August 2022 be received:

1. Profit and Loss - Summary
2. Profit and Loss – Detail
3. Balance Sheet
4. Cash Flow
5. Capital Works

INTRODUCTION:

Presented to Council are the monthly financial statements.

PREVIOUS COUNCIL CONSIDERATION:

Council considers financial reports on a monthly basis.

OFFICER'S REPORT:

The financial statements as shown below show the financial position of Council as at 31 August 2022.

Profit and Loss

Break O'Day Council

For the 2 months ended 31 August 2022

Account	Actual YTD	Budget YTD	Budget Variance % YTD	2023 Annual Budget	Notes
Trading Income					
Rates	10,863,934	10,840,244	0%	10,840,244	
User Fees	262,071	233,286	12%	1,399,726	1
Operating Grants	427,195	204,114	109%	2,423,090	2
Interest & Investment Income	61,828	93,896	-34%	563,369	
Contributions	2,400	3,334	-28%	20,000	
Other Revenue	28,661	5,334	437%	32,000	
Total Trading Income	11,646,089	11,380,208	2%	15,278,429	
Gross Profit	11,646,089	11,380,208	2%	15,278,429	
Capital Grants					
Grants - Commonwealth Capital	1,042,019	-	0%	2,994,381	
Grants - Roads to Recovery	8,865	-	0%	647,000	
Grants - State Capital	111,424	83,334	34%	500,000	
Total Capital Grants	1,162,308	83,334	1295%	4,141,381	3
Other Non Operating Income					
Net Gain/Loss on Disposal of Assets	-	20,000	-100%	120,000	
Total Other Non Operating Income	-	20,000	-100%	120,000	
Total Non Operating Revenue	1,162,308	103,334	1025%	4,261,381	
Operating Expenses					
Employee Costs	798,322	922,270	-13%	5,839,111	4
Materials & Services	1,309,289	1,192,790	10%	6,399,689	
Depreciation	681,842	653,106	4%	3,918,626	
Other Expenses	39,929	43,596	-8%	246,584	
Total Operating Expenses	2,829,382	2,811,762	1%	16,404,010	
Operating Net Profit	8,816,707	8,568,446	3%	(1,125,581)	
Net Profit (Including Non Operating Revenue)	9,979,015	8,671,780	15%	3,135,800	
Work in Progress					
Capital Work in Progress	474,842	-	0%	-	
Total Work in Progress	474,842	-	0%	-	

Notes

1. User fees are \$29k (12%) up on budget YTD due to higher than estimated levels of development applications.
2. Operating grants up are up \$223k on budget YTD, due to carried forward operational grants (\$140k) and and increase in Financial Assistance Grants for 22/23.
3. Capital Grants are up \$1.08m on budget YTD, primarily due to carried forward capital grant funds of \$1.1m
4. Employee Costs are down \$142k (13%) on budget YTD, primarily due to staff vacancies.

Profit and Loss

Break O'Day Council

For the 2 months ended 31 August 2022

Account	Aug 2022	Actual YTD	Budget YTD	2023 Annual Budget	% Annual Budget Consumed
					17%
Trading Income					
Rates					
Rates - Fire Levy	-	382,385	374,853	374,853	102%
Rates - Waste Management	-	1,404,612	1,487,984	1,487,984	100%
Rates - General	-	8,014,869	8,010,311	8,010,311	100%
Rates - Waste Collection	902	972,067	967,096	967,096	101%
Total Rates	902	10,863,934	10,840,244	10,840,244	100%
User Fees					
B.C.I Training Levy	6,737	12,450	7,598	45,593	27%
Building Fees	5,760	8,155	7,578	45,471	18%
Building Inspections	7,509	9,755	9,136	54,810	18%
Building Levy	3,370	6,226	3,800	22,797	27%
Building Surveying Assessment Fees	5,845	7,445	8,250	49,504	15%
Caravan Fees and Fines	1,069	65,578	11,666	70,000	94%
Cemetery Fees	337	6,433	4,234	25,402	25%
Commission	354	505	3,280	19,683	3%
Development Application Fees	12,988	23,664	19,776	118,660	20%
Dog Infringements	(99)	(149)	416	2,500	-6%
Dog Registration Fees	3,969	6,689	8,550	51,300	13%
Donations and Other Contributions	18	(501)	10,000	60,000	-1%
Engineering Fees	1,088	1,522	1,984	11,903	13%
Environment Fees - Other	1,050	1,350	1,000	6,000	23%
Equipment Hire	64	64	-	-	0%
Facilities Hire	3,629	7,732	6,876	41,253	19%
Facilities Leases	3,058	6,627	12,500	75,000	9%
Fire Abatement Charges	-	-	334	2,000	0%
Health Licence Fees and Fines	91	191	2,334	14,000	1%
Immunisations	-	-	166	1,000	0%
Infringements	-	-	1,666	10,000	0%
Permit Administration	3,360	5,280	7,028	42,165	13%
Planning - Advertising Fee	6,400	9,200	14,140	84,843	11%
Plumbing Fees	5,130	9,070	6,666	40,000	23%
Private Works	2,127	3,244	10,834	65,000	5%
Property Certificates	13,046	22,496	23,994	143,966	16%
Sales	4,667	9,658	11,272	67,633	14%
Subdivision Fees	800	800	1,436	8,617	9%
Waste Charges - User Fees	17,193	38,588	36,772	220,626	17%
Total User Fees	109,561	262,071	233,286	1,399,726	19%
Operating Grants					
Grants - Financial Assistance	262,212	262,212	195,780	2,373,090	11%
Grants - Operational State	23,012	164,983	8,334	50,000	330%
Total Operating Grants	285,224	427,195	204,114	2,423,090	18%
Interest & Investment Income					
Interest & Penalties on Overdue Rates	2,340	2,567	13,334	80,000	3%
Interest Income	17,371	27,681	3,062	18,369	151%
TasWater - Tax Equiv & Dividends	31,581	31,581	77,500	465,000	7%
Total Interest & Investment Income	51,291	61,828	93,896	563,369	11%
Contributions					
Public Open Space	2,400	2,400	3,334	20,000	12%
Total Contributions	2,400	2,400	3,334	20,000	12%
Other Revenue					
Fuel Credit	-	-	5,000	30,000	0%
Insurance Recoveries	-	-	334	2,000	0%
Other Revenue	4,432	4,432	-	-	0%
Reimbursements	19,949	24,229	-	-	0%
Total Other Revenue	24,381	28,661	5,334	32,000	90%
Total Trading Income	473,759	11,646,089	11,380,208	15,278,429	76%
Gross Profit	473,759	11,646,089	11,380,208	15,278,429	76%

Capital Grants

Grants - Commonwealth Capital	-	1,042,019	-	2,994,381	35%
Grants - Roads to Recovery	8,885	8,885	-	847,000	1%
Grants - State Capital	5,342	111,424	83,334	500,000	22%
Total Capital Grants	14,207	1,162,308	83,334	4,141,381	28%

Other Non Operating Income

Net Gain/Loss on Disposal of Assets	-	-	20,000	120,000	0%
Total Other Non Operating Income	-	-	20,000	120,000	0%

Total Non Operating Revenue	14,207	1,162,308	103,334	4,261,381	27%
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Operating Expenses

Employee Costs	419,734	798,322	922,270	5,839,111	14%
Materials & Services					
Advertising	1,800	7,038	9,000	54,000	13%
Amortisation on Municipal Revaluation	2,102	4,205	4,188	25,000	17%
Bank Charges	5,314	7,962	5,368	32,200	25%
BCI Training Levy	5,987	12,644	7,598	45,593	28%
Building Permit Levy	2,276	4,879	3,800	22,797	21%
Catering	976	3,892	2,566	15,400	25%
Clearing	16,037	33,783	41,840	251,039	13%
Community Grants & Contributions	188	16,006	30,434	182,600	9%
Consulting Services	44,854	86,951	84,104	504,618	17%
Contractor Services	220,413	380,367	362,600	2,175,591	17%
Contributions In-kind	200	200	242	1,457	14%
Debt Recovery Fees	450	1,106	2,666	16,000	7%
Fire Service Levy	-	-	-	372,628	0%
Fuel & Oil	19,794	43,174	65,644	393,862	11%
Gravel Material - Internal Recharge	-	17,056	-	-	0%
Gravel Recovered	-	(17,056)	-	-	0%
Insurance	-	200,228	174,722	174,722	115%
Interest Expense	-	-	45,224	271,341	0%
Internal Audit Fees	-	-	-	6,998	0%
IT Expenses	10,457	22,301	37,200	223,200	10%
Land Tax	1,153	2,306	9,468	56,813	4%
Leases	3,951	10,708	14,750	88,500	12%
Legal Expenses	1,532	1,532	10,834	65,000	2%
Licence Fees	24,667	28,584	23,214	139,278	21%
Materials	21,194	54,359	67,880	407,282	13%
Pensioner Rate Remissions	13,450	40,103	-	-	0%
Plant Hire - External	-	4,060	916	5,500	74%
Plant Hire - Internal Recharge	38,273	95,183	93,808	562,842	17%
Plant Hire Clearing - Recovered	(40,230)	(98,610)	(124,200)	(745,200)	13%
Postage & Freight	468	7,313	2,868	17,208	42%
Printing & Stationery	291	4,608	4,176	25,057	18%
Rates Remissions	1	67,782	74,234	74,234	91%
Refunds & Reimbursements	818	818	-	-	0%
Registration & MAIB - (Vehicle & Plant)	-	-	7,926	47,554	0%
Repairs & Maintenance	-	6,701	1,758	10,550	64%
Repairs & Maintenance - (Vehicle & Plant)	43,141	68,085	38,300	229,797	30%
Royalties and Production Licenses	-	19,972	834	5,000	399%
Settlement Discount - Rates Payments	53,710	63,487	-	108,103	59%
Stock Purchases for Resale	2,992	5,349	5,000	30,000	18%
Subscriptions/Publications/Memberships	451	68,497	26,870	161,223	42%
Supplementary Revaluations	-	-	4,666	28,000	0%
Telephone & Internet	2,604	5,870	8,026	48,160	12%
Travel Expenses	-	1,177	120	724	163%
Utility Costs (Gas, Electricity & Water)	9,966	25,189	43,962	263,770	10%
Venue Hire	-	1,500	208	1,250	120%
Total Materials & Services	509,323	1,309,289	1,192,790	6,399,689	20%
Depreciation					
Depreciation - Bridges	37,022	74,044	77,014	462,082	16%
Depreciation - Building	36,015	72,030	72,030	432,176	17%
Depreciation - Furniture & Fittings	11,507	23,014	23,014	138,087	17%
Depreciation - Land Improvements	17,181	34,362	34,362	208,169	17%
Depreciation - Plant & Equipment	34,368	68,736	68,736	412,411	17%
Depreciation - Roads	173,170	346,340	315,620	1,893,716	18%
Depreciation - Stormwater Infrastructure	31,658	63,316	62,330	373,985	17%

Total Depreciation	340,920	681,842	653,106	3,918,626	17%
Other Expenses					
Councillor Allowances	15,072	29,970	28,930	173,584	17%
Councillor Expenses	5	459	4,666	28,000	2%
External Audit Fees	-	9,500	10,000	45,000	21%
Total Other Expenses	15,077	39,929	43,596	246,584	16%
Total Operating Expenses	1,285,054	2,829,382	2,811,762	16,404,010	17%

Operating Net Profit	(811,295)	8,816,707	8,568,446	(1,125,581)	-783%
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Net Profit (Including Non Operating Revenue)	(797,088)	9,979,015	8,671,780	3,135,800	318%
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Work in Progress

WIP Current - Contractors & Consultants	113,333	247,088	-	-	0%
WIP Current - Employee Oncosts	10,585	19,209	-	-	0%
WIP Current - Internal Plant Hire	1,958	3,383	-	-	0%
WIP Current - Materials & Services	34,157	101,881	-	-	0%
WIP Current - Plant/Equipment Purchases	57,767	64,939	-	-	0%
WIP Current - Salary & Wages	21,170	38,345	-	-	0%
Total Work in Progress	238,969	474,842	-	-	0%

Balance Sheet

Break O'Day Council
As at 31 August 2022

Account	31 Aug 2022	30 Jun 2022
Assets		
Current Assets		
Cash & Cash Equivalents	13,882,632	11,813,436
Trade & Other Receivables	7,229,814	657,289
Inventory	444,679	325,193
Total Current Assets	21,557,125	12,795,919
Non-current Assets		
Property, Plant & Equipment	181,317,589	181,797,388
Right of Use Asset	17,734	17,734
Intangible Assets	67,172	71,377
Investment in Water Corporation	32,937,531	32,937,531
Other Investments	30,000	30,000
Total Non-current Assets	214,370,026	214,854,029
Total Assets	235,927,151	227,649,948
Liabilities		
Current Liabilities		
Trade & Other Payables	938,728	1,040,390
Contract Liabilities	41,260	1,331,332
Lease Liability	11,800	11,800
Interest Bearing Loans & Borrowings	336,229	389,024
Provisions	873,394	873,394
Trust Funds and Deposits	695,448	676,031
Total Current Liabilities	2,896,858	4,321,970
Non-current Liabilities		
Lease Liabilities	17,734	17,734
Interest Bearing Loans & Borrowings	5,866,821	5,866,821
Provisions	478,885	478,885
Total Non-current Liabilities	6,363,441	6,363,441
Total Liabilities	9,260,299	10,685,411
Net Assets	226,666,851	216,964,537
Equity		
Accumulated Surplus	50,783,169	41,080,855
Reserves	175,883,682	175,883,682
Total Equity	226,666,851	216,964,537

Statement of Cash Flows

Break O'Day Council

For the 2 months ended 31 August 2022

Account	YTD	2021
Operating Activities		
Receipts from customers	252,246	1,352,000
Receipts from rates	4,335,685	10,203,000
Receipts from Operational Grants	429,496	4,316,000
Interest received	30,247	118,000
Dividends received	31,581	466,000
Payments to employees	(969,576)	(5,354,000)
Payments to suppliers	(1,623,415)	(7,465,000)
Finance costs paid	0	(303,000)
Cash receipts from other operating activities	184,988	827,000
Cash payments from other operating activities	3,400	0
Net Cash Flows from Operating Activities	2,674,652	4,160,000
Investing Activities		
Payment for property, plant and equipment	(459,131)	(4,742,000)
Capital Grants received	(127,230)	3,500,000
Proceeds from sale of property, plant and equipment	0	217,000
Other cash items from investing activities	19,769	0
Net Cash Flows from Investing Activities	(566,592)	(1,025,000)
Financing Activities		
Proceeds of trust funds and deposits	19,713	24,000
Repayment of loans	(52,795)	(1,882,000)
Repayment of lease liabilities	0	(12,000)
Other cash items from financing activities	(5,782)	0
Net Cash Flows from Financing Activities	(38,864)	(1,870,000)
Net Cash Flows	2,069,196	1,265,000
Cash and Cash Equivalents		
Cash and cash equivalents at beginning of period	11,813,436	10,548,436
Net change in cash for period	2,069,196	1,265,000
Cash and cash equivalents at end of period	13,882,632	11,813,436

Break O'Day Council
Capital Works 2022-2023
For the period ending 31 August 2022

Project Details	YTD Expenditure	2022-2023 Budget + c/fwd	Budget Variance	Comments
Plant & Equipment	-			
Vehicle Management Tracking System	-	30,000	30,000	
Airport Self Starting Generator	-	16,000	16,000	Subject to regional airport grant funding of \$12k
1336 Building Services Coordinator	-	45,000	45,000	
H662W - DS Pool Car	-	40,000	40,000	
1339 General Manager	-	55,000	55,000	
1369 Manager Community Services	-	36,000	36,000	
Manager Infrastructure & Development Services	34,172	36,000	1,828	
Turf Mower Replacement	-	80,000	80,000	2nd hand Mower - Contingent of co-funding from St Helens Football Club 50:50
1321 Fuso Fighter	-	130,000	130,000	Truck with HYAB (on-board crane)
1219 Street Sweeper	-	150,000	150,000	
Mower Trailer	-	20,000	20,000	
1084 - Box Trailer	-	3,000	3,000	
1252 Box Trailer	-	3,000	3,000	
1080 Box Trailer	-	3,000	3,000	
1097 - Pavement Roller (self propelled)	-	30,000	30,000	
Mobile Porta-loo	-	4,000	4,000	Additional unit
Small Plant - VARIOUS	13,312	40,000	26,688	
Total Plant & Equipment	47,485	721,000	673,515	
Furniture & IT				
Additional sit down/stand up desks	-	1,500	1,500	
IT - Exchange Upgrade 2022/23	-	20,000	20,000	
Spatial Upgrade	-	10,000	10,000	
IT - SANS Server	3,265	30,000	26,735	
Desktop replacements 2022/23	12,202	15,000	2,798	
Tablet/Laptop Replacement - Councillors	-	20,000	20,000	
Planning & Reporting Software	-	15,000	15,000	
Street furniture & signage	-	20,000	20,000	
Total Furniture & IT	15,467	131,500	116,033	
Buildings				
Marine Rescue Building - Additions	-	24,000	24,000	To be a contributed asset. Project run by St Helens Marine Rescue. Additions plus gantry.
Fingal Community Shed (Old Tas Hotel)	-	378,497	378,497	BSBR Grant
Managana Communications Cell	-	115,119	115,119	BSBR Grant
St Marys Indoor Recreation Facility	-	1,146,727	1,146,727	BSBR Grant
Portland Hall Upgrades	-	6,000	6,000	Audio visual equipment to be purchased and installed.
Scamander Sports Complex	-	50,000	50,000	Solar Panel & Kitchen upgrades - Contribution from Scamander Sports Complex \$20k
St Marys Hall Upgrades	-	50,000	50,000	Solar Panel = \$35K + \$15K for Heating - Refer Council Motion

Project Details	YTD Expenditure	2022-2023 Budget + c/fwd	Budget Variance	Comments
St Helens Croquet proposal	-	20,000	20,000	
St Marys Skate Park Toilet	16,297	-	(16,297)	C/fwd project
Small projects - bus shelters and misc improvements	1,980	30,000	28,020	Bus Shelters/Small projects and improvements that cannot be considered maintenance
Police Station & Health - 1 Annie St	5,250		(5,250)	
Police Station Acquisition	2,550		(2,550)	
Council Chambers additions and improvements	199	40,000	39,801	New Indoor/Outdoor Kitchen/Lunch Room Extension.Painting outside.
Total Buildings	26,276	1,860,343	1,834,067	
Parks, Reserves & Other				
Special Project - Marine Strategy	-	30,000	30,000	
Special Project - St Helens Wharf Foreshore Master Plan	-	50,000	50,000	
Special Project - Feasibility Study Aquatic Centre & Hydrotherapy Pool	-	40,000	40,000	
Fingal Youth Playground/recreation hub	-	345,767	345,767	BSBR Grant
Pump Track/s	-	500,000	500,000	State Gov't Grant
St Helens Sports Complex - Athletics building	-	48,000	48,000	
St Helens Cricket Facilities - upgrade	-	10,000	10,000	\$80k community led project, \$10k Council contribution - subject to successful grant application.
Playground equipment replacement program - Cornwall	-	60,000	60,000	
Playground equipment replacement program	-	50,000	50,000	
Dog exercise area St Helens Improvements	-	10,000	10,000	
Wrinklers Lagoon Redevelopment Design & Planning - Amenities Building	-	30,000	30,000	Transfer \$30,600 from CE110
Parnella/Foreshore Walkway	123,458	246,010	122,552	Existing grant prior year (State). Erosion barrier repair.
St Marys Dog Park	3,447	10,000	6,554	
Cornwall Soldiers Park - Track upgrade and SW works	-	60,000	60,000	
St Marys Cemetery Master Plan - Columbarium Wall & garden	-	55,000	55,000	
St Helens Cemetery Master Plan improvements	-	50,000	50,000	
St Helens Football Grounds Fencing	-	50,000	50,000	
Kirwins Beach Jetty	701		(701)	C/fwd project
St Helens Sports Complex New Lighting Towers	-	15,000	15,000	09/21.16.3 Contributed Asset - Council contribution, part of larger grant funded project (total value \$235k)
Totals Parks, Reserves & Other	127,605	1,659,777	1,532,172	
Roads - Streetscapes				
LRCI Round 3 - Cecilia St St Helens	-	320,000	320,000	Bayside section - Circassian St down, and intersection with Esplanade
Quail St Parking Bay	-	50,000	50,000	
Total Streetscapes	-	370,000	370,000	
Roads - Footpaths				
Annual replacement of damaged footpaths	3,005	25,000	21,995	

Project Details	YTD Expenditure	2022-2023 Budget + c/fwd	Budget Variance	Comments
Akaroa - Akaroa Ave	21,744	25,000	3,256	Replace 100m of path
Maori Place	-	10,000	10,000	Replace 40m of path
Penguin St	-	5,000	5,000	Replace 95m of path
Irishtown Rd	-	15,000	15,000	Relace 285m of path
Akaroa - Carnnell Place	-	23,000	23,000	
Main St Mathinna (Wilson St to Community Hall)	-	85,000	85,000	
Esk Main Rd, St Marys - Pathway	1,020	-	(1,020)	C/fwd project
Young St - St Helens	-	110,000	110,000	
Jason St St Helens	-	25,000	25,000	
Medea Cove Footpath	3,103	-	(3,103)	
Parkside Foreshore Footpath	111,622	400,000	288,378	
St Helens Lawry Heights 580m	3,328	104,000	100,672	
Total Footpaths	143,822	827,000	683,178	
Roads - Kerb & Channel				
Byatt Court, Scamander	-	20,000	20,000	SW system assessment and new design
Falmouth St St Helens	-	140,000	140,000	Penelope to Halcyon
Penelope St St Helens	-	40,000	40,000	100 lm on new K&C required to address local flooding issue and includes bus pull over area pavement treatment
Replacements TBA	473	50,000	49,527	
Total Kerb & Channel	473	250,000	249,527	
Roads - Resheeting				
1214 - Roses Tier Rd	18,835	60,000	41,165	
1215 - Roses Tier Rd	-	60,000	60,000	
Eddystone Rd	-	50,000	50,000	
Policemans Point Road	-	30,000	30,000	
St Mary's Area	-	100,000	100,000	
Upper Scamander Road, Scamander	-	70,000	70,000	
41 - Anchor Rd	-	37,000	37,000	
85 - Forest Lodge Rd	-	50,000	50,000	
Total Resheeting	18,835	457,000	438,165	
Roads - Reseals				
St Marys - Story Street Esk Main Road to Groom Street	-	55,000	55,000	Subject to State Growth resealing Story St
70 - St Columba Falls Rd	-	42,874	42,874	
166 - Mathinna Rd	-	25,901	25,901	
251 - Upper Esk Rd	-	16,096	16,096	
252 - Upper Esk Rd	-	57,245	57,245	
274 - Rossarden Rd	-	18,852	18,852	
275 - Rossarden Rd	-	27,882	27,882	
324 - Cornwall Rd	-	21,268	21,268	
341 - Posiedon St	-	15,638	15,638	
342 - Posiedon St	-	801	801	
343 - Perseus St	-	11,308	11,308	
352 - Lawry Heights	-	1,776	1,776	
378 - Kings Park	-	2,971	2,971	
383 - Cobrooga Dve	-	4,784	4,784	
436 - Circassian St	-	8,234	8,234	
491 - Beaulieu St	-	13,280	13,280	
492 - History Room C/P	-	6,735	6,735	
529 - Targett St	-	12,995	12,995	

Project Details	YTD Expenditure	2022-2023 Budget + c/fwd	Budget Variance	Comments
530 - George St	-	18,144	18,144	
694 - St Helens Point Rd	-	10,420	10,420	
759 - Hilltop Dr	-	6,092	6,092	
768 - Highcrest Ave	-	8,806	8,806	
789 - Coffey Ct	-	9,867	9,867	
891 - Nicks Cl	-	4,186	4,186	
913 - Ansons Bay Rd (Priory Rd)	-	5,233	5,233	
1001 - Champ St Fingal	-	8,244	8,244	
1089 - Seymour St	-	4,196	4,196	
1090 - Seymour St	-	17,657	17,657	
1155 - North Ansons Bay Rd	-	79,115	79,115	
Totals Reseals	-	515,600	515,600	
Roads - Construction, Digouts & Other				
Mathinna Road	-	150,000	150,000	
St Helens Pt Rd - Parkside	-	200,000	200,000	
Digouts to be allocated	-	50,000	50,000	
Road Intersection Upgrade Works	-	50,000	50,000	
Sealed Roads - Condition Assessments	-	33,000	33,000	
Road Network - Sign Replacement	-	25,000	25,000	
218 - Mathina Plains Road	-	185,000	185,000	Sealing - Stage 3 works
Projects determined for 22/23 amount to be carried forward. Projects to be fully funded under the AG Local Roads & Community Infrastructure Program.				
LRCI Phase 3 Projects allocated to 22/23	-	76,000	76,000	
LRCI Phase 3 North Ansons Bay Sealing	-	539,000	539,000	
LRCI Phase 3 Mount Paris Dam Sealing	-	50,000	50,000	
Roundabout Medea/Quail Sts	87,416	-	(87,416)	C/fwd project
Medeas St/Circassian St intersection upgrade	805	200,000	199,195	Subject only to successful Black Spot Funding to Council 50:50 funding
Atlas Drive - Retaining Wall anchor	1,238	-	(1,238)	C/fwd project
Totals - Roads Construction, Digouts & Other	89,458	1,558,000	1,468,542	
Totals Roads & Footpaths	252,588	3,977,600	3,725,012	
Bridges				
B1605 - St Columba Falls Rd	-	215,571	215,571	Replace timber bridge with concrete structure to SM1600
B2293 - Cecilia St	-	224,000	224,000	Replace bridge with concrete structure to SM1600
B63 Gardiners Creek Road	-	47,000	47,000	renew timber deck and runners
B7027 - Mathiina Plains Road	-	30,000	30,000	Extend Culvert Length
B160 - Newman Street Footbridge	-	10,000	10,000	Replace timber deck with FRP
Total Bridges	-	526,571	526,571	
Stormwater				
Minor stormwater Jobs	516	50,000	49,484	
Treloggens Track Stormwater	2,588	-	0	
Osprey Drive	-	10,000	10,000	Design only
Stormwater Main - frontage of caravan park				
Penelope Dr	-	120,000	120,000	275 lm
Falmouth St, St Helens	-	10,000	10,000	Design only
Total Stormwater	3,104	190,000	189,484	

Project Details	YTD Expenditure	2022-2023 Budget + c/fwd	Budget Variance	Comments
Waste Management				
Rehabilitation of former Binalong Bay Tip	-	5,000	5,000	Contingency sum only - no immediate requirement to undertake works
Scamander WTS - Inert Landfill	1,909	50,000	48,091	Design
Scamander WTS retaining wall replacement	-	52,000	52,000	Contingency for potential replacement - condition monitoring in place for existing asset
Total Waste Management	1,909	107,000	105,091	
Total Capital	474,433	9,173,791	8,701,945	

ACTION	INFORMATION
PROPONENT	Council Officer
OFFICER	Manager Corporate Services
FILE REFERENCE	040\028\002\
ASSOCIATED REPORTS AND DOCUMENTS	Nil

OFFICER'S RECOMMENDATION:

That the report be received.

INTRODUCTION:

The purpose of this report is to provide Councillors with an update of various issues which are being dealt with by the Visitor Information Centre.

PREVIOUS COUNCIL CONSIDERATION:

Provided as a monthly report – Council consideration at previous meetings.

OFFICER'S REPORT:**Visitor Information Centre Report:**

- Numbers at the Centre for August were the highest since 2009.
- Main visitors to the Centre were from Victoria, New South Wales and Queensland and also had some overseas visitors from the US and Canada.
- One (1) staff member attended the TVIN Meeting with other representatives from the North at George Town and also attended the AGM via Zoom.
- We also attended via Zoom a presentation from Peter from Tas Fire Service to talk about the upcoming changes to reporting of Fire, Flood etc. and how this will affect Visitor Information Centres. Peter also thanked us on all the work that we do in communicating any emergency information to tourists.

The History Room Curator Report:

- **Remarkable Australians and their boats:** Still on display until October 2022.
- **Weldborough Cemetery:** This restoration work is almost complete. Railings have been reinstalled and they just require some paint. A working bee will be organised through the Friends' of St Helens History Room group to do this. Chinese characters need to be reattached to the Memorial and will be done in due course.

- **‘The Chinese Experience’:** This is working but with dead pixels visible throughout the screening. Currently negotiating with a consultant and the manufacturer on what can be done regarding the dead pixels on the current projector. A new lamp will not fix the problem apparently. Negotiations are underway to determine the best strategy to improve the arrangement for the movie and to mitigate this problem occurring in the future.
- **National Cultural Policy, Arts Tasmania:** A submission was lodged through the St Helens History Room to contribute to the review of this policy via Arts Tasmania.
- **August Free ‘locals’ month:** This was held again at the St Helens History Room as part of The Off Season and saw 347 people take advantage of free entry. Best visitation during this month since started offering free entry.
- **MOSAIC upgrade:** This is now complete with various anomalies of catalogue entries being reviewed by a small team. All records will be reviewed and edited if necessary.
- **St Helens Library Display:** This was dismantled at the end of August and reconfigured for the Foyer Cabinet display case – hence ‘Local Collections’ can be viewed there.
- **Webinar ‘Social media for small & medium organisations’:** This was presented by the Victorian branch of AMaGA and was very interesting as a means of seeing what other mainland groups are doing with their audiences and content in the digital space.
- **Furneaux Event:** Attended this at the restaurant with one of the volunteers representing the St Helens History Room. A model boat of the Tobias Furneaux’s vessel was commissioned by the great-great-great grandson of the Captain, Richard Furneaux supported by the Maritime Museum of Hobart and leased to the restaurant for display. The model boat was made by Ian Summers from Cranks & Tinkerers museum at St Marys. We did have Mr Furneaux visit the museum whilst staying in St Helens where he was very impressed with our displays.
- **August Statistics:** Entry: 347 visitors came into the museum compared to 269 for same time last year. The Off Season promotion is proving popular and was expanded to cater to all visitors not just locals.

Donation and Sales amounted to \$197.35 which compares very favourably to previous years. Volunteer hours remain very stable at 22.55 hours average/week

Next Volunteer Meeting Friday 7 October 2022: Decided to have these quarterly for a general catch up of all things happening in the Backroom. Please attend if you can.

Statistics

Door Counts:

Month/Year	Visitor Numbers	Daily Average	History Room
August 2012	707	22.81	30
August 2013	779	25.13	30
August 2014	958	30.90	51
August 2015	961	31.00	38
August 2016	881	28.42	35
August 2017	843	27.19	37
August 2018	950	30.65	38
August 2019	737	23.77	38
August 2020	601	19.39	27
August 2021	769	24.81	269
August 2022	1049	33.83	347

Revenue 2021/2022:

Month	VIC Sales	HR Entry	HR Donations
July	2,534.48	200.00	72.95
August	1,820.81	Nil	138.50
September	2,460.63	267.00	96.20
October	2,596.31	237.00	114.55
November	3,035.09	209.00	171.30
December	2,783.25	181.00	42.50
January	4,909.95	426.00	86.65
February	6,123.46	427.00	151.66
March	8,054.27	502.00	170.40
April	4,690.85	407.20	126.05
May	4,377.35	290.00	165.80
June	2,972.74	142.00	147.05

Revenue 2022/2023:

Month	VIC Sales	HR Entry	HR Donations
July	2,838.51	188.00	80.90
August	2,518.86	0.00	197.35

STRATEGIC PLAN & ANNUAL PLAN:

Strategic Plan 2017-2027

Goal

Economy - To foster innovation and develop vibrant and growing local economies which offer opportunities for employment and development of businesses across a range of industry sectors.

Strategies

Create a positive brand which draws on the attractiveness of the area and lifestyle to entice people and businesses' to live and work in BOD.

LEGISLATION & POLICIES:

Nil.

BUDGET AND FINANCIAL IMPLICATIONS:

Not applicable.

VOTING REQUIREMENTS:

Simple Majority.

ACTION	DECISION
PROPONENT	Council Officer
OFFICER	Raoul Harper, Manager Business & Corporate Services
FILE REFERENCE	6413332
ASSOCIATED REPORTS AND DOCUMENTS	Request from Ratepayer

OFFICER'S RECOMMENDATION:

That in accordance with the provisions of s.129 of the *Local Government Act 1993*, Council **approve a remission** as requested for the property known as 14 Mangana Road, Fingal identified as PID 6413332.

INTRODUCTION:

Council has received correspondence from Malahide Golf Club requesting a remission for the general rate 2023. Due to the nature of the charge, a request is required annually to remit this charge.

PREVIOUS COUNCIL CONSIDERATION:

Previous remission of general rate granted from 2015/2016 to 2021/2022, this request was considered at previous Council Meetings.

OFFICER'S REPORT:

The Secretary of the Malahide Golf Club has written requesting a remission of the general rate due to the Club struggling to meet their financial needs. There is course upkeep, maintenance, renovations and clubhouse maintenance, which is undertaken as much as possible by volunteers.

A remission has previously been approved for the general rate from 2015/2016 to 2021/2022 due to financial hardship. The Club endeavours to keep the facility up and running as a benefit to Fingal and neighbouring communities by providing recreational and social options. However, due to limited membership the Club continues to experience financial difficulties.

Council's Rate Remissions and Exemptions Policy allows for the option of remitting the general rate, if Council believes that the property provides a community benefit. LG011 (4)

STRATEGIC PLAN & ANNUAL PLAN:

Not applicable

LEGISLATION & POLICIES:

Section 129 of the *Local Government Act 1993*
Rate Remissions and Exemptions Policy LG011 (4)

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

An amount of \$726.67 to rates remissions.

VOTING REQUIREMENTS:

Absolute Majority.

ACTION	INFORMATION
PROPONENT	Council Officer
OFFICER	David Jolly, Manager Infrastructure and Development Services
FILE REFERENCE	014\002\001\
ASSOCIATED REPORTS AND DOCUMENTS	Nil

OFFICER'S RECOMMENDATION:

That the report be received by Council.

INTRODUCTION:


This is a monthly summary update of the works undertaken through the Works and Infrastructure Department for the previous month and a summary of the works proposed for the coming month, and information on other items relating to Council's infrastructure assets and capital works programs.

PREVIOUS COUNCIL CONSIDERATION:

Provided as a monthly report – Council consideration at previous meetings.

OFFICER'S REPORT:

Asset Maintenance	
Facilities	<ul style="list-style-type: none"> Preventative Maintenance Inspections (PMI) of Council owned buildings and playgrounds. Maintenance identified during inspection and managed via TRIM record.
Town & Parks	<ul style="list-style-type: none"> Mowing/ground maintenance – all areas. Garden/tree maintenance and weeding where required. Footpath maintenance and repairs where required. Boat Ramp – monthly inspections and cleaning undertaken. This seasons flowers have been ordered, waiting to be planted out.
Roads	<ul style="list-style-type: none"> Sealed road patching – all areas. Tree maintenance pruning. Stormwater system pit cleaning and pipe unblocking. Maintenance grading on Mathinna Plains Road underway. Roads in the Pyengana area / St Helens have been graded, drain clearing will continue. Guidepost replacement undertaken on several roads.
MTB	<ul style="list-style-type: none"> Routine track maintenance.

Weed Management for August 2022	
Pyengana WTS	<ul style="list-style-type: none"> thistles, caper spurge, broom, mullein, periwinkle, hemlock
Ansons Bay Rd	<ul style="list-style-type: none"> Spanish heath, gorse
St Helens WTS	<ul style="list-style-type: none"> Spanish heath, gorse
Fingal area parks and nature strips	<ul style="list-style-type: none"> various
Binalong Bay	<ul style="list-style-type: none"> Spanish heath, mirror bush, broom, thistles
	<p>Gorse (<i>Ulex europaeus</i>) is a Weed of National Significance. It has become one of Tasmania's most widespread weed since it was brought to Tasmania in the early 1800s as an ornamental hedge by settlers hoping to replicate the paddocks of England. However, it spread rapidly, turning soil acidic and providing ample tinder for bushfires. Gorse is a major agricultural weed, and a threat to many natural environments such as forests, woodlands, riparian (stream-side) vegetation, wetlands and native grasslands. The seed can sit dormant in the ground for 30 years. The key to controlling the spread of gorse is to prevent flowering. Where gorse crosses property boundaries, eradication efforts should be coordinated with neighbouring landholders to prevent reinfestation.</p>

Waste Management – General Information

General Waste to Copping Landfill													
Year	Jul	A	S	O	N	D	J	F	M	A	M	Jun	Total
2022/23 (T)	194												194
2021/22 (T)	237	238	249	269	250	290	317	224	272	245	211	216	3,018
Difference	-43												2,824

Kerbside Recyclables Collection – JJ's Waste service													
Year	Jul	A	S	O	N	D	J	F	M	A	M	Jun	Total
2022/23 (T)	53												53
2021/22 (T)	48	53	52	53	52	70	73	60	53	60	55	68	687
Difference	5												634

St Helens Inert Landfill

Clean Fill Materials (soil, concrete, rock, bricks).													
Year	Jul	A	S	O	N	D	J	F	M	A	M	Jun	YTD
Received (T)	105	136											241
Stockpiled (T)	105	136											241
Recovered (T)	0	0											0
Landfilled (T)	0	0											0

Other Building & Demolition Material – <i>porcelain, other ceramics, plaster sheeting, cement sheeting.</i>													
Year	Jul	A	S	O	N	D	J	F	M	A	M	Jun	YTD
Received (T)	13	14											27
Stockpiled (T)	13	14											27
Recovered (T)	0	0											0
Landfilled (T)	0	0											0

CAPITAL WORKS

Activity	Update
Atlas Drive retaining wall – drainage improvement.	Engineering design completed. On-site works to commence late September 2022.
Bridge 1605 replacement – St Columbia Falls Road	Tender stage – specification preparation.
Erosion barrier maintenance works – Parnella Foreshore	In-progress
Foreshore Shared Way – Possum Tom (Parkside)	Civil works completed. Directional signage plan under development.
Kerb replacement - St Marys Main Street	Kerb replacement works in progress – eastern end of township.
LRCI Program Phase 3 - Medeas Cove Esplanade footpath (Heather Place to Young Street).	Completed
Road pavement dig-outs Alexander Street Cornwall	In-progress
Road Re-sheeting - Mathinna area	Completed
Road Re-sheeting - Upper Scamander Road	In-progress
Road Re-sheeting - St Marys area	Scheduled – Spring 2022
Road resealing program 2021/2022	Road resealing activity completed – contractor completing line marking July/August.
Road resealing program 2022/2023	Tender stage.
Roundabout – Quail St/ Medeas St Intersection	Roundabout installed as a functional roundabout. Concrete component colouring scheduled for mid-September after which work zone speed limit of 40km/hr will be removed.

LEGISLATION / STRATEGIC PLAN & POLICIES:

Strategic Plan 2017-2027

Goal

Infrastructure - To provide quality infrastructure which enhances the liveability and viability of our communities for residents and visitors.

Strategy

- Be proactive infrastructure managers by anticipating and responding to the growing and changing needs of the community and the area.
- Work with stakeholders to ensure the community can access the infrastructure necessary to maintain their lifestyle.
- Develop and maintain infrastructure assets in line with affordable long-term strategies.

BUDGET AND FINANCIAL IMPLICATIONS:

Not applicable.

VOTING REQUIREMENTS:

Simple Majority.

ACTION	INFORMATION
PROPONENT	Council Officer
OFFICER	Municipal Inspector
FILE REFERENCE	003\003\018\
ASSOCIATED REPORTS AND DOCUMENTS	Nil

OFFICER'S RECOMMENDATION:

That the report be received by Council.

INTRODUCTION:

This is a monthly update for animal control undertaken since the last meeting of Council.

PREVIOUS COUNCIL CONSIDERATION:

Provided as a monthly report – Council consideration at previous meetings.

OFFICER'S REPORT:

Dog control – activity summary 29 July – 26 August 2022

Area	Ansons Bay	Binalong	Cornwall	Fingal	Falmouth	Four Mile Ck	Mathinna	Beaumaris	Scamander	Seymour/Denison	Stieglitz	Goshen/Pye/Weldbo rough	St Helens	St Marys	TOTALS
Dogs Impounded									1		1		2	1	5
Dogs in Prohibited Area															
Dogs Rehomed or sent to Dogs Home															
Livestock Complaints															
Barking Dog				3					1				3	1	8
Bark Monitor													4		4
Bark Abatement Notice															
Wandering Dog or Off Lead					1				2				1	2	6

Area	Ansons Bay	Binalong	Cornwall	Fingal	Falmouth	Four Mile Ck	Mathinna	Beaumaris	Scamander	Seymour/Denison	Stieglitz	Goshen/Pye/Weldbo rough	St Helens	St Marys	TOTALS
Verbal Warnings									1				1		2
Letter/Email warnings and reminders plus pending registrations				2	1				1				2	1	7
Patrol		2			1				2		2		3		10
Dog Attack - on another animal (Serious)				1				1							2
Dog Attack/Harassment - on another animal (Minor)															
Dog Attack - on a person (Serious)															
Dog Attack/Harassment - on a person (Minor)				1	1										2
Dog - chasing a person															
Declared Dangerous dogs				2											2
Dangerous Dogs Euthanised				2											2
Unregistered Dog - Notice to Register				2									1	1	1580
Dogs Registered 2021/22 to date															680
Pending Dog Registration 2021/22															900
Infringement Notice Issued															
Pending Dog Registration Checks															
Caution Notice Issued															
Verbal Warnings /Education Sheets Maps															
Infringement Notice - Disputes in Progress															
Infringement - Time Extension request															

Infringement Notice - Revoked															
Area	Ansons Bay	Binalong	Cornwall	Fingal	Falmouth	Four Mile Ck	Mathinna	Beaumaris	Scamander	Seymour/Denison	Stieglitz	Goshen/Pye/Weldbo rough	St Helens	St Marys	TOTALS
Kennel Licence - No Licence															
Kennel Licence - Issued													1		1
Rooster Complaints															
Other / Welfare concerns /RSPCA				1									1		2
Cat Complaints															
Lost Dogs											2				2
Illegal Camping									1						1
Beach Patrols (not additional days)		2							1						3
Additional Beach Patrols															
TOTALS		2		14	4			1	9		5		18	6	

LEGISLATION / STRATEGIC PLAN & POLICIES:

Strategic Plan 2017-2027

Goal

Environment - To balance our use of the natural environment to ensure that it is available for future generations to enjoy as we do.

Strategy

Ensure the necessary regulations and information is in place to enable appropriate use and address inappropriate actions.

BUDGET AND FINANCIAL IMPLICATIONS:

Not applicable.

VOTING REQUIREMENTS:

Simple Majority.

09/22.14.3 Street Furniture Sponsorship

ACTION	DECISION
PROPONENT	Council Officer
OFFICER	David Jolly, Manager Infrastructure and Development Services
FILE REFERENCE	004\011\005\
ASSOCIATED REPORTS AND DOCUMENTS	Break O'Day Council Street Furniture Sponsorship Information Pack

OFFICER'S RECOMMENDATION:

That Council update Council's Street Furniture Sponsorship pack to include the price of a bench seat with back at \$800.

INTRODUCTION:

Council officers periodically receive enquiries about sponsored installation of bench seats with a back rest in public spaces. The purpose of this report is to attain Council's endorsement to list this type of seat and cost in Council's Street Furniture Sponsorship pack.

PREVIOUS COUNCIL CONSIDERATION:

No previous consideration.

OFFICER'S REPORT:

The Works Department has received a request from a member of the public wishing to sponsor a bench seat with a back. This type of seat is not included/listed in the current sponsorship package.

The current cost to purchase and install this seat is \$800.

It is recommended that Council's Street Furniture Sponsorship information pack be updated to include the price of a bench seat with back at \$800.

STRATEGIC PLAN & ANNUAL PLAN:

Strategic Plan 2017 – 2027 – revised 2022

Goal

Infrastructure - To provide quality infrastructure which enhances the liveability and viability of our communities for residents and visitors.

Strategies

- Be proactive infrastructure managers by anticipating and responding to the growing and changing needs of the community and the area.
- Work with stakeholders to ensure the community can access the infrastructure necessary to maintain their lifestyle.
- Develop and maintain infrastructure assets in line with affordable long-term strategies.

Key Focus Areas

Community Facilities - Provide community facilities that encourage participation and supports the lifestyle of residents and growing visitor numbers.

Recreational Facilities - Support an outdoor, active and healthy lifestyle for residents and visitors through a range of recreational facilities including walking trails, bike trails and other identified infrastructure.

LEGISLATION & POLICIES:

Local Government Act 1993

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

Not applicable as the cost to purchase and install seating is sponsored.

VOTING REQUIREMENTS:

Simple Majority.



Information Pack

Street Furniture

Sponsorship

2014

INFORMATION

The Sponsorship Program offers a unique opportunity to support Community of Break O'Day in Co-contribution with Break O'Day Council.

As a sponsor, you may choose to contribute a donation for either a picnic table or bench seat to celebrate events such as a birth or a wedding anniversary. Alternatively, you may wish to pay tribute to a loved one who was either born or has lived here at some stage.

Through the Sponsorship Program, you are supporting the costs of purchasing and maintaining the picnic table or seat.

How much does the Sponsorship cost?

The minimum contribution for a picnic table sponsorship is \$1000, and a bench seat \$500.

The picnic table or bench seat (once approved) will be permanently placed in the landmark of your choice (restrictions apply).

What will my commemorative Plaque say?

As the sponsor, you may provide the wording on your commemorative plaque, which is subject to BODC approval. The layout of the plaque will be sent to you for final proofing and approval.

Where am I allowed to nominate for the Picnic Table to be placed within the Municipality?

The picnic Tables and seats may be placed in any town or park within the Break O'Day Municipality, providing the land is Council owned and is subject to Council approval.

How do I arrange a sponsorship Picnic Table?

Please allow 12 weeks for your plaque to be created and positioned on the sponsorship Picnic Table, in the approved location. You may contact the Building Services Coordinator on 6376 7900 to check on the progress of your Picnic Table / plaque.

Step 1: Complete the attached form including your donation details and proposed wording for the plaque.

Step 2: Mark your top 3 most preferred Picnic Table location(s) on the attached map(s).

Step 3: Return your completed form with marked up map.

Development Services

Break O'Day Council

PO Box 21

St Helens Tas 7216

E: admin@bodc.tas.gov.au – reference "Picnic Table Sponsorship"

PICNIC TABLE SPONSORSHIP – REQUEST AND PAYMENT FORM

(Please circle preference)

I wish to donate a sum of \$1,000 / \$500, which will be used as a Co-contribution for sponsorship of *Picnic Table (s) / Bench Seat (s)*, to be placed within the Break O'Day Municipality.

1. Your details:

Mr/Mrs/Miss/Dr _____ First Name: _____ Surname: _____

Address: _____ Postcode: _____

Phone: _____ Mobile: _____

Email: _____

I preferred to be contacted by (please circle): **Phone / Mobile / Post / Email**

2. Preferred wording on plaque:

- 35 Character letters per line, including spaces between words.
- 4 Lines maximum

3. Payment Options:

- a) Cash donation – payable at Council offices
- b) Please find enclosed a cheque made payable to: **Break O' Day Council**
- c) Please debit my card \$1,000 / \$500 Visa / MasterCard

Name on Card: _____

Number: ____ / ____ / ____ / ____

Expiry: ____ / ____

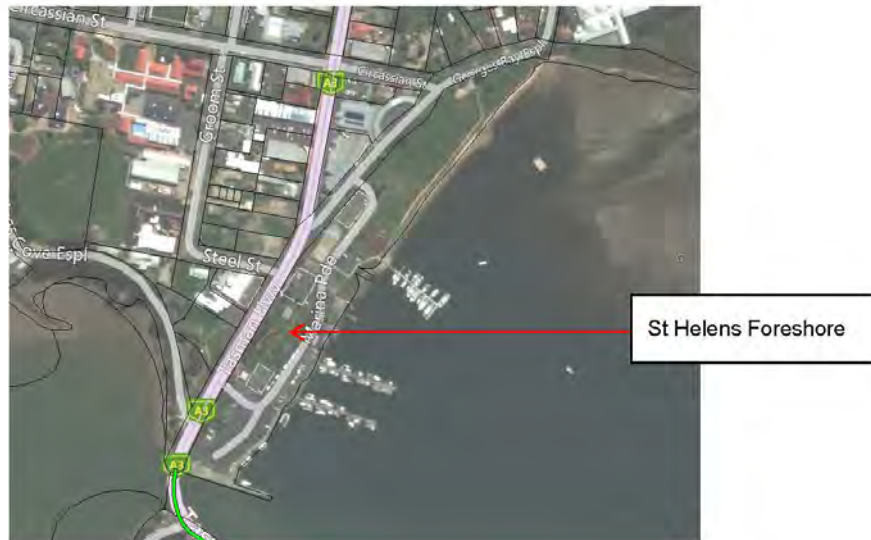
Signature: _____ Date: ____ / ____ / ____

4. Preferred location of Picnic Table:

Please provide Council with the town and most preferred location of your potential Sponsored Picnic Table. *E.g. St Helens – Foreshore.*

Once Council has received your requested town and location, you will be provided with maps of the relevant area, to pin point your request (*see example below*).

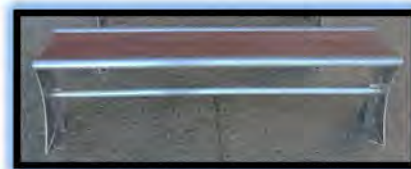
1. Map Example



2. Plaque wording Example



3. Actual photograph of Picnic Table / Bench Seat



09/22.14.4 Proposed Naming of Waterfall – Walkers Falls

ACTION	DECISION
PROPONENT	Member of the public
OFFICER	David Jolly, Manager Infrastructure and Development Services
FILE REFERENCE	21/20202
ASSOCIATED REPORTS AND DOCUMENTS	Email from Proponent Map – Walkers Creek

OFFICER'S RECOMMENDATION:

That Council supports the proposed naming an unnamed waterfall off Mathinna Plains Road on Walkers Creek as Walkers Falls.

INTRODUCTION:

Council has received correspondence from a member of the public who wishes to submit a request to Placenames Tasmania to name a waterfall located off Mathinna Plains Road.

The purpose of this report is for the Council to support the proposed naming of the waterfall.

PREVIOUS COUNCIL CONSIDERATION:

No previous Council consideration.

OFFICER'S REPORT:

An email has been received from a member of the public seeking Council's support for a submission to Placenames Tasmania to name a waterfall off Mathinna Plains Road on Walkers Creek. The proposed name is Walkers Falls (request attached).

Walkers Creek intersects with Mathinna Plains Road approximately 3 ½ km south of the intersection with Mt Albert Road. The waterfall is located on the eastern side of Mathinna Plains Road (map attached).

Placenames Tasmania's guidelines detail the requirement for the proponent to provide written support from the relevant local government authority.

The proponent was advised to consult with the Mathinna / Upper Esk community and provide evidence of local public support for the proposal. The proponent has advised that he has visited the Mathinna Country Club and has spoken with locals who weren't aware that the falls existed and agreed that the proposed name of Walkers Falls is suitable.

Place Naming (Nomenclature) in Tasmania

In Tasmania, the official naming of places is primarily the responsibility of the Place Names Advisory Panel. The Panel undertakes research and investigation into the origin, priority and usage of place names and assigns official place names in accordance with the Tasmanian Place Naming Guidelines.

Where no previous name exists, the Place Names Advisory Panel will give primary consideration to names that are:

- in keeping with the character and tradition of the area
- with historical or local significance
- suggestive of any peculiarity of a topographical feature, or
- a name of Aboriginal derivation that has an appropriate meaning.

The recommendation is that Council advise the proponent that it has no objection to the proposed naming of the waterfall to enable the proponent to progress his application with Placenames Tasmania.

STRATEGIC PLAN & ANNUAL PLAN:

Strategic Plan 2017 – 2027 – Revised 2022

Goal

To strengthen our sense of community and lifestyle through opportunities for people to connect and feel valued.

Strategy

Foster and support leadership within the community to share the responsibility for securing the future we desire.

LEGISLATION & POLICIES:

Nil.

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

No financial implications.

VOTING REQUIREMENTS:

Simple Majority.

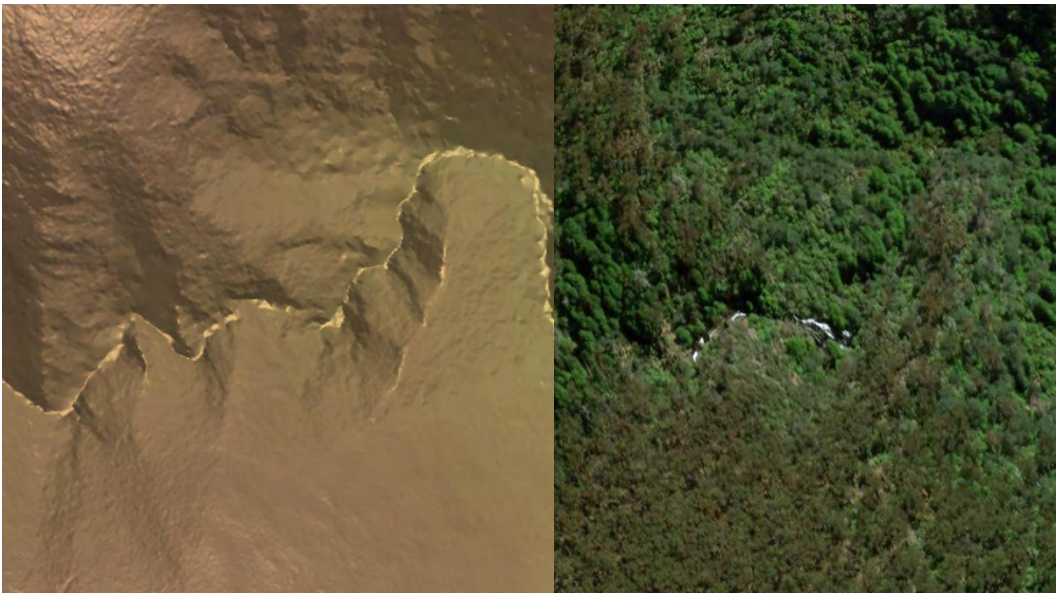
Email from proponent:

Hi

I am writing in regards to a waterfall located at 566450, 5418785 (MGA 55) on Walkers Creek (north of Mathinna). I am wishing to give the name to this waterfall "Walkers Falls". An agreed upon name would be helpful for those wishing to visit the waterfall. I am writing to ask for your support in naming this waterfall, before submission to Placenames Tasmania.



This waterfall is visible at this coordinate on Google Earth (14/9/2019) and on the List hillshade. The waterfall is very nice, the base is difficult to access but a view is provided from the slopes to the south. No previous information (that I have found) exists on this waterfall.

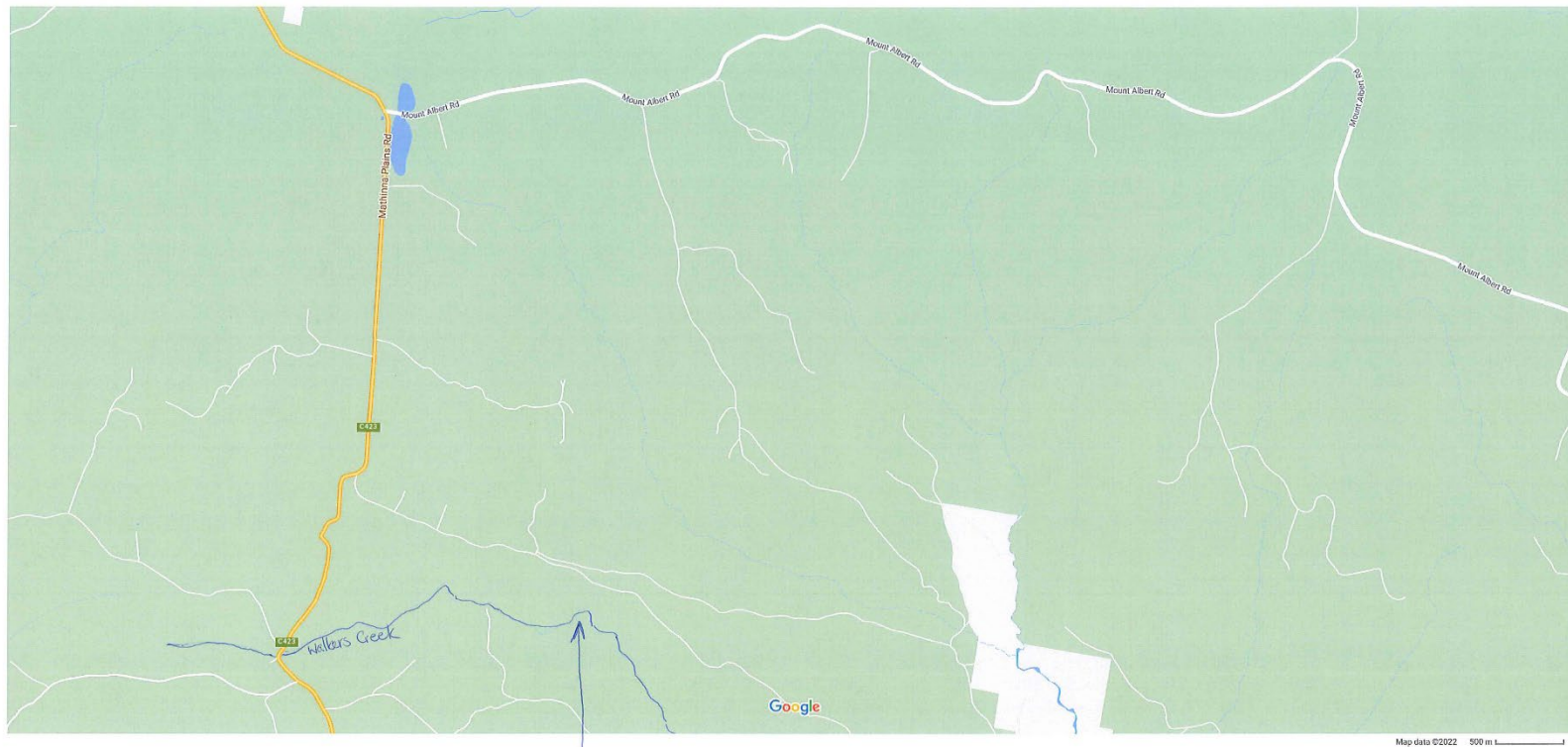


Thanks, Rob

29/07/2022, 10:25

Google Maps

Google Maps



approx. location
of waterfall

<https://www.google.com.au/maps/@-41.3629832,147.8148398,14.25z?hl=en-GB>

1/1

09/22.15.0 COMMUNITY DEVELOPMENT

09/22.15.1 Community Services Report

ACTION	INFORMATION
PROPONENT	Council Officer
OFFICER	Chris Hughes, Manager Community Services
FILE REFERENCE	011\034\006\
ASSOCIATED REPORT AND DOCUMENTS	Nil

OFFICER'S RECOMMENDATION:

That the report be received.

INTRODUCTION:

The purpose of this report is to provide Councillors with an update of various issues which are being dealt with by the Community Services Department.

PREVIOUS COUNCIL CONSIDERATION:

Provided as a monthly report – Council consideration at previous meetings.

OFFICER'S REPORT:

2022 - 2023 Programs and Initiatives

Community Services	
Community Grants	30,000
Youth Services	8,000
Misc Donations & Events	7,500
School Prizes	1,000
Council Sponsorship	
Funding for BEC Directory	2,000
St Helens Marine Rescue	3,000
Business Enterprise Centre	28,000
Emergency Services Operational Costs	
SES Operations	17,000
Emergency Planning/Management	6,000

Community Event Funding	
Seniors Day	3,000
Australia Day Event	5,000
Swimcart	1,000
St Helens Athletic Carnival	2,500
Carols by Candlelight	1,600
Mountains to the Sea Trail Fest (including Woodchopping)	15,000
Fingal Valley Coal Festival	2,000
Pyengana Endurance Ride -	500
St Helens Game Fishing Comp	2,000
St Marys Memorial Service funding	500
Marketing Valley Tourism	2,500
Volunteer Week	2,500
Bay of Fires Winter Arts Festival & market	14,000
St Marys Community Car & Bike Show	2,000
East Coast Masters Golf Tournament	2,500
World Supermodel	1,000
Mental Health Week	500
Break O'Day Community Triathlon	3,000
Suicide Prevention	1,000
Pyengana Easter Carnival	1,000

Updates on current projects being managed by Community Services:

St Helens Mountain Bike Network

No report

International Mountain Bike Association (IMBA) EPIC Status – Bay of Fires Trail

No report

Recreational Trail Strategy

Council staff are currently working through the submissions that have been received from the recent round of community engagement. Once the comments have been collated, it will come before Council for adoption and then once that happens, consultation and document will be made public.

Community Events

Community Services staff have been working closely with event organisers to help them develop their COVID safe events and hold successful events.

Council staff have also been working with community groups to assist them in a covid friendly manner to return to their food fundraising stalls.

September

- 3 - Classical Concert – Sequenza – Portland Hall
- 8 – Career Expo – BODEC – Bendigo Bank Community Stadium
- 8 – Utas Movie Night – St Helens Foreshore
- 16 – Break O’Day Stitchers – Portland Hall
- 24-25 – Repurposing and upcycling event – St Marys Hall

October

- 26 – Van Diemen’s Band – Portland Hall
- 18 – Seniors week Bus Trip – Bicheno Wildlife Park
- 19 – Seniors play group – FVNHH – St Marys Hall
- 22-23 – Repurposing and upcycling event – St Marys Hall

Bay of Fires Master Plan

The assessment committee have met to review the documentation received through the Expression of Interest process. The assessment committee have made a recommendation which will now be forwarded to PWS and Council to approve before notifications are made.

Volunteer Strategy

The Volunteer Strategy has now been completed and the launch to the community is set down for the 27 September, 2022 at 12.30 at 5 Portland Court, St Helens, the Hub4Health Building. RSVP’s are required for catering.

Learner Driver Mentor Program

On Road Hours are up this month, two (2) new mentors have all required documentation in place, and will commence next month. One (1) learner successfully obtained their provisional license this month. Congratulation to this learner and mentor, great effort!

On Road Hours:	30 Hours
Learners in the car:	5
Learners on waiting list:	6
Mentors:	2

Community Wellbeing Project

The Certificate in Creating Wellbeing has reduced to 13 active participants with some needing to step out for personal reasons. Our dedicated group are connecting and working well together. They are supporting the design and development of each other’s community projects and we have also benefitted from the involvement of three participants from last year who are mentoring this year’s group.

The **Festival of Wellbeing** planning is progressing well and over 30 groups, services and individuals registered to contribute to the day. Leah is working closely with over 20 more to confirm their involvement. More details about the day are being uploaded to the Festival website as they are developed. <https://www.communitiesofwellbeingbreakoday.info/festival-of-wellbeing> Promotion is also underway in print and social media and posters being distributed across St Helens, St Marys and Fingal.

Youth Report

No report

LEGISLATION / STRATEGIC PLAN & POLICIES:

Strategic Plan 2017-2027

Goal

Community - To strengthen our sense of community and lifestyle through opportunities for people to connect and feel valued.

Strategy

- Build community capacity by creating opportunities for involvement or enjoyment that enable people to share their skills and knowledge.
- Foster a range of community facilities and programs which strengthen the capacity, wellbeing and cultural identity of our community.

BUDGET AND FINANCIAL IMPLICATIONS:

Not applicable.

VOTING REQUIREMENTS:

Simple Majority.

ACTION	DECISION
PROPONENT	Council Officer
OFFICER	Chris Hughes, Manager Community Services
FILE REFERENCE	018\019\001\
ASSOCIATED REPORTS AND DOCUMENTS	Nil

OFFICER'S RECOMMENDATION:

That Council support Bridie Crossingham who has been selected to join the Elite Development Squad – Pathway Program Emerging Talent by providing a \$200 sponsorship to assist her in attending training and other associated costs.

INTRODUCTION:

Council has received a written request from Bridie asking whether Council is able to provide some financial sponsorship to assist with the costs of participating in the 15 week training period.

PREVIOUS COUNCIL CONSIDERATION:

No previous Council consideration.

OFFICER'S REPORT:

Bridie Crossingham is 14 years of age and has been selected to be a member of the Elite Development Squad – Pathway Program Emerging Talent for 2022.

The Elite Development Squad (EDS) program is a Netball Tasmania 'High Performance Pathway' program. The purpose of the program is to provide a high-performance training environment for identified Tasmanian athletes, supporting them to reach their full potential and play at the highest level possible.

In accepting a position within the EDS, it is a big commitment as trainings are held in Launceston and Hobart and unfortunately, no one else from St Helens has been selected so there is not the opportunity to share travel arrangements with another family.

This request has been brought to Council for approval as it falls outside of the delegation of the General Manager as at this stage of Bridie's development, she is not representing Tasmania in netball.

STRATEGIC PLAN & ANNUAL PLAN:

Strategic Plan 2017 – 2027

Goal

Community - To strengthen our sense of community and lifestyle through opportunities for people to connect and feel valued.

Strategy

Build community capacity by creating opportunities for involvement or enjoyment that enable people to share their skills and knowledge.

LEGISLATION & POLICIES:

N/A

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

There are budget implications to Council, the \$200 donation as recommended has not been budgeted for in 2022-2023 budget.

VOTING REQUIREMENTS:

Absolute Majority.

ACTION	DECISION
PROPONENT	Council Officer
OFFICER	Chris Hughes, Manager Community Services
FILE REFERENCE	004\013\006\
ASSOCIATED REPORTS AND DOCUMENTS	Nil

OFFICER'S RECOMMENDATION:

1. That Council loan the Toro Groundmaster 360 4WD mower to the St Marys Sports Complex to replace an existing mower that is no longer satisfactory for purpose; and
2. When the St Marys Sports Complex no longer have use for the Toro Groundmaster 360 4WD, it will be returned to Council to dispose of as per Council's Asset Disposal Policy.

INTRODUCTION:

We have received correspondence from the St Marys Sports Complex Committee (SMSC) asking if Council is able to provide a mower that was due for replacement for them to use at the Complex.

PREVIOUS COUNCIL CONSIDERATION:

No previous Council consideration.

OFFICER'S REPORT:

Council back in 2015 provided the committee of the St Marys Complex with two (2) lawn mowers that had been replaced.

Council has now received another request seeking Council's support to provide the Complex with one of the mower's that has been replaced.

Council is appreciative of the work that the committee undertake in keeping the St Marys Sports Complex mowed and the mowers were provided originally to assist the volunteers to continue with this work.

The St Marys Sports Complex maintain the entire grass racecourse and surrounds that adjoins the golf course, this would be approx. 10% of additional area for them that they voluntary cut. This would take one Council employee 1 full day per/fortnight during peak periods to maintain, the cost per cut would be approximately \$800.

The value of the proposed mower to be loaned to the SMSC would have an approx. trade value of \$10,000.

St Marys Sports Complex will be responsible for keeping the mower in good operating condition and undertaking any repairs as required. At the end of the required loan period the mower will be required to be handed back to Council.

STRATEGIC PLAN & ANNUAL PLAN:

Strategic Plan 2017 – 2027

Goal

Community - To strengthen our sense of community and lifestyle through opportunities for people to connect and feel valued

Strategy

Foster and support leadership within the community to share the responsibility for securing the future we desire.

LEGISLATION & POLICIES:

N/A

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

This project has not been included in the 2022 – 2023 Budget documentation

VOTING REQUIREMENTS:

Absolute Majority.

ACTION	DECISION
PROPONENT	Council Officer
OFFICER	Chris Hughes, Manager Community Services
FILE REFERENCE	002\017\019\
ASSOCIATED REPORTS AND DOCUMENTS	Draft Volunteer Strategy

OFFICER'S RECOMMENDATION:

That Council endorse the draft Volunteer Strategy that has been developed with community.

INTRODUCTION:

Council has been working with Volunteering Tasmania and a group of community members to develop a Volunteer Strategy for our community.

PREVIOUS COUNCIL CONSIDERATION:

Council were provided with an agenda item for their information advising of the project in February, 2022 and June, 2022.

OFFICER'S REPORT:

As previously advised Council was invited by Volunteering Tasmania to help form a local volunteer working group so local people can create a volunteer strategy for the broader Break O'Day community. Council received six (6) expressions of interest from community members to be part of this project. Unfortunately, one (1) member of the committee was unable to continue and dropped out and we sought representatives from a youth group but we were not successful in securing another person for the working group.

The engagement process we used was called Co-design which allows all parties to have an equal voice in the development of the strategy and ensures a bottom up approach. Volunteering Tasmania defines the framework as:

"Co-design is a framework/model that engages people who are either impacted by or have direct experience with an issue alongside professionals/technical experts to design a solution."

There are five (5) stages in Volunteering Tasmania's co-design framework.

1. Planning - We define the problem, surface/identify assumptions, identify stakeholders, shape the team and plan the work.
2. Discovering - We test the assumptions surfaced in phase 1 (Planning), involve others in the process, listen to what people have to say, observe and find out more.

3. Sense-making - We review the data that we have collected and accessed, find patterns and meaning, develop insights and shape ideas.
4. Prototyping - We design and run experiments, test our own assumptions and learn as we practice our work.
5. Designing & Embedding - We learn and adapt, design our work, processes and resources, work with people to create lasting change, evaluate what we have done and continue to learn and iterate.

Members of the working group had already surveyed the community once to understand the challenges and opportunities. Feedback was collated and workshopped identifying key focus areas and actions for the strategy

The six (6) key focus areas that the working group identified were:

- How might we improve the capacity of organisations/groups that support volunteers?
- How might we increase access to volunteering?
- How might we create volunteer roles suitable for our community?
- How might we change the culture/perceived culture of volunteering?
- How might we make volunteers feel safe to volunteer?
- How might we make sure volunteers are doing what volunteers should be doing and are best supported?

From the information collected from the final engagement with the community stage, the draft document has been written. The draft Strategy document sets out the following:

- Vision
- Why and How we have got to this stage and How to use it
- Identified Key Focus Areas
- Resources available

Council will now work with Volunteering Tasmania in developing a “Resource Kit” for all organisations to use if they require same. The kit will comprise of but not limited to:

- Induction check list
- Orientation for new Volunteers – Guide
- Volunteer role descriptions
- Code of Conduct

STRATEGIC PLAN & ANNUAL PLAN:

Strategic Plan 2017 – 2027

Goal

Community - To strengthen our sense of community and lifestyle through opportunities for people to connect and feel valued.

Strategy

Build community capacity by creating opportunities for involvement or enjoyment that enable people to share their skills and knowledge.

LEGISLATION & POLICIES:

N/A

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

At this stage there is no cost to Council. As we work through the process of developing the Strategy there could be some catering costs which Council will need to cover.

VOTING REQUIREMENTS:

Simple Majority.

Break O'Day Volunteering Strategy

VISION:

Break O'Day has a strong culture of volunteering that provides meaningful community connections and values giving back.

Volunteer organisations have access to all they need to support a sustainable and thriving volunteer culture in Break O'Day.



Background

Break O'Day is a small, regional community that, like many other small communities is dependent on volunteers to help deliver services as well as provide activities for community connection in the region.

Break O' Day Council understood this and saw the need to develop a volunteering strategy that would connect potential volunteers with volunteer organisations and create a sustainable volunteering sector. To do this successfully the document had to also ensure it nurtured a culture of volunteerism in the community that was desirable and sought after.

Volunteering Tasmania received state funding to develop Volunteering Strategies in Local Government areas and asked Break O'Day Council whether we would like to be one of the participants. Council jumped at the opportunity to take part and work with Volunteering Tasmania to develop a strategy with community.

As the strategy would need to interact with a variety of different volunteers and volunteer organisations a 'co-design approach' was taken. A co-design process allows all parties to have an equal voice in the development of the strategy and ensures a bottom up approach. Volunteering Tasmania defines the framework as:

Co-design centres on the people involved in the process, drawing on their experiences to develop a deep understanding of the issues and solve problems.

The Working group was made up of:
Community Members: Anita Haley, Christine Treloggen, Rosina Gallace, Helen Lowe, Rebecca Tuck

Council Members: Chris Hughes, Jenna Bailey and Jayne Richardson

Volunteering Tasmania Members: Amy Baily and Bridget Delaney.

"Co-design centres on the people involved in the process, drawing on their experiences to develop a deep understanding of the issues and solve problems."

The Design Process

The Working Group used surveys as well as conversations to better understand what the challenges and opportunities for volunteering were in the community. With this input the group were able to develop four Key Focus Areas for the strategy as well as a number of recommendations and tips to help volunteer organisations implement.

A brief overview of how the strategy was developed follows.

Stage 1 and 2: Discovery and Planning (Dec 2021 – March 2022)

Local people involved in volunteering joined a co-design team. Input from the broader community was sought through online and paper-based surveys, groups discussions, one-on-one interviews and focus groups. This stage helped all involved gain a profound understanding of the diversity of volunteering in Break O'Day and people's feelings about it, including current strengths, challenges, ideas and opportunities for the future volunteering.

Stage 3 and 4: Sensemaking and Prototyping (April- July 22)

The group then analysed, reviewed and sorted the information collected in Stages 1

and 2 into themes. Themes are the core ideas that run through the many comments, data and other information collected. Sorting all of the information into themes provided a clear structure for the strategy. These themes then became the basis for some initial brainstorming of priorities and actions that would flow from them.

These themes, ideas and actions were then taken back out to the community. Community members were asked to rate the importance of ideas and actions based on what they believed the priorities should be. Feedback was again gathered through surveys, group discussions and one-on-one interviews.

Stage 5: Designing and Embedding (July – Sept 22)

The group used the identified priorities and other feedback gained through Stage 4 to refine the draft strategy's structure and actions. This revised draft was then shared with key stakeholders and community representatives for final input and approval.

"A volunteer must feel that whatever they are doing is meaningful and brings them satisfaction. A volunteer is a great asset to a community."

Using the strategy

The intention of this strategy is to provide volunteer organisations with a framework that will assist them in attracting and retaining volunteers. The framework focuses on emphasising volunteer opportunities and reducing the barriers to volunteering.

The document includes a number of recommendations for organisations to consider implementing that are designed to better support volunteers as well as help attract them to volunteering.

How to use the Strategy

Once completed the Strategy will be owned and driven by the community with support from Council.

This strategy has been developed with the community in mind. The hope is that anyone working with or supporting volunteers can easily use the strategy as a guide to improve volunteering.

Ways to use the strategy:

- **Pick a focus area to work through that is most important to your group**
- **Find something that might be easy to start with**
- **Take it to the committee at the next meeting to see how it can be incorporated into your organisation**
- **Reach out to the council for support on how you might get started on using the strategy in a practical way**

Thanks:

Council would like to thank the community members who gave up their time to be a part of the Working Group.

We would also like to thank Volunteering Tasmania for all their support and assistance in developing this document.

Management

What we heard:

Potential volunteers want clear direction and coordination when considering volunteering. This helps them feel safe and confident in participating in volunteering.

They felt reassured when there were clear policies and procedures in place.

“What works is a strong commitment from the organisation running the volunteer program. Providing the resources to make the volunteering program successful and giving back to the people that volunteer the hours.”

Key Focus Area:

Improve the capacity of groups and organisations to support volunteers

Recommendations

Recommendation	Tips
Provide an Info Pack for volunteers and Organisations that include guidelines, induction processes, insurances and risk management	<p>Does your organisation have a welcome pack?</p> <p>A welcome or info pack should give volunteers clarity around the ‘nitty gritty’ of volunteering for your organisation.</p> <p>BODC will work with Volunteering Tasmania to provide templates and checklists – these will be hosted on the BODC website.</p>
Provide a central place for volunteer information including information on organisations and available volunteer roles	<p>Would your organisation benefit from listing needed volunteer roles in a central location?</p> <p>Volunteers want a quick easy way to find out about volunteering roles.</p> <p>BODC will set up a page on their website where volunteers can register their interest and view any volunteer opportunities that may be available.</p>
Recognise and celebrate volunteer contributions	<p>Does your organisation celebrate your volunteers?</p> <p>Recognising volunteers so they feel valued for their efforts inspires them to continue to contribute to volunteering.</p> <p>BOD will hold an annual volunteer event that recognises and celebrates our volunteers.</p>

Access

What we heard:

When considering volunteering, potential volunteers have to weigh up the costs, transport and time required to participate. Potential volunteers with disability must also consider accessibility to facilities and activities.

“Value volunteers and embrace what skills they can bring to a role”

“Be flexible with other priorities such as family or health commitments, and practice kindness and understanding”

Key Focus Area:

Increase access to volunteering opportunities

Recommendations

Recommendation	Tips
Talk with potential volunteers about what they need to meaningfully engage in volunteering.	<p>How does your organisation support the needs of volunteers?</p> <p>Consider an initial chat with new volunteers where any barriers to volunteering are addressed together.</p> <p>During our consultation, transport was named up as one of the main barriers for volunteers – if this is the case your organisation could consider:</p> <ul style="list-style-type: none">• Catch a ride with a friends• Carpooling options• Fuel vouchers etc
Provide potential volunteers with Position Description (PD) that include all the info needed for the Volunteer Role.	<p>How does your organisation develop volunteer roles?</p> <p>Consider developing PDs on volunteer roles so potential volunteers have all the information needed to make an informed decision about volunteering with your organisation.</p>

Expectations

What we heard:

When deciding whether to volunteer, potential volunteers wanted to understand what the expectations of the volunteering role was so they could make an informed decision around committing to volunteering.

Outlining the role's requirements, expectations, and commitment allows potential volunteers to participate in volunteering activities with confidence

"A volunteer must feel that whatever they are doing is meaningful and brings them satisfaction. A volunteer is a great asset to a community."

Key Focus Area:

Create volunteer roles that are suitable for our community

Recommendations

Recommendation	Tips
Work with individual volunteers to design flexible training and cooperative volunteer roles together	<p>How could your organisation better help volunteers make informed decisions about volunteering?</p> <p>Volunteer organisations could consider an interview process where any barriers to volunteering are addressed together.</p> <p>Some of the things volunteers wanted to understand before committing includes:</p> <ul style="list-style-type: none">• Time commitments• Details of the position• Who they will report/work with• How they can get there• Costs required• What training they will undertake etc.
Provide new volunteers with a mentor within the organisation	<p>Do you have a mentor program in your organisation?</p> <p>Volunteer organisations could consider pairing their new volunteers with a mentor that they can comfortably defer to when needed.</p> <p>This will also help volunteers be confident in their volunteering roles.</p>

Environment

What we heard:

A Volunteer Organisation that provides a welcoming and safe environment that embraces diversity and inclusivity is highly desired by potential volunteers.

Volunteers want to feel valued and recognised in their roles. This not only increases Volunteer confidence but also the community's appreciation and understanding of the benefits of volunteering.

"Create an environment that is healthy and robust and values volunteers. Enable volunteers to be support and nurtured. Talk about the impact that volunteers make"

Key Focus Area:

Improve the culture of volunteering in Break O'Day

Recommendations

Recommendation	Tips
Designate someone as a Wellbeing Officer to enact an agreed to 'Code of Conduct'.	<p>Does your organisation have a designated wellbeing Officer or similar?</p> <p>Volunteer organisations could consider developing a Code of Conduct that outlines:</p> <ul style="list-style-type: none"> • Agreed to behaviours • Organisational values and principles • Moral and ethical expectations <p>Once completed, the Code of Conduct will need to be overseen by someone within the organisation, perhaps a Wellbeing Officer.</p> <p>This person will be responsible for ensuring the values of their organisation are enacted.</p>
Work hard to embed inclusivity and diversity values	<p>Would you consider your organisation inclusive?</p> <p>Volunteer Organisations should consider including values of inclusivity and diversity in their code of conduct document such as:</p> <ul style="list-style-type: none"> • No discrimination, bullying or harassment against any individual • All individuals have the right to be heard • All individuals have the right to be treated with respect, etc
Build a feedback processes for volunteers	<p>Does your organisation have a way for volunteers to provide feedback to your organisation?</p> <p>Volunteer organisations should consider including a way volunteers can pass on feedback in a safe and comfortable environment.</p>

Resources

Volunteering Tasmania website:
<https://www.volunteeringtas.org.au/>

Break O'Day Council website:
<https://www.bodc.tas.gov.au/>

Volunteering Profile 2029: Break O'Day Local Government Area
https://www.volunteeringtas.org.au/wp-content/uploads/2021/09/Break-O_Day-LGA-Volunteer-Profile-.pdf



ACTION	INFORMATION
PROPONENT	Department
OFFICER	Development Services
FILE REFERENCE	031\013\003\
ASSOCIATED REPORTS AND DOCUMENTS	Nil

OFFICER'S RECOMMENDATION:

That the report be received.

INTRODUCTION:

The purpose of this report is to provide Councillors with an update of various issues which have been dealt with by the Development Services Department since the previous Council meeting.

PREVIOUS COUNCIL CONSIDERATION:

Provided as a monthly report – Council consideration at previous meetings.

OFFICER'S REPORT:**KEY DEPARTMENT STRATEGIC OR OPERATIONAL MATTERS**

1. The Tasmanian Planning Commission Hearing Schedule in relation to the BOD Draft LPS have commenced:
 - a. 24, 25 and 26 August 2022 – St Helens;
 - b. 1 September, 2022 – Hobart;
 - c. 7 September, 2022 – St Helens;
 - d. 8, 9 September, 2022 – St Helens;
2. Statistical reporting or Annual Report and Local Government Review.

PLANNING REPORT

The following table provides data on the number of applications approved for the month including statistical information on the average days to approve and the type of approval that was issued under the *Land Use Planning and Approvals Act 1993*:

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	EOFY 2021 / 2022
NPR	5	3											8	
Permitted	1	1											2	
Discretionary	17	22											39	
Amendment	3	1											4	
Strata	1												1	
Final Plan	1	6											7	
Adhesion														
Petition to Amend Sealed Plan														
Boundary Rectification														
Exemption														
Total applications	28	33											61	326

Ave Days to Approve Nett *	43.6 7	33.66											38.66
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* Calculated as Monthly Combined Nett Days to Approve/Total Applications

The following table provides specific detail in relation to the planning approvals issued for the month:

DA NO.	LOCATION	DESCRIPTION	SECTION	Day to Approve Gross	Days to Approve Nett
113-2022	Binalong Bay	Dwelling Addition (Ensuite) & Change of Use Shed to Office	S57	57	64
137-2022 FINAL	St Helens	Final Plan of Survey - Boundary Adjustment	FINAL	11	11
059-2022	Scamander	Final Plan of Survey - Boundary Adjustment	FINAL	36	36
067-2022	Weldborough	Final Plan of Survey - Boundary Adjustment	FINAL	27	27
097-2022	Falmouth	2 Lot Subdivision	S57	106	42
069-2021	St Marys	Legalisation of a Structure as a Domestic Storage Shed	S57	115	29
143-2022	St Helens	Carport & Awnings	S57	43	42
084-2022	St Helens	Dwelling & Shed	S57	61	39
262-2021	Ansons Bay	Demolition of Dwelling & New Shed	S57	283	39
161-2022	Ansons Bay	Dwelling & Shed	S57	47	47
112-2022	Stieglitz	Demolition of Dwelling & New Shed	S57	96	42
192-2022	Stieglitz	Demolition of Shed and Proposed Shed with Amenities	NPR	6	6
159-2020 AMEND	St Helens	Relocate Access Lots 1 & 46, Include Lot 1 in Stage 2, Amend Frontage Lots 6, 7 & 8, Relocate Walkway Between Lot 13 & 14, Remove Lot 43	S56	28	28
124-2022	St Helens	Signage	S57	45	44
152-2022	Scamander	Dwelling	S57	31	30
002-2022	Binalong Bay	Dwelling & Crossover	S57	40	38
243-2021	Binalong Bay	Multiple Dwelling/Visitor Accommodation, Additions & New Access	S57	52	51
270-2021	St Helens	Three (3) Lot Subdivision	S57	330	69
201-2022	Seymour	Addition to Shed	NPR	2	2
101-2022	St Helens	Shed	NPR	8	1
012-2022	Binalong Bay	Upgrade Waste Water System, Legalisation of Deck Additions & Shed, Retaining Wall and Additional Use for Visitor Accommodation	S57	129	72
292-2021	Stieglitz	Final Plan of Survey - 3 Lot Subdivision	FINAL	24	7
171-2022	St Helens	Shed	S57	40	40
178-2022	Scamander	Dwelling, Decks, Garage & Carport	S57	32	28
158-2022	Binalong Bay	Visitor Accommodation	S57	34	33
003-2022	Mathinna	3 x Shipping Containers & Additional Use - Resource Processing	S57	189	39
085-2022	Ansons Bay	Legalisation of Dwelling Addition	S57	105	51
158-2006 FINAL	Scamander	Final Plan of Survey - 2 Lot Subdivision	FINAL	254	15
266-2005 FINAL 3	St Helens	Final Plan of Survey 3 - Lots 20, 21, 22, 23, 24, 40, 41, 42 ,43, 47, 48 100 (Balance Lot) & 101 (Road Lot)	FINAL	52	52

DA NO.	LOCATION	DESCRIPTION	SECTION	Day to Approve Gross	Days to Approve Nett
087-2022	St Helens	4 Lot Subdivision	S57	143	39
119-2022	Binalong Bay	Additions to Bungalow with Change of Use to Visitor Accommodation & Retaining Wall	S57	93	39
177-2022	Binalong Bay	Visitor Accommodation, Carport & Shed	S57	30	29
198-2022	St Helens	Legalisation of Change of Use, Garage to Bedroom	S58	3	2

TOTAL 33

BUILDING PROJECTS REPORT

Projects Completed in the 2021/2022 financial year

Description	Location	Updates
Community Services Storage Shed	St Helens Works Depot	Completed August 2021
Lions Park Renovations	Lions Park	Completed November 2021
New Shade Structure	Scamander Reserve	Completed November 2021
Relocation of Community Garden Site Office & Infrastructure	St Helens Sports Complex – Community Garden Site	Completed January 2021
New Amenities building	Wrinklers lagoon carpark	Completed March 2022.

Projects ongoing – Capital Works Program (Includes carried over projects previous financial years)

Description	Location	Updates
Marine Rescue Additions	St Helens Foreshore	<ul style="list-style-type: none"> Nearing Completion.
Re-Roof and Weatherproofing of athletics building	St Helens Sports Complex	<ul style="list-style-type: none"> Next phase of works pending outcomes of St Helens Sports Complex Masterplan consultation.
New Accessible/Family Toileting Facility	St Marys Community Space	<ul style="list-style-type: none"> Works schedule was delayed due to redirection of internal resources; Due to Completion prior to end September.
Building Improvements	St Helens Council Chambers	<ul style="list-style-type: none"> Minor fit out works to be completed.

Approved Capital Works Program – Current Financial Year - not yet started

Description	Location	Updates
Building upgrades	St Marys Railway Station	<ul style="list-style-type: none"> • Works scoping and scheduling of works to be confirmed.
Old Tasmanian Hotel Site – New Community Shed	20 Talbot Street, Fingal	<ul style="list-style-type: none"> • Successful funding application through Black Summer Bushfire Recovery Grants Program – works program delayed in line with grant funding guidelines. • Conceptual Plans Developed & Initial Consultation Completed.
St Marys Indoor Recreation Facility	St Marys Sports Complex	<ul style="list-style-type: none"> • Successful funding application through Black Summer Bushfire Recovery Grants Program; • Consultation and Conceptual Design phase commenced; • Initial consultation phase completed
New Solar Panels & Heating Improvements	St Marys Community Hall	<ul style="list-style-type: none"> • New project - Approved in 2021/2022 Capital Works Program • Scoping and works and quotations currently being sourced.
St Marys Waste Transfer Station Additions	St Marys Waste Transfer Station	<ul style="list-style-type: none"> • New project - Approved in 2021/2022 Capital Works Program • Work scope now confirmed; • Planning Submission currently being prepared.
New Lighting Towers	St Helens Sports Complex – Football Oval	<ul style="list-style-type: none"> • The lights are due to be delivered on 14/10/22 and the light towers to site on 28/10/22; cable and conduit ready for site; underground works and footings now commenced.


The below table provides a summary of the building approval issued for the month including comparisons to the previous financial year.


No.	BA No.	Town	Development	Value
1	2021 / 00275	Seymour	New Dwelling & Studio	\$346,072.00
2	2022 / 00025	Stieglitz	New Dwelling	\$290,000.00
3	2021 / 00355	St Helens	Additions & Alterations to Dwelling & New Veranda	\$39,000.00
4	2022 / 00023	Ansons Bay	New Shed	\$16,291.00
5	2021 / 00046 - Stage 2	Stieglitz	Dwelling, veranda & pipework located in landslip A area	\$171,000.00
6	2021 / 00198	St Helens	Change of Use (Shed to Dwelling)	\$91,000.00
7	2021 / 00334	Scamander	Change of Use (Shed to Ancillary dwelling/shed)	\$50,000.00
8	2021 / 00211	Falmouth	Demolition of Garage & New Garage & Sunroom	\$74,000.00
9	2020 / 00304	Scamander	New Shed/Carport	\$33,000.00
10	2022 / 00110	St Helens	New Shed	\$35,000.00
11	2022 / 00050	Seymour	Legalisation of Shed	\$16,520.00
12	2022 / 00125	St Helens	Retrospective Approval Ancillary Dwelling	\$99,000.00
13	2022 / 00188	St Marys	Alterations to existing School	\$100,000.00
14	2022 / 00057	Binalong Bay	Change of Use (Dwelling to Visitor Accommodation)	\$0.00
15	2022 / 00046	St Helens	Additions (Dwelling) & New (Carport & Shed)	\$60,000.00
16	2022 / 00173	Ansons Bay	Replace Fire Damaged Shed	\$160,000.00
17	2022 / 00205	St Helens	Alterations - Hotel - Installation of New Lift Car	\$250,000.00
18	2021 / 00268	Binalong Bay	New Dwelling & Outbuilding	\$400,000.00
19	2022 / 00142	Stieglitz	New Shed	\$22,700.00
20	2021 / 00343	St Marys	New Shed	\$22,000.00
21	2022 / 00171	St Helens	New Shed	\$33,600.00

ESTIMATED VALUE OF BUILDING APPROVALS FINANCIAL YEAR TO DATE	2021/2022	2022/2023
	\$3,999,920.00	\$4,875,566.00

ESTIMATED VALUE OF BUILDING APPROVALS FOR THE MONTH	MONTH	2022	2023
	August	\$1,604,000.00	\$2,309,183.00

NUMBER BUILDING APPROVALS FOR FINANCIAL YEAR TO DATE	MONTH	2021/2022	2022/2023
	August	28	37

Description	Updates
Community Awareness and Engagement	<p>Council supported another successful <i>Irapuna Community Weekend</i> of beach walks over four days during August.</p> <p>Over 70 walkers removed 27,000 sea spurge (an invasive beach weed) and 1400 pieces of marine debris (mostly plastics) while enjoying four long beach walks on 38 km of the Irapuna / Bay of Fires coastline.</p>  <p>As well as Council, partners with Wildcare Friends of Irapuna Coast making the event possible include PWS, NRM North, Tasmanian Aboriginal Land Council, Bay of Fires Lodge, Adrift Lab, and Friends of Eddystone Point Lighthouse.</p>
Weed Management	<p>Landholder support and advice for control weeds on their and neighbouring properties was focused on gorse, broom and Spanish heath in the St Marys area.</p> <p>Detection dog surveys for serrated tussock on and around the two infestation sites in Break O'Day are finally being organized for September and coordinated with removal of serrated tussock plants to prevent seeding this season. The work is part of the Break O'Day Serrated Tussock Eradication project, funded through the Tasmanian Weed Action Fund.</p>
Cat Management	<p>Council's cat microchipping and de-sexing subsidy offer was extended to people willing to take stray, roaming or semi-owned cats in off the street and into their homes as their pet. While only half a dozen cats have sought the subsidy, half have been roaming or semi-owned cats who now enjoy a home and owner.</p> <p>Council attended a meeting of the Northern Regional Cat Management Group, which discussed Council's microchipping and desexing subsidy offer and implementation planning for 2023/2024.</p>

Description	Updates
Dog Management	<p>The last lot of new statutory dog management signs (requiring concreting) have been installed by PWS and Council staff working together.</p> <p>As shorebirds begin settling on nest sites and breeding community volunteers have erected breeding-season information signs at beach access points. These signs have been funded by a Council Community Grant and produced with oversight from a community, PWS Council and NRM North working group.</p> 

PUBLIC HEALTH REPORT

Recreational Water Quality

The *Public Health Act 1997* requires that Councils to monitor recreational waters (including public pools and spars) using the Tasmanian Recreational Water Quality Guidelines. Monitoring is conducted monthly during the warmer months to test faecal contamination.

The 2022-2023 monitoring season is scheduled to begin in December. Results for water samples last season indicated conditions at the ten waters monitored were safe for swimming according to the Tasmanian Recreational Water Quality Guidelines.

All natural waters may be subject to local poorer water quality from time to time due to weather or other conditions.

Immunisations

The *Public Health Act 1997* requires that Councils offer immunisations against a number of diseases. The following table provides details of the rate of immunisations provided by Council through its school immunisation program.

	Persons	Vaccinations	Persons	Vaccinations
July - December	0	0	43	45
January - June	0	0	155	156
TOTAL	0	0	198	201

Note: Increase is due to MEN ACWY now on the NIP for Grade 10 Students

Sharps Container Exchange Program as at 6 September 2022

Current Year	Previous Year
2022/23	2021/22
12	43

STRATEGIC PLAN & ANNUAL PLAN:

Strategic Plan 2017-2027

Goal

Environment – To balance our use of the natural environment to ensure that it is available for future generations to enjoy as we do.

Strategy

- Ensure the necessary regulations and information is in place to enable appropriate use and address inappropriate actions.
- Undertake and support activities which restore, protect and access the natural environment which enables us to care for, celebrate and enjoy it.

LEGISLATION & POLICIES:

Not applicable.

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

Not applicable.

VOTING REQUIREMENTS:

Simple Majority.

ACTION	INFORMATION
PROPONENT	Council Officer
OFFICER	John Brown, General Manager
FILE REFERENCE	002\012\001\
ASSOCIATED REPORTS AND DOCUMENTS	Nil

OFFICER'S RECOMMENDATION:

That the General Manager's report be received.

INTRODUCTION:

The purpose of this report is to provide Councillors with an update of various issues which are being dealt with by the General Manager and with other Council Officers where required.

PREVIOUS COUNCIL CONSIDERATION:

Provided as a monthly report – Council consideration at previous meetings.

OFFICER'S REPORT:**Meeting and Events attended:**

17.08.2022	St Helens	Break O'Day Employment Connect Board meeting
18.08.2022	Hobart	Regional Jobs Network, meeting of Board Chairs with Jobs Tasmania to be discuss implementation and operation of the Jobs Hubs.
18.08.2022	Hobart	Tasmania Police, meeting with Tas Police project manager and the Architect they have engaged to finalise the amount of land they would like to purchase for the new St Helens Police Station
23.08.2022	St Helens	East Coast Tasmania Tourism, quarterly meeting with Chairperson and CEO to receive an update on ECTT activities and progress against the requirements of the Memorandum of Understanding with Council.
26.08.2022	MS Teams	Learning & Professional Development, meeting of the working group with the project team from Local Government Division to review progress with the project (Report below)
30.08.2022	Launceston	Tasmanian skills & Jobs Roundtable, participated in the Launceston forum which was feeding into the National Summit. Provided an opportunity to highlight the disadvantages experienced in regional areas such as Break O'Day in relation to delivery of training; transport barriers; housing shortages and changes in labour market.
05.09.2022	St Helens	Council Workshop

07.09.2022	St Helens	Office of Coordinator General, meeting with Stuart Clues which was a positive discussion about the breadth of the housing challenges affecting Break O'Day and the need for a range of housing to be constructed and supported through State Government actions.
06.09.2022	MS Teams	Future of Local Government Review briefing session on data collection process
08.09.2022	St Helens	Break O'Day Jobs Fair, visited event to talk with exhibitors and attendees. Very positive event organised by Break O'Day Employment Connect with support from the 2 local High Schools.
08.09.2022	St Helens	Libraries Tasmania, meeting with Kym Corfield which was a general discussion about the services which they offer.

Meetings & Events Not Yet Attended:

16.09.2022	Devonport	Local Government Association of Tasmania (LGAT) General Meeting
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General – The General Manager held regular meetings with Departmental Managers and individual staff when required addressing operational issues and project development. Meetings with community members included Brett Woolcott & Andrew Butler (Woolcott Surveying), Martin Robinson (Veolia).

Brief Updates:

Break O'Day Employment Connect – St Helens Jobs Hub

Focus of the meeting was on opportunities and challenges being experienced as well as how Jobs Tasmania can further support and strengthen the project and governance arrangement. Key discussion points included:

- Lack of clarity, consistency and continuity in regional program delivery, particularly in the youth / school transition space.
- High youth unemployment continues to be a challenge but should be a real focus for hubs who are well positioned to create impact.
- Impact of consumer price index and changing wage conditions on budgets.
- More engagement needed with Skills Tasmania, many existing funding programs don't meet the align with or meet the needs of Hubs.
- Boards currently comprise volunteer membership – need to be mindful of the investment of time required.
- Outline of the Workforce Australia system.

East Coast Tasmania Tourism

Following on from the presentation Council received from ECTT CEO at the August Council workshop the General Manager met with the CEO and Chairperson to review the activity of ECTT as detailed in the Memorandum of Understanding between Council and ECTT. Key discussion points were:

- The need for ECTT to work to reinvigorate the St Helens Destination Action Plan (DAP) Group encouraging increased membership

- Need to include a focus on industry training and connection to the Jobs Hubs
- Connection to businesses in Break O'Day through onground activity, not just phone calls
- An Off-season St helens focussed campaign to drive visitation
- Increased Board representation from the Break O'Day area
- Review of visitor information services. This is once again the focus of Tourism Tasmania with a consultant engaged to develop a new model for visitor information and engagement

Learning & Professional Development Framework

Work on a Local Government Learning and Development Framework to formalise the approach to education and learning in local government is progressing well. The content within the learning modules has been compiled from previous presentations delivered by the Office of Local Government, LGAT and the Tasmanian Electoral Commission (TEC). They have also utilised resources already developed and available such as LGAT's councillor and candidate handbooks, TEC's candidate handbook and the Good Governance Guide. The content has been reviewed by the working group and a group of elected and non-elected officials that have been selected as a reasonable representation of the targeted audience. For example Learning Package 1 was aimed at community members and Learning Package 2 is aimed at new or returning councillors. These packages are now live and can be accessed through the Office of Local Government website.

Communications Report

TOPIC	ACTIVITY	PROGRESS
GENERAL COMMS	BODC Newsletter	Sent out 2 weeks ago. Included stories on: <ul style="list-style-type: none"> • Wellbeing Festival • Community Engagement Updates • Swooping Plovers • Weed of the month • Works Report and more
	Annual Report	Started work on the Annual Report
	Prospectus	In the process of updating the prospectus with latest
	Five minutes with the Mayor	Focused on the St Marys Multi-Use Centre project.
	Business Case – Online Access Centre	Working with the Economic Development Officer to develop a Business Case for increased funding to the St Helens OAC.
Social Media	Local Government Elections	Cross-promoting LGAT content to our Facebook page.
Marketing	FLOW /IMBA promotion of the Bay of Fires trail	IMBA has now shared our content across their platforms: Facebook, Instagram, Linked In and Twitter.
	East Coast Tourism	Met with new Marketing officer from ECT and discussed marketing opportunities.
EMAIL DATABASES	Developing	Continuing to grow the EDMs through the new resident survey and engagement activities.

TOPIC	ACTIVITY	PROGRESS
Community Engagement	Community Engagement Strategy	Internal Procedures developed and implemented.
	Marine Facilities Survey	Georges Bay Activation Strategy – Survey Closed and data being collated.
	Recreational Trails Strategy	Working through submissions.
	Volunteer Strategy	Developed the Volunteer Strategy and promotional material for the Strategy Launch

Actions Approved under Delegation:

NAME/DETAILS	DESCRIPTION OF USE OF DELEGATION	DESCRIPTION	DELEGATION NO / ACT
11 Pringle Street, Scamander Two (2) Lot Subdivision	Affixing Common Seal	Final Plan of Survey	Number 21 – Miscellaneous Powers and Functions to the General Manager
15 Osprey Drive, Stieglitz Three (3) Lot Subdivision	Affixing Common Seal	Final Plan of Survey	Number 21 – Miscellaneous Powers and Functions to the General Manager
Lot 100 Annie Street, St Helens Staged 23 Lot Subdivision	Affixing Common Seal	Final Plan of Survey	Number 21 – Miscellaneous Powers and Functions to the General Manager

General Manager's Signature Used Under Delegation for Development Services:

Date	Document	Address	PID or DA
01.08.2022	337 Certificate	10 Ti-Tree Drive, Ansons Bay	6810354
01.08.2022	337 Certificate	24 Jeanneret Crescent, Binalong Bay	7896225
02.08.2022	337 Certificate	37 Legge Street, Falmouth	9951213
03.08.2022	337 Certificate	Lot 5 Lower German Town Road, St Marys	2563907
03.08.2022	337 Certificate	150 Scamander Avenue, Scamander	6782939
08.08.2022	337 Certificate	22 Petrel Place, Stieglitz	7828089
09.08.2022	337 Certificate	74 Cecilia Street, St Helens	6793670
10.08.2022	337 Certificate	56 Gray Road, St Marys	7349619
11.08.2022	337 Certificate	23 Parnella Drive, Stieglitz	7147857
12.08.2022	337 Certificate	241 Gardiners Creek Road, St Marys	7669997
12.08.2022	337 Certificate	73 High Street, Mathinna	6415469
15.08.2022	337 Certificate	83 High Street, Mathinna	2214037
15.08.2022	337 Certificate	36 Franks Street (CT183241-1) Falmouth	7513837
15.08.2022	337 Certificate	7 Tully Street, St Helens	6795748
17.08.2022	337 Certificate	Tasman Highway (CT182593-32) Scamander	9550312
22.08.2022	337 Certificate	16 Cherrywood Drive, Scamander	7682702
22.08.2022	337 Certificate	287 Binalong Bay Road, St Helens	6803947

Date	Document	Address	PID or DA
23.08.2022	337 Certificate	71 Gillies Road, St Marys	1802013
23.08.2022	337 Certificate	60 Parnella Drive, Stieglitz	2253466
23.08.2022	337 Certificate	41 Moriarty Road, Stieglitz	6784897
23.08.2022	337 Certificate	34 Cherrywood Drive, Scamander	2948516
23.08.2022	337 Certificate	3 Emma Drive, Four Mile Creek	6407258
25.08.2022	337 Certificate	26-30 Parnella Drive, Stieglitz	2179032
26.08.2022	337 Certificate	Tasman Highway, Scamander (183346-50)	9550312
29.08.2022	337 Certificate	6 Barnett Close, Binalong Bay	3411454
29.08.2022	337 Certificate	Tasman Highway, Scamander (183346-31)	9550312
31.08.2022	337 Certificate	2 Nicks Close, St Helens	7146811

Tenders and Contracts Awarded:

Nil.

LEGISLATION / STRATEGIC PLAN & POLICIES:

Strategic Plan 2017-2027

Goal

Services - To have access to quality services that are responsive to the changing needs of the community and lead to improved health, education and employment outcomes.

Strategy

- Work collaboratively to ensure services and service providers are coordinated and meeting the actual and changing needs of the community.
- Ensure Council services support the betterment of the community while balancing statutory requirements with community and customer needs.

BUDGET AND FINANCIAL IMPLICATIONS:

Not applicable.

VOTING REQUIREMENTS:

Simple Majority.

ACTION	DECISION
PROPONENT	Council Officer
OFFICER	Anna Williams, Economic Development Officer
FILE REFERENCE	002\038\004\
ASSOCIATED REPORTS AND DOCUMENTS	Conceptual Proposed Residential Development – St Helens Conceptual Proposed Residential Development - Fingal

OFFICER’S RECOMMENDATION:

That Break O’Day Council partner with Centacare Evolve Housing in the provision of community housing within the municipality.

INTRODUCTION:

The following information is in relation to the Housing Project Research Report presented to Council Workshop June 2022. The Research Report presented a range of opportunities for Council to explore housing provision in the municipality. An outcome of the workshop was to provide Council with a Tier 1 Provider recommendation.

PREVIOUS COUNCIL CONSIDERATION:

Council Meeting January 2022

The following notes are provided as a refresher of the previous discussion:

- Council officers investigate the options to construct housing such as, Independent Living Units, disability accommodation and emergency accommodation on the site which would include a funding model and management solutions for consideration by Council.

The Housing Project Research Report was presented to the Council Workshop in June 2022. The following recommendations were brought forward to Council:

- That Council continues to investigate what a partnership with a Tier 1 Provider may look like. There is the potential for meetings between Tier 1 Provider and Council.
- That Council investigates local demand of SDA and any cross section between social housing and local NDIS participants.
- That Council continues to explore what alternative housing may be funded via the CHGP.

OFFICER’S REPORT:

There are four Tier 1 Providers in Tasmania. Of this, Community Housing Limited, Mission Australia Housing and Centacare Evolve Housing each have a strong presence in the East and/or North Tasmania. Both Community Housing Limited and Centacare Evolve Housing registered interest in exploring opportunities with Break O’Day Council.

Based on alignment to Break O'Day Council's values, alongside expertise and experience in strong relationships with Local Governments, partnering with Centacare Evolve Housing in the provision of community housing within the municipality would be the best approach for Council to take.

Overall, the decision was informed by the holistic approach of Centacare when providing social and community housing that endeavours to enhance the wellbeing of tenants and the communities they work in.

Organisation

Centacare Evolve Housing is a not-for-profit organisation formed in 2014 from a partnership between the Catholic Archdiocese of Hobart, CatholicCare Tasmania and Evolve Housing. All funds generated are invested back into Centacare projects to improve amenities, foster community engagement and provide opportunities for tenants and members of the communities they work with.

The majority of Centacare Evolve Housing team is based in Bridgewater. They also provide outreach tenancy and maintenance through the north and north-west of Tasmania with staff who work from CatholicCare offices in Launceston and Burnie.

Social Impact Approach

Centacare utilise a social impact approach by working with community members and partners to build community capacity and strengthen connection between people and the places they live to ensure that residential and the local environment have the opportunity to flourish. This is through key initiatives such as:

- Assisting unit complexes to create shared connection spaces, including: common rooms, BBQ areas, communal gardens, bench seating and activating neighbourhood connection.
- Empowering tenants' expressions and voice through Tenant Engagement Groups.
- Promoting inclusivity by welcoming tenants with gift packs with their new home.

The success of their holistic approach is demonstrated by their high level of tenant satisfaction:

- 87% tenant satisfaction met or exceeded, for services provided by Centacare Evolve Housing.
- 83% tenant satisfaction met or exceeded, for the condition of their property.

Further, research by University of Tasmania found that the social return on investment of Centacare's various programs (including housing provision) has a \$4.05-\$4.30 social return for every dollar spent.

Build Up Program and St Joseph Affordable Homes

Centacare Evolve Housing are also involved in upskilling young Tasmanians who may not have received a skilled career path. Centacare Evolve Housing provide a construction work readiness program that provides one on one coaching, skill development opportunities and site experience in Brighton, Derwent Valley and Glenorchy areas for young Tasmanians. The aim is to help give young people a pathway to a career.

The following video demonstrates the positive impact the Build Up Program had on a young Tasmanian's

life:

https://www.youtube.com/watch?v=gbCX18zxTQ0&list=PLe_IVz7q9vqq8TpX8SNNPTADtp4sIrlwu&index=10

Centacare Evolve Housing also offer apprenticeships to those within the Build Up Program through their social enterprise St Joseph Affordable Housing. This enterprise delivers Centacare's social and affordable housing whilst providing employment and training opportunities for young Tasmanians and in-house trade apprenticeships for young people.

Community Wellbeing

Like Break O'Day Council, Centacare Evolve are invested in the wellbeing of the communities they work in.

Centacare incorporate a Community Wellbeing Manager and Officer within their governance body. This department carries out their Community Wellbeing Strategy 2021-2024. As part of this department, they aim to break down the stigma related to housing provision within communities. This is demonstrated by the 'Yes in my backyard' campaign and their expected attendance at the Break O'Day Wellbeing Festival. At the Wellbeing Festival the Community Wellbeing Manager and Officer will be engaging with our community exploring how they can be part of the solution to our housing crisis.

'Yes in my backyard' campaign video: <https://www.youtube.com/watch?v=18UGzaxs-p8>

Importantly, Centacare recognise that at-risk clients require support to get back on track. Therefore, they offer one on one client support to tenants who are at risk due to break of their Lease Agreement. They are often complex situations and need various services to work together. In 2021, 32 tenants received this support. Such expertise are crucial for housing provision success to ensure that the wellbeing of the community, including tenants, are prioritised and supported.

Number of properties under management

Centacare own and/or manage nearly 2,000 properties throughout Tasmania. They expect to deliver through their building program an additional 600 homes by June 2023. Through tenancy management and wellbeing services, they support over 4400 Tasmanians.

Programs delivered

Benefit of Centacare is the range of programs they are involved in that offer Break O'Day Council a scope of projects to be part of and further explore. This includes

- Social Housing
- Affordable Housing
- Rapid Rehousing
- Transitional Housing

Record of delivery and presence

Currently, Centacare are present in 23 Tasmanian Local Government Areas. They are not present within the Break O'Day municipality, however, have previously made unsuccessful efforts to provide housing in Scamander and St Helens.

- December 2021: 58 New Dwellings in Circular Head region. Of this provision, 28 are designated for older people.
- January 2022: delivered 9 units in Richmond
- Exploring partnership with Waratah-Wynyard Council
- Have had a close relationship with Glamorgan-Spring Bay Council and currently taking over the management of 18 units in Triabunna.

STRATEGIC PLAN & ANNUAL PLAN:

Break O'Day Council Strategic Plan 2017-2027 (Reviewed March 2022)

Goal

Economy – To foster innovation and develop vibrant and growing local economies which offer opportunities for employment and development of businesses across a range of industry sectors.

Strategies

Develop and highlight opportunities which exist and can be realised in a manner that respects the natural environment and lifestyle of the BOD area.

Key Focus Area

Develop an understanding of housing needs; advocate for and facilitate the construction of a range of housing solutions.

2022-2023 Break O'Day Council Annual Plan

Goal

Economy – To foster innovation and develop vibrant and growing local economies which offer opportunities for employment and development of businesses across a range of industry sectors.

Key Focus Area

Support and encourage innovation and growth in the economy through local leadership; infrastructure provision; support services and customer focussed service delivery.

Actions

- 2.4.2.4 Aged Housing - Pursue investment in construction of Independent Living Units in the area.
- 2.4.2.5 Council Investment - Examine opportunities for greater Council involvement in the provision of housing.

LEGISLATION & POLICIES:

Yet to be addressed depending on Council views.

BUDGET; FUNDING AND FINANCIAL IMPLICATION

Not investigated at this stage depending on Council views.

VOTING REQUIREMENTS:

Simple Majority.

PROPOSED RESIDENTIAL DEVELOPMENT ST HELENS CENTACARE EVOLVE HOUSING

PD22175

BUILDING DRAWINGS

No. DRAWING
01 SITE PLAN

CONCEPT

PRELIMINARY PRINT



10 Goodman Court, Invermay Launceston 7248
ph: +61 8332 3736
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info@primedesign.com.au | primedesign.com.au
Accredited Building Practitioner: Frank Gekau - 346 02244

JUNE 2022



SITE PLAN
1 : 250



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ph) + 03 6332 3700
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info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED RESIDENTIAL
DEVELOPMENT
ST HELENS

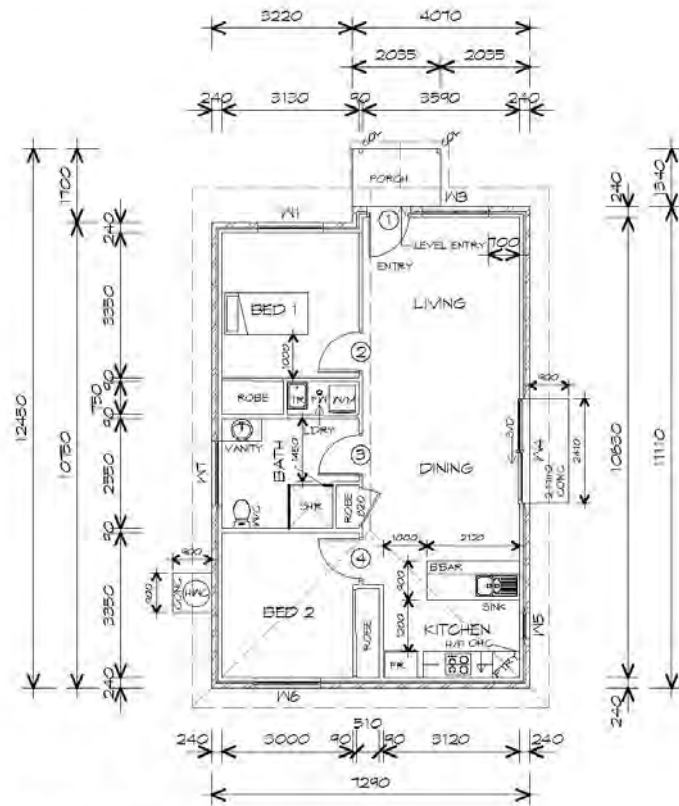
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CENTACARE EVOLVE HOUSING
Drawing:
SITE PLAN

Drafted by:
Author
Date:
08-06-2022
Approved by:
Approver
Scale:
1 : 250 @ A2

Project/Drawing no:
PD22175 -01
Revision:
00
bdaa
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA
Accredited building practitioner: Frank Gieske - No CC245A

CONCEPT
NOTE: DO NOT SCALE OFF DRAWINGS

FACADE OPTION 1



FLOOR PLAN

1:100



CENTACARE
evolve
HOUSING



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info@primedesignlas.com.au primedesignlas.com.au

LEGEND

- | | | | |
|-----|----------------------------------|------|--------------------|
| (P) | EXHAUST FAN-VENT TO OUTSIDE AIR. | 6/FM | FLOOR WASTE |
| (S) | 240V SMOKE ALARM | 3/L | SIDELIGHT |
| B/H | BULK HEAD | 10/L | COLUMN |
| 5/L | SLIDING DOOR | 11/W | HOT WATER CYLINDER |

FLOOR AREA	79.07	m ²	(8.30 SQUARES)
PORCH AREA	3.94	m ²	(0.42 SQUARES)
	83.01		8.73

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

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

WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1800	1510	ANNING WINDOW	
W2	1800	1510	ANNING WINDOW	
W4	2100	2410	SLIDING DOOR	
W5	1800	610	ANNING WINDOW	
W6	1800	1510	ANNING WINDOW	
W7	900	1510	ANNING WINDOW	OPAQUE

ALUMINIUM WINDOWS ??? GLAZING COMPLETE
WITH FLY SCREENS TO SUIT ??? BAL RATING.
ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE
PRIOR TO ORDERING

Project
PROPOSED RESIDENCE
STREET NAME
SUBURB

Client name:
CENTACARE EVOLVE HOUSING

Drafted by: **Author** Approved by: **Approver**

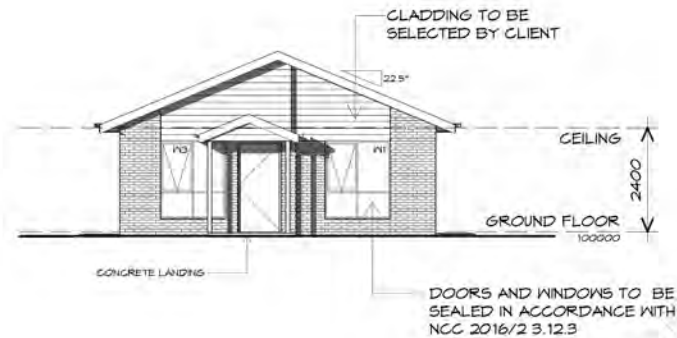
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FLOOR PLAN

Date:	Scale:
09-10-2020	1 : 100

Project/Drawing no	Revision
PD20326 -01-02	01

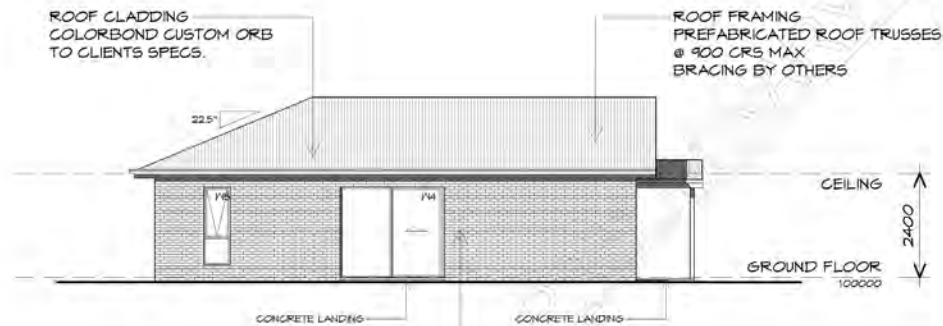
Accredited building practitioner: Frank Geskus - No CC246A

FACADE OPTION 1



FRONT ELEVATION

1 : 100



SIDE 1 ELEVATION

1 : 100



CENTACARE
evolve
HOUSING

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

CONCEPT
NOTE: DO NOT SCALE OFF DRAWINGS



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p(t)+ 03 6332 3790
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info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED RESIDENCE
STREET NAME
SUBURB

Client name:
CENTACARE EVOLVE HOUSING

Drawing:
ELEVATIONS

Drafted by: Author
Approved by: Approver

Date: 09-10-2020
Scale: 1 : 100

Project/Drawing no: PD20326 -01-03
Revision: 01

Accredited building practitioner: Frank Geskus - No CC246A



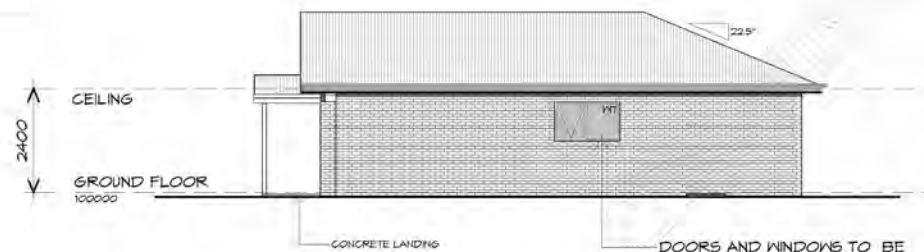
FACADE OPTION 1



REAR ELEVATION

1:100

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



SIDE 2 ELEVATION

DOORS AND WINDOWS TO BE
SEALED IN ACCORDANCE WITH
NCC 2016/2 3.12.3



CONCEPT
NOTE: DO NOT SCALE OFF DRAWINGS



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Project:
PROPOSED RESIDENCE
STREET NAME
SUBURB

Client name:
CENTACARE EVOLVE HOUSING

Drawing:
ELEVATIONS

Drafted by: Author
Approved by: Approver

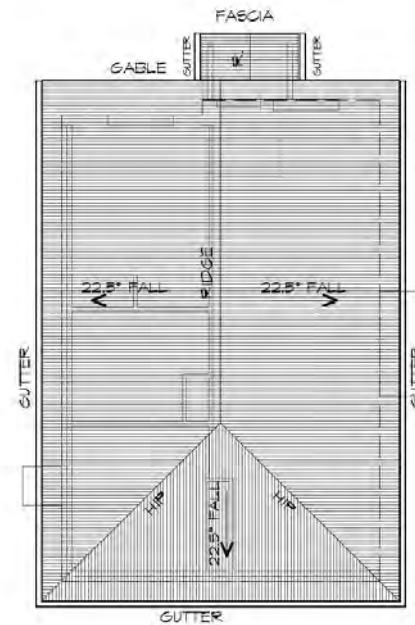
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Project/Drawing no: PD20326 -01-04
Revision: 01

Accredited building practitioner: Frank Geskus - No CC246A



FACADE OPTION 1



ROOF PLAN

1 : 100



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Project:
PROPOSED RESIDENCE
STREET NAME
SUBURB

Client name:
CENTACARE EVOLVE HOUSING

Drawing:
ROOF PLAN

Drafted by: Author
Approved by: Approver

Date: 09-10-2020
Scale: 1 : 100

Project/Drawing no: PD20326 -01-05
Revision: 01

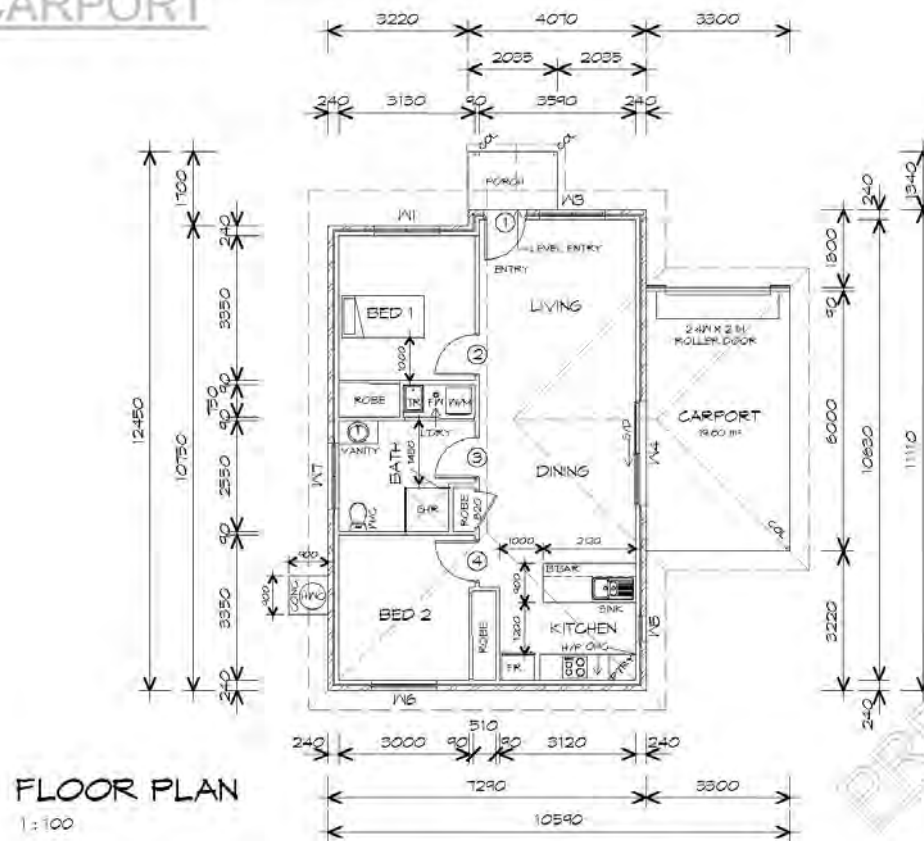


Accredited building practitioner: Frank Giskus - No CC246A

CONCEPT
NOTE: DO NOT SCALE OFF DRAWINGS

PRELIMINARY PRINT

FACADE OPTION 1 W/ CARPORT



LEGEND

- Ⓟ EXHAUST FAN-VENT TO OUTSIDE AIR.
- Ⓢ 240V SMOKE ALARM
- Ⓟ BULK HEAD
- Ⓢ/D SLIDING DOOR
- Ⓢ FLOOR WASTE
- Ⓢ SIDLIGHT
- Ⓢ COLUMN
- Ⓢ/H HOT WATER CYLINDER

FLOOR AREA	79.07	m ²	(8.50 SQUARES)
PORCH AREA	3.94	m ²	(0.42 SQUARES)
	83.01		8.93

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

DOOR SCHEDULE

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

WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1800	1510	AWNING WINDOW	
W2	1800	1510	AWNING WINDOW	
W4	2100	2410	SLIDING DOOR	
W5	1800	610	AWNING WINDOW	
W6	1800	1510	AWNING WINDOW	
W7	900	1510	AWNING WINDOW	OPAQUE

ALUMINIUM WINDOWS ??? GLAZING COMPLETE WITH FLY SCREENS TO SUIT ??? BAL RATINGS. ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE PRIOR TO ORDERING



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Project
PROPOSED RESIDENCE
STREET NAME
SUBURB

Drawing
FLOOR PLAN

Client name:
CENTACARE EVOLVE HOUSING

Date:
09-10-2020

Scale:
1 : 100

Drafted by:
Author

Approved by:
Approver



Project/Drawing no
PD20326-01c-02

Revision:
01

Accredited building practitioner: Frank Gieskes-No. CC246A

CONCEPT
NOTE: DO NOT SCALE OFF DRAWINGS

FACADE OPTION 1 W/ CARPORT



FRONT ELEVATION

1 : 100



SIDE 1 ELEVATION

1 : 100

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



CONCEPT
NOTE: DO NOT SCALE OFF DRAWINGS



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Project:
**PROPOSED RESIDENCE
STREET NAME
SUBURB**

Client name:
CENTACARE EVOLVE HOUSING

Drawing:
ELEVATIONS

Drafted by: Author
Approved by: Approver

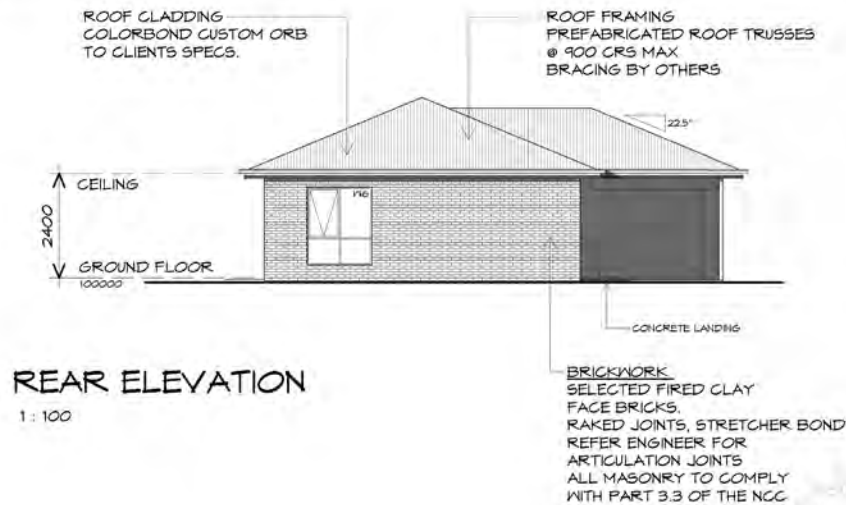
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Revision: 01

Accredited building practitioner: Frank Geskus - No CC246A

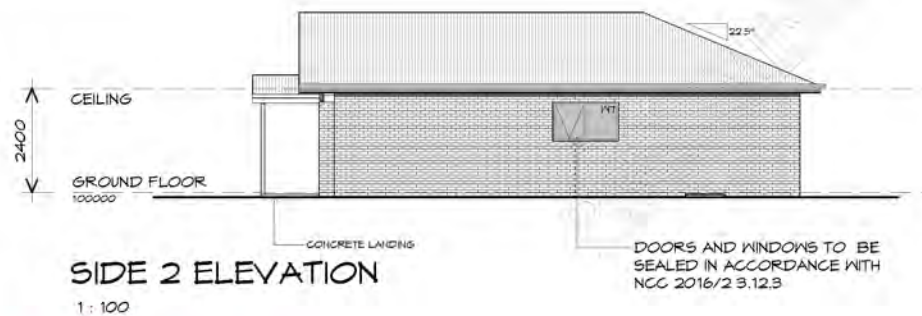


FACADE OPTION 1 W/ CARPORT



REAR ELEVATION

1 : 100



SIDE 2 ELEVATION

1 : 100



CONCEPT
NOTE: DO NOT SCALE OFF DRAWINGS



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Project:
PROPOSED RESIDENCE
STREET NAME
SUBURB

Client name:
CENTACARE EVOLVE HOUSING

Drawing:
ELEVATIONS

Drafted by: Author
Approved by: Approver

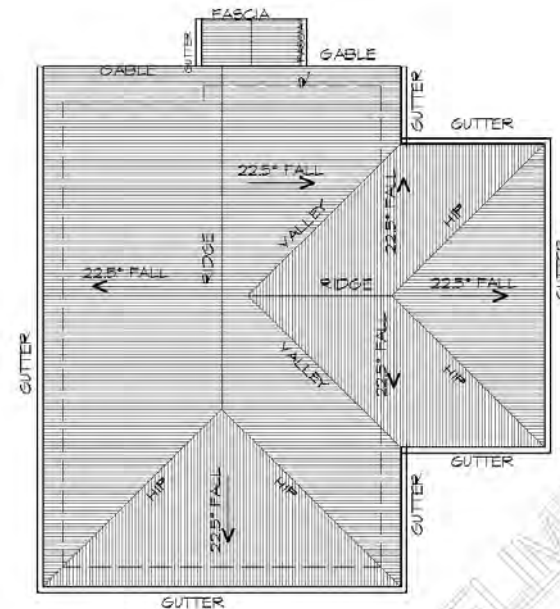
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Project/Drawing no: PD20326 -01c-04
Revision: 01

Accredited building practitioner: Frank Gekus -No CC246A



FACADE OPTION 1 W/ CARPORT



ROOF PLAN
1:100

CONCEPT
NOTE: DO NOT SCALE OFF DRAWINGS



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Project
PROPOSED RESIDENCE
STREET NAME
SUBURB

Client name:
CENTACARE EVOLVE HOUSING

Drafted by:
Author

Approved by:
Approver



Drawing
ROOF PLAN

Date:
09-10-2020

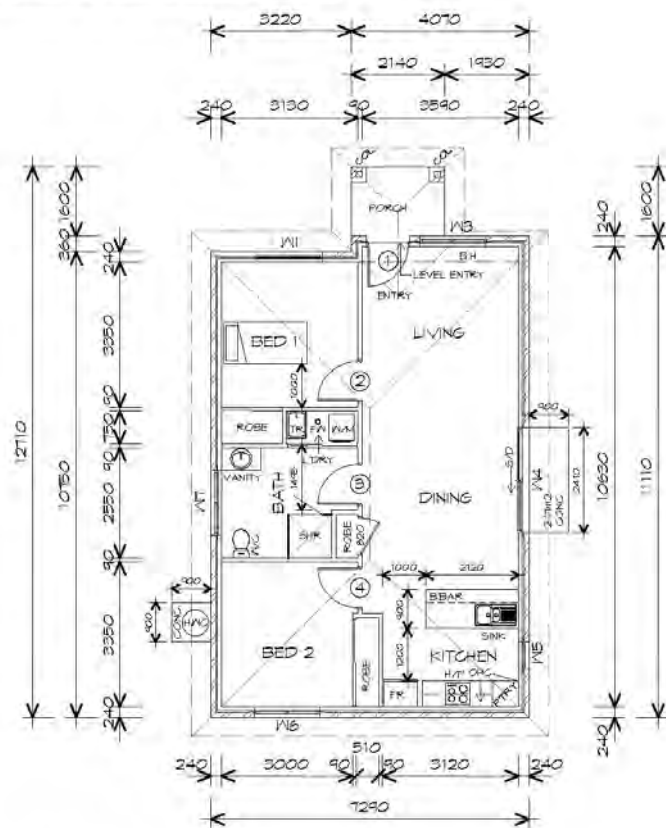
Scale:
1:100

Project/Drawing no
PD20326-01c-05

Revision:
01

Accredited building practitioner: Frank Gieskus-No. CC246A

FACADE OPTION 2



FLOOR PLAN

1:100



10 Goodman Court, Invermay Tasmania 7248,
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160 New Town Road, New Town, Hobart 7008
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info@primedesign.tas.com.au primedesign.tas.com.au

LEGEND

- (F) EXHAUST FAN-VENT TO OUTSIDE AIR.
- (S) 240V SMOKE ALARM
- BH BULK HEAD
- S/D SLIDING DOOR
- FFN FLOOR WASTE
- S/L SIDELIGHT
- COL COLUMN
- HWC HOT WATER CYLINDER

FLOOR AREA	79.07	m ²	(8.50 SQUARES)
PORCH AREA	3.94	m ²	(0.42 SQUARES)
	83.01		8.93

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

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

WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1800	1510	AWNING WINDOW	
W2	1800	1510	AWNING WINDOW	
W4	2100	2410	SLIDING DOOR	
W5	1800	610	AWNING WINDOW	
W6	1800	1510	AWNING WINDOW	
W7	900	1510	AWNING WINDOW	OPAQUE

ALUMINIUM WINDOWS ??? GLAZING COMPLETE
WITH FLY SCREENS TO SUIT ??? BAL RATING.
ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE
PRIOR TO ORDERING

Project
PROPOSED RESIDENCE
STREET NAME
SUBURB

Drawing
FLOOR PLAN

Client name:
CENTACARE EVOLVE HOUSING

Date:
09-10-2020

Scale:
1 : 100

Drawn by:
Author

Approved by:
Approver

bda

Project/Drawing no:
PD20326 -02-02

Revision:
01

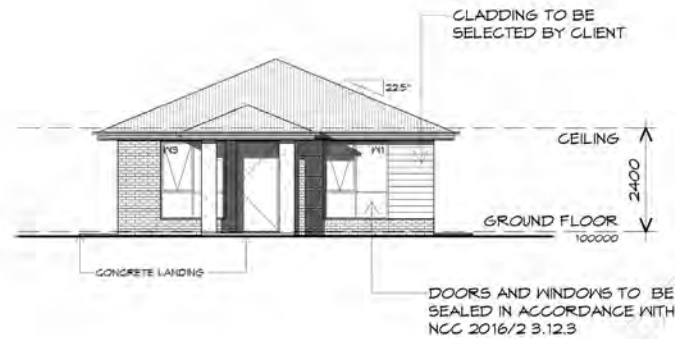
Accredited building practitioner: Frank Gieskes - No. CC246A

CONCEPT
NOTE: DO NOT SCALE OFF DRAWINGS

FACADE OPTION 2

FRONT ELEVATION

1:100



SIDE 1 ELEVATION

1:100



CENTACARE
evolve
HOUSING

CONCEPT
NOTE: DO NOT SCALE OFF DRAWINGS



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

Project:
PROPOSED RESIDENCE
STREET NAME
SUBURB

Client name:
CENTACARE EVOLVE HOUSING

Drawing:
ELEVATIONS

Drafted by: Author
Approved by: Approver

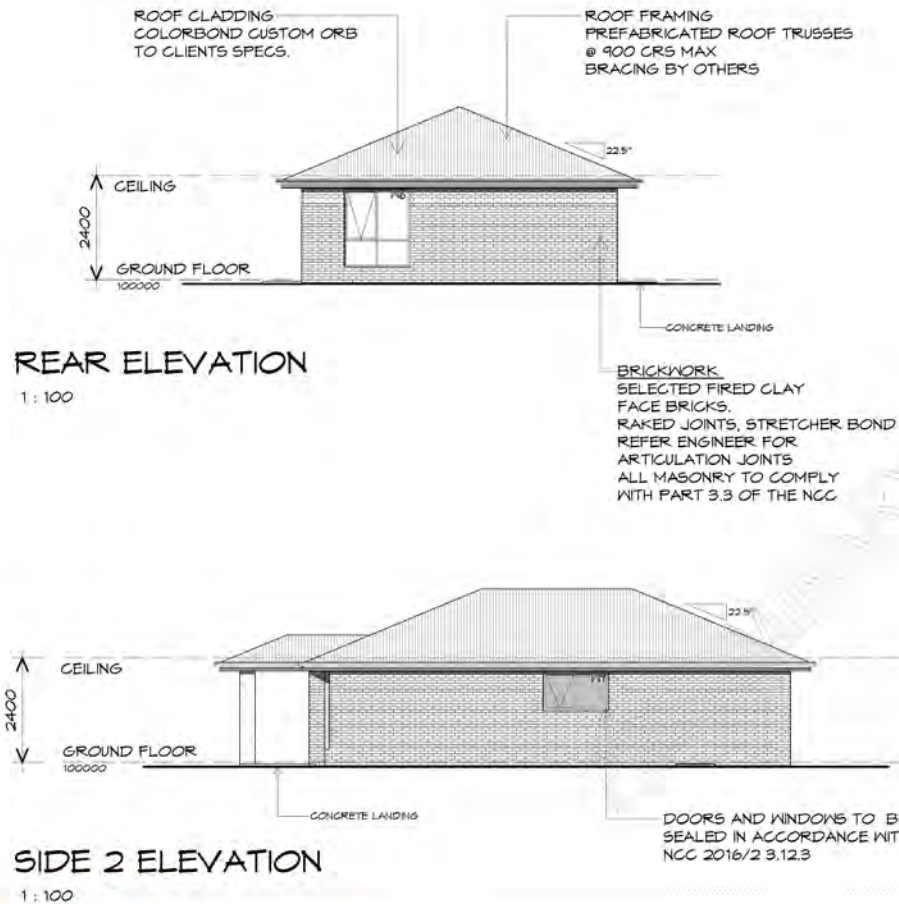
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Project/Drawing no: PD20326 -02-03
Revision: 01

Accredited building practitioner: Frank Geskus -No CC246A



FACADE OPTION 2



CONCEPT
NOTE: DO NOT SCALE OFF DRAWINGS



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

Project:
PROPOSED RESIDENCE
STREET NAME
SUBURB

Client name:
CENTACARE EVOLVE HOUSING

Drawing:
ELEVATIONS

Drafted by: Author
Approved by: Approver

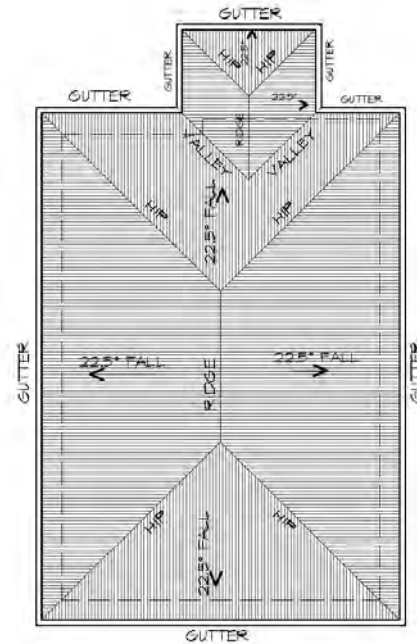
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Scale: 1:100

Project/Drawing no: PD20326 -02-04
Revision: 01

Accredited building practitioner: Frank Geskus -No CC246A



FACADE OPTION 2



ROOF PLAN

1:100



10 Goodman Court, Invermay Tasmania 7248,
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p(h) + 03 6228 4575
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Project
PROPOSED RESIDENCE
STREET NAME
SUBURB

Client name
CENTACARE EVOLVE HOUSING

Drawing
ROOF PLAN

Drafted by
Author

Approved by
Approver

Date
09-10-2020

Scale
1 : 100



Project/Drawing no
PD20326 -02-05

Revision
01

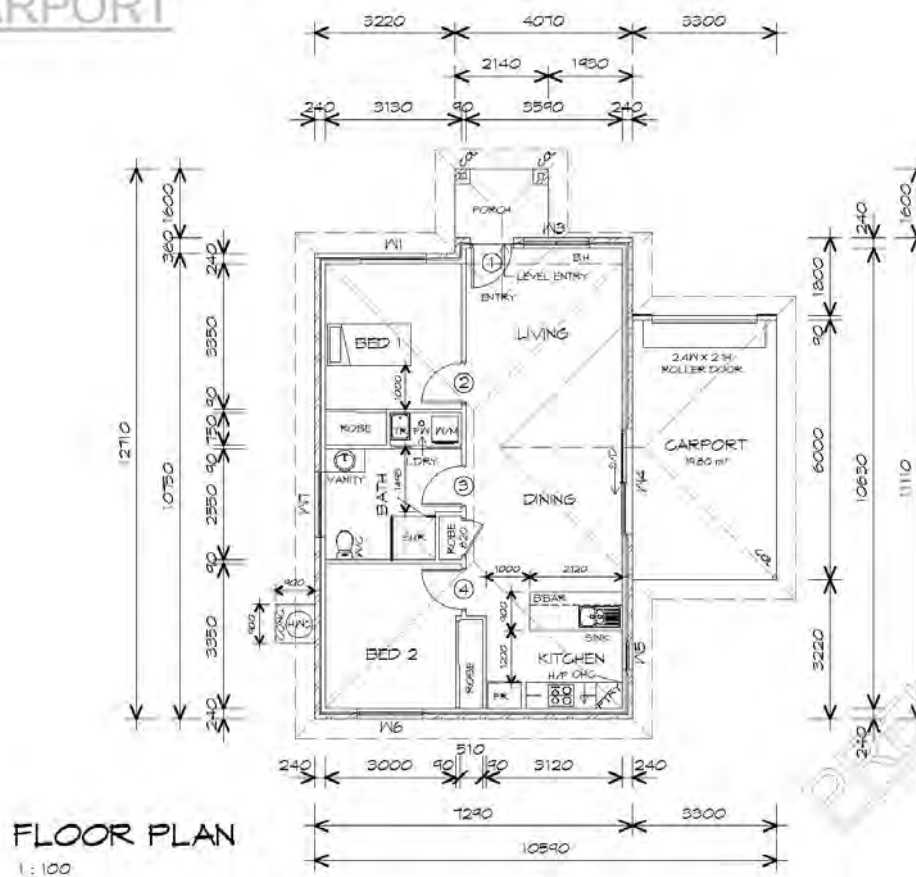


Accredited building practitioner: Frank Geskus - No CC246A

CONCEPT
NOTE: DO NOT SCALE OFF DRAWINGS

PRELIMINARY PRINT

FACADE OPTION 2 W/ CARPORT



LEGEND

- ⊕ EXHAUST FAN-VENT TO OUTSIDE AIR.
- ⊙ 240V SMOKE ALARM
- BH BULK HEAD
- SD SLIDING DOOR
- FFM FLOOR WASTE
- SL SIDELIGHT
- COL COLUMN
- HWC HOT WATER CYLINDER

FLOOR AREA	79.07	m ²	(8.50 SQUARES)
PORCH AREA	3.94	m ²	(0.42 SQUARES)
	83.01		8.93

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

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

WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1800	1510	AWNING WINDOW	
W2	1800	1510	AWNING WINDOW	
W4	2100	2410	SLIDING DOOR	
W5	1800	610	AWNING WINDOW	
W6	1800	1510	AWNING WINDOW	
W7	900	1510	AWNING WINDOW	OPAQUE

ALUMINIUM WINDOWS ??? GLAZING COMPLETE WITH FLY SCREENS TO SUIT ??? BAL RATING. ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE PRIOR TO ORDERING



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p(h) + 03 6332 3790
160 New Town Road, New Town, Hobart 7008
p(h) + 03 6228 4575
info@primedesign.tas.com.au primedesign.tas.com.au

Project
PROPOSED RESIDENCE
STREET NAME
SUBURB

Drawing
FLOOR PLAN

Client name:
CENTACARE EVOLVE HOUSING

Date: 09-10-2020 Scale: 1:100

Drafted by:
Author

Approved by:
Approver



Project/Drawing no:
PD20326-02G-02

Revision:
01

Accredited building practitioner: Frank Gieskus-No.CC346A

FACADE OPTION 2 W/ CARPORT



FRONT ELEVATION

1:100

ROOF CLADDING
COLORBOND CUSTOM ORB
TO CLIENTS SPECS.

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



SIDE 1 ELEVATION

1:100



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p(t)+ 03 6332 3790
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p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
**PROPOSED RESIDENCE
STREET NAME
SUBURB**

Client name:
CENTACARE EVOLVE HOUSING

Drawing:
ELEVATIONS

Drafted by: Author
Approved by: Approver

Date: 09-10-2020
Scale: 1:100

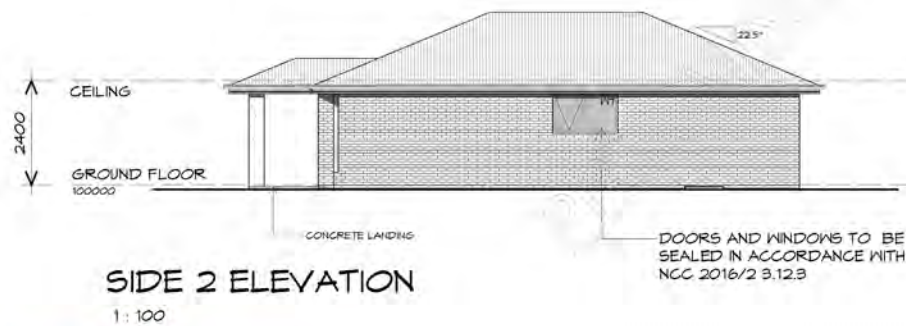
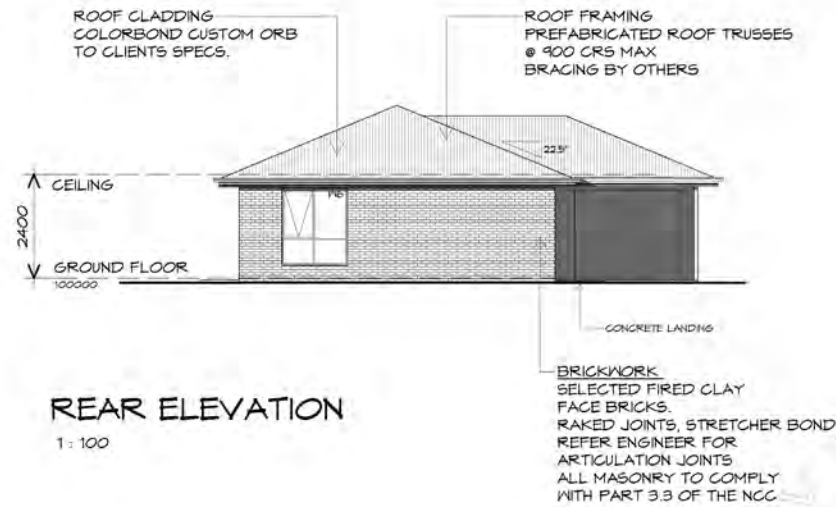
Project/Drawing no: PD20326 -02c-03
Revision: 01

Accredited building practitioner: Frank Geskus - No CC246A



CONCEPT
NOTE: DO NOT SCALE OFF DRAWINGS

FACADE OPTION 2 W/ CARPORT



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

Project:
**PROPOSED RESIDENCE
STREET NAME
SUBURB**

Client name:
CENTACARE EVOLVE HOUSING

Drawing:
ELEVATIONS

Drafted by: Author
Approved by: Approver

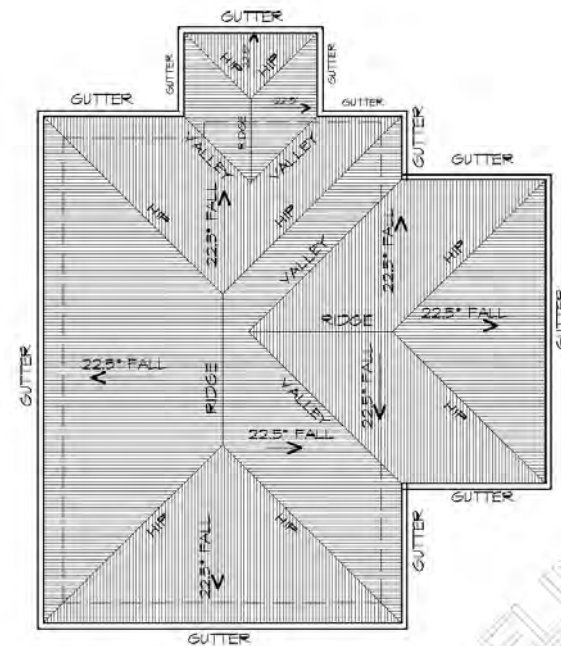
Date: 09-10-2020
Scale: 1:100

Project/Drawing no: PD20326 -02c-04
Revision: 01

Accredited building practitioner: Frank Geskus - No CC246A

CONCEPT
NOTE: DO NOT SCALE OFF DRAWINGS

FACADE OPTION 2 W/ CARPORT



ROOF PLAN

1 : 100



CONCEPT
NOTE: DO NOT SCALE OFF DRAWINGS



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Project
PROPOSED RESIDENCE
STREET NAME
SUBURB

Client name
CENTACARE EVOLVE HOUSING

Drawing
ROOF PLAN

Drafted by: Author
Approved by: Approver

Date: 09-10-2020
Scale: 1 : 100

Project/Drawing no: PD20326 -02c-05
Revision: 01



Accredited building practitioner: Frank Gieskus-No.CC246A

Hand-drawn floor plan of a house with dimensions and room labels. The plan includes a front porch, living area, dining area, kitchen, two bedrooms, a bathroom, and a central hallway. Dimensions are provided in feet and inches.

Overall Dimensions:

- Overall Width: 12'11"
- Overall Depth: 11'10"

Room Details and Dimensions:

- Front Porch:** 24'0" wide, 31'30" deep.
- Living Area:** 10'6" wide, 10'6" deep.
- Dining Area:** 10'6" wide, 10'6" deep.
- Kitchen:** 10'6" wide, 10'6" deep.
- Bedroom 1 (BED 1):** 10'0" wide, 10'0" deep.
- Bedroom 2 (BED 2):** 10'0" wide, 10'0" deep.
- Bathroom:** 5'0" wide, 5'0" deep.
- Hallway:** 5'0" wide, 5'0" deep.
- Entry:** 5'0" wide, 5'0" deep.
- Front Porch:** 24'0" wide, 31'30" deep.

Other Features:

- Front Porch: 24'0" wide, 31'30" deep.
- Living Area: 10'6" wide, 10'6" deep.
- Dining Area: 10'6" wide, 10'6" deep.
- Kitchen: 10'6" wide, 10'6" deep.
- Bedroom 1 (BED 1): 10'0" wide, 10'0" deep.
- Bedroom 2 (BED 2): 10'0" wide, 10'0" deep.
- Bathroom: 5'0" wide, 5'0" deep.
- Hallway: 5'0" wide, 5'0" deep.
- Entry: 5'0" wide, 5'0" deep.

1:100



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(F)	EXHAUST FAN-VENT TO OUTSIDE AIR.	FTF	FLOOR WASTE
(S)	240V SMOKE ALARM	S/L	SIDELIGHT
BH	BULK HEAD	COL	COLUMN
S/D	SLIDING DOOR	HWC	HOT WATER CYLINDER

FLOOR AREA	79.07	m2	(8.50 SQUARES)
PORCH AREA	3.94	m2	(0.42 SQUARES)
	83.01		8.93

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

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

MARK	HEIGHT	WIDTH	TYPE	REMARKS
M1	1800	1510	ANNING WINDOW	
M2	1800	1510	ANNING WINDOW	
M4	2100	2410	SLIDING DOOR	
M5	1800	610	ANNING WINDOW	
M6	1800	1510	ANNING WINDOW	
M7	900	1510	ANNING WINDOW	OPAQUE

ALUMINIUM WINDOWS ??? GLAZING COMPLETE
WITH FLY SCREENS TO SUIT ??? BAL RATING.
ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE
PRIOR TO ORDERING

Project
PROPOSED RESIDENCE
STREET NAME
SUBURB

Drawing
FLOOR PLAN

Client name:
CENTACARE EVOLVE HOUSING

Drafted by: **Author** Approved by: **Approver**

Approved by:
Approver

bdo

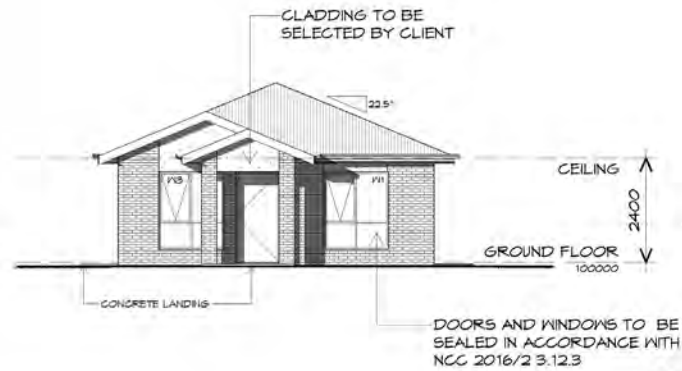
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09-10-2020	1 : 100

Project/Drawing no	Revision
PD20326 -03-02	01

Accredited building practitioner: Frank Gesluis - No GC246A



FACADE OPTION 3



FRONT ELEVATION

1 : 100

ROOF CLADDING
COLORBOND CUSTOM ORB
TO CLIENTS SPECS.

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



SIDE 1 ELEVATION

1 : 100



CENTACARE
evolve
HOUSING

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

CONCEPT
NOTE: DO NOT SCALE OFF DRAWINGS



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Project:
PROPOSED RESIDENCE
STREET NAME
SUBURB

Client name:
CENTACARE EVOLVE HOUSING

Drawing:
ELEVATIONS

Drafted by: Author
Approved by: Approver

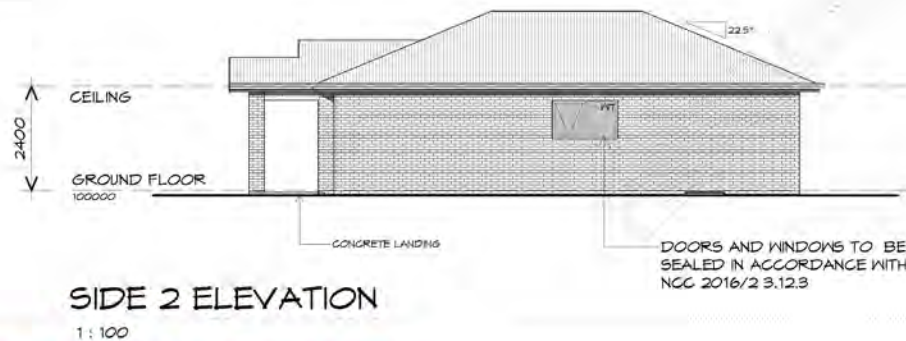
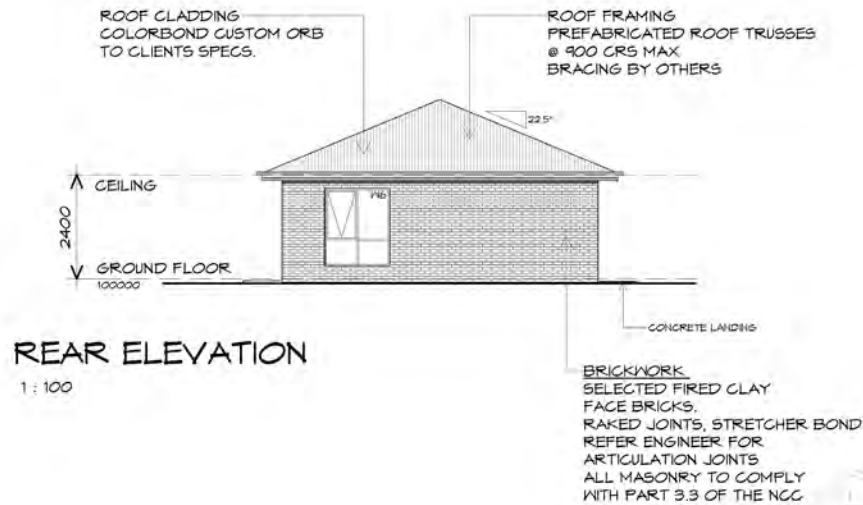
Date: 09-10-2020
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Project/Drawing no: PD20326 -03-03
Revision: 01

Accredited building practitioner: Frank Geskus - No CC246A



FACADE OPTION 3



CONCEPT
NOTE: DO NOT SCALE OFF DRAWINGS



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Project:
PROPOSED RESIDENCE
STREET NAME
SUBURB

Client name:
CENTACARE EVOLVE HOUSING

Drawing:
ELEVATIONS

Drafted by: Author
Approved by: Approver

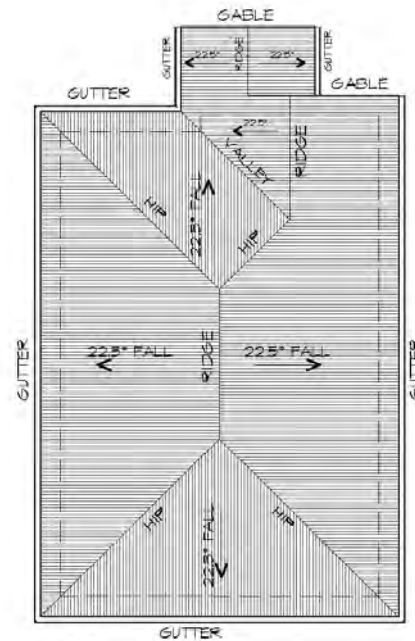
Date: 09-10-2020
Scale: 1:100

Project/Drawing no: PD20326 -03-04
Revision: 01

Accredited building practitioner: Frank Gekus -No CC246A



FACADE OPTION 3



ROOF PLAN

1 : 100



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p(h) + 03 6228 4575
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Project:
PROPOSED RESIDENCE
STREET NAME
SUBURB

Client name:
CENTACARE EVOLVE HOUSING

Drawing:
ROOF PLAN

Drafted by: Author
Approved by: Approver

Date: 09-10-2020
Scale: 1 : 100

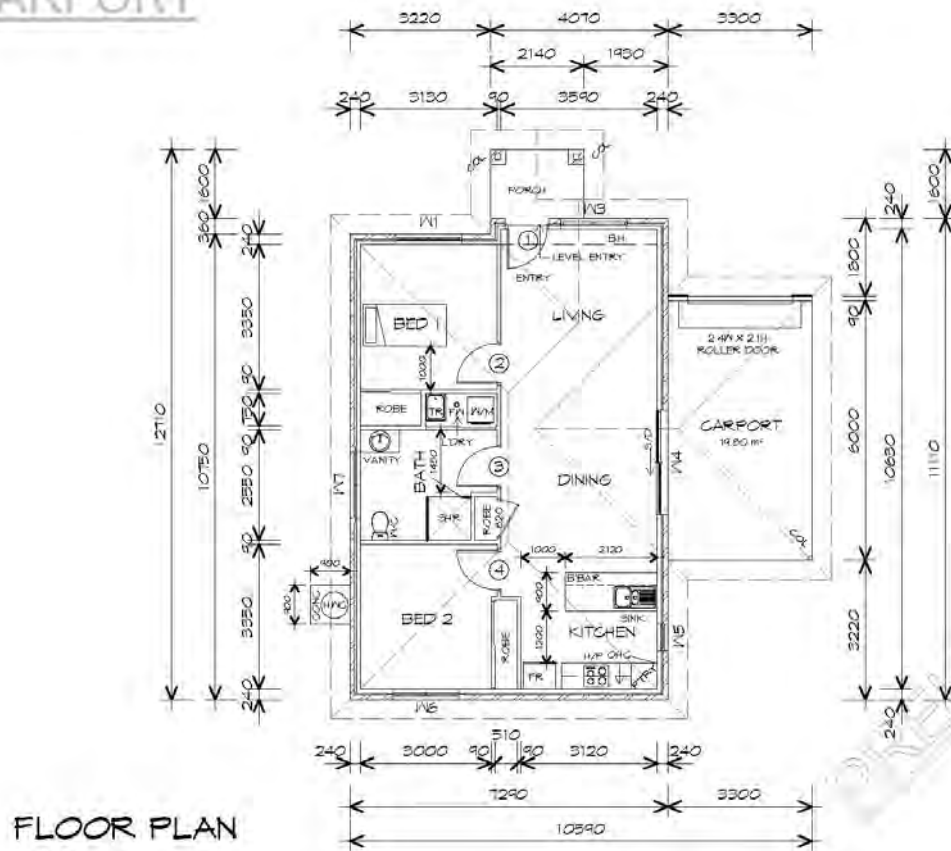
Project/Drawing no: PD20326 -03-05
Revision: 01



Accredited building practitioner: Frank Geskus - No CC246A

CONCEPT
NOTE: DO NOT SCALE OFF DRAWINGS

FACADE OPTION 3 W/ CARPORT



LEGEND

- (F) EXHAUST FAN-VENT TO OUTSIDE AIR.
- (S) 240V SMOKE ALARM
- BH BULK HEAD
- S/D SLIDING DOOR
- F/W FLOOR WASTE
- S/L SIDELIGHT
- COL COLUMN
- HWC HOT WATER CYLINDER

FLOOR AREA	79.01	m ²	(8.50 SQUARES)
PORCH AREA	3.94	m ²	(0.42 SQUARES)
	83.01		8.93

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

DOOR SCHEDULE

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

WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1800	1510	AWNING WINDOW	
W3	1800	1510	AWNING WINDOW	
W4	2100	2410	SLIDING DOOR	
W5	1800	610	AWNING WINDOW	
W6	1800	1510	AWNING WINDOW	
W7	900	1510	AWNING WINDOW	OPAQUE

ALUMINIUM WINDOWS ??? GLAZING COMPLETE WITH FLY SCREENS TO SUIT ??? BAL RATING. ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE PRIOR TO ORDERING

Project
PROPOSED RESIDENCE
STREET NAME
SUBURB

Drawing
FLOOR PLAN

Client name:
CENTACARE EVOLVE HOUSING

Date:
08-10-2020

Drafted by:
Author

Approved by:
Approver

bda

Project/Drawing no:
PD20326 -03c-02

Revision:
01

Accredited building practitioner: Frank Gieskes-No.CC246A



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p(h) + 03 6228 4575
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FACADE OPTION 3 W/ CARPORT



FRONT ELEVATION

1:100



SIDE 1 ELEVATION

1:100



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

Project:
**PROPOSED RESIDENCE
STREET NAME
SUBURB**

Client name:
CENTACARE EVOLVE HOUSING

Drawing:
ELEVATIONS

Drafted by: Author
Approved by: Approver

Date: 09-10-2020
Scale: 1:100

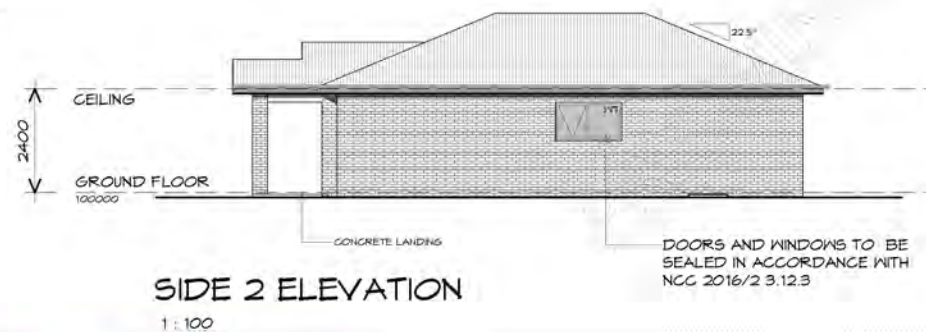
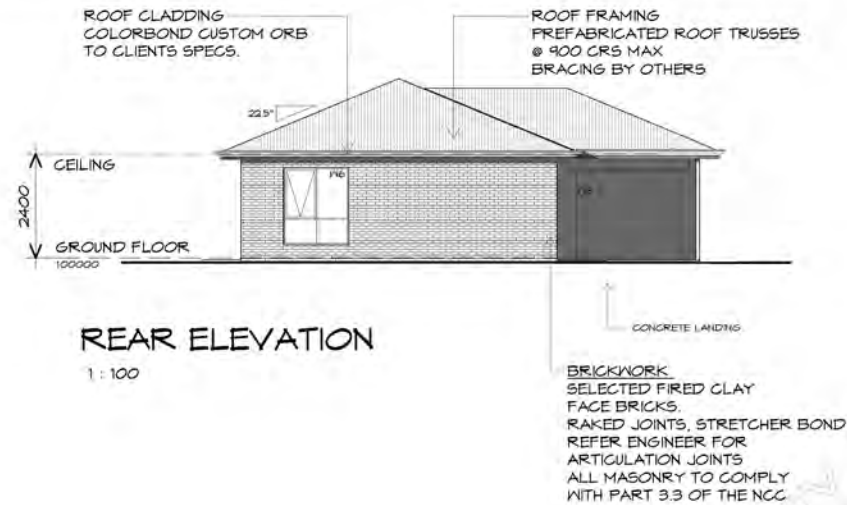
Project/Drawing no: PD20326 -03c-03
Revision: 01

Accredited building practitioner: Frank Geskus -No CC246A



CONCEPT
NOTE: DO NOT SCALE OFF DRAWINGS

FACADE OPTION 3 W/ CARPORT



CONCEPT
NOTE: DO NOT SCALE OFF DRAWINGS



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Project:
PROPOSED RESIDENCE
STREET NAME
SUBURB

Client name:
CENTACARE EVOLVE HOUSING

Drawing:
ELEVATIONS

Drafted by: Author
Approved by: Approver

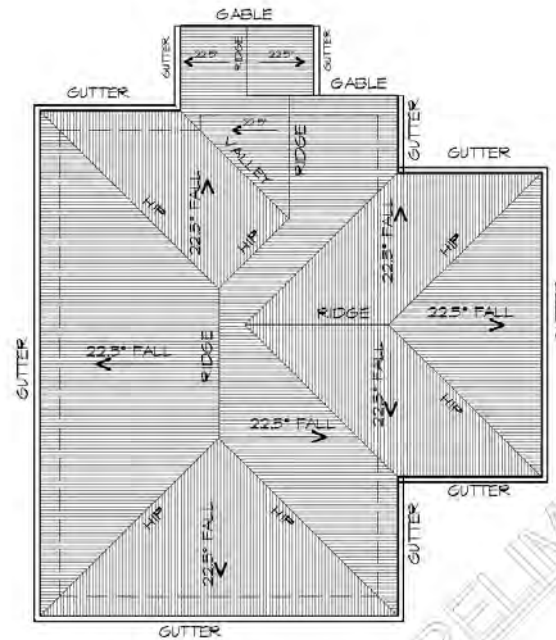
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Scale: 1:100

Project/Drawing no: PD20326-03c-04
Revision: 01

Accredited building practitioner: Frank Gekus-No CC246A



FACADE OPTION 3 W/ CARPORT



ROOF PLAN

1 : 100



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Project:
PROPOSED RESIDENCE

Client name:
CENTACARE EVOLVE HOUSING

Drawing:
ROOF PLAN

Drafted by: Author
Approved by: Approver

Date: 09-10-2020
Scale: 1 : 100

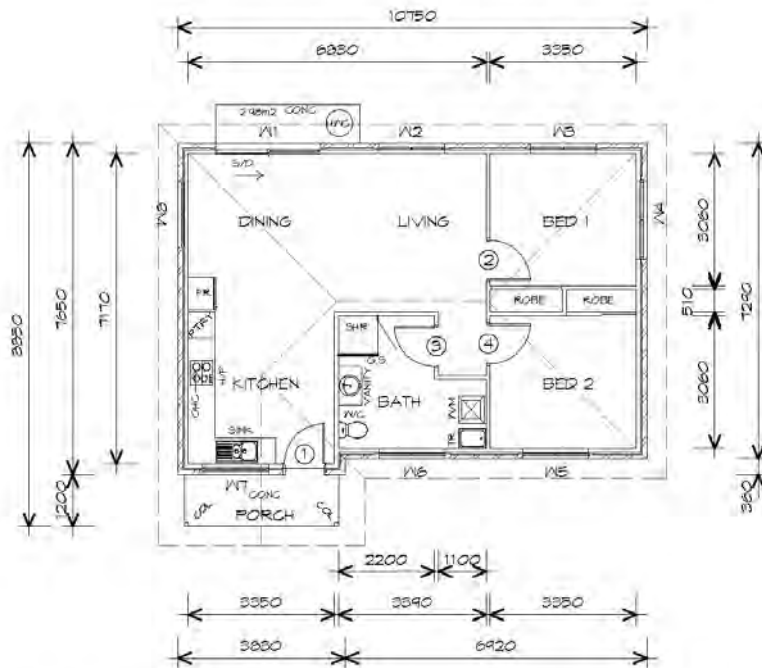
Project/Drawing no: PD20326 -03c-05
Revision: 01



Accredited building practitioner: Frank Geskus - No CC246A

CONCEPT
NOTE: DO NOT SCALE OFF DRAWINGS

UNIT



FLOOR PLAN

1 : 100

LEGEND

- ⊕ EXHAUST FAN-VENT TO OUTSIDE AIR.
- ⊙ 240V SMOKE ALARM
- BH BULK HEAD
- S/D SLIDING DOOR
- F/W FLOOR WASTE
- S/L SIDELIGHT
- COL COLUMN
- HWC HOT WATER CYLINDER

FLOOR AREA	78.80	m2	(8.47 SQUARES)
	78.80		8.47

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

DOOR SCHEDULE

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

WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	2100	2410	SLIDING DOOR	
W2	1800	1510	AWNING WINDOW	
W3	1800	1510	AWNING WINDOW	
W4	600	1310	AWNING WINDOW	
W5	1300	1510	AWNING WINDOW	
W6	900	1510	AWNING WINDOW	OPAQUE
W7	1000	1510	AWNING WINDOW	
W8	1800	1510	AWNING WINDOW	

ALUMINIUM WINDOWS ??? GLAZING COMPLETE
WITH FLY SCREENS TO SUIT ??? BAL RATING.
ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE
PRIOR TO ORDERING



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Project
PROPOSED RESIDENCE

Drawing
FLOOR PLAN

Client name:
CENTACARE EVOLVE HOUSING

Drafted by:
Author

Approved by:
Approver



Date:
26.05.2021

Scale:
1 : 100

Project/Drawing no:
PD20326 -L11-U1-01

Revision:
00

Accredited building practitioner: Frank Gieskes-No. CC246A

CONCEPT
NOTE: DO NOT SCALE OFF DRAWINGS

UNIT

CLADDING TO BE
SELECTED BY CLIENT

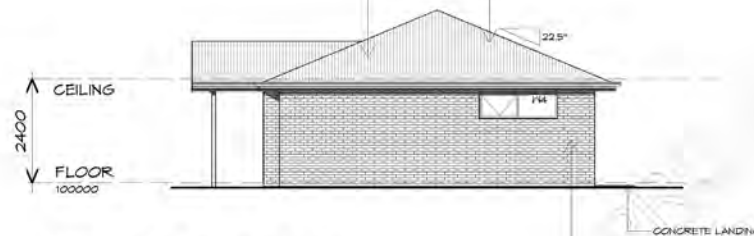


FRONT ELEVATION

1 : 100

ROOF CLADDING
COLORBOND CUSTOM ORB
TO CLIENTS SPECS.

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



SIDE 1 ELEVATION

1 : 100



10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
160 New Town Road, New Town, Hobart 7008
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED RESIDENCE

Client name:
CENTACARE EVOLVE HOUSING

Drawing:
ELEVATIONS

Drafted by: Author
Approved by: Approver

Date: 26.05.2021
Scale: 1 : 100

Project/Drawing no: PD20326 -L11-U1-02
Revision: 00

Accredited building practitioner: Frank Gekus -No CC246A



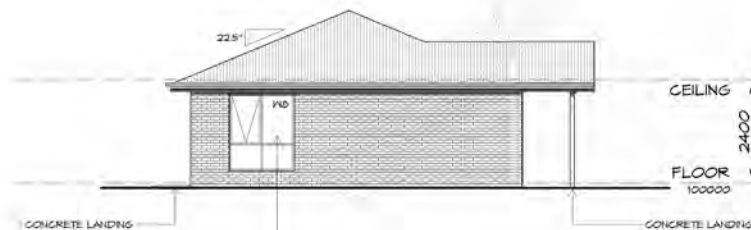
CONCEPT
NOTE: DO NOT SCALE OFF DRAWINGS

UNIT



REAR ELEVATION

1 : 100



SIDE 2 ELEVATION



10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
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info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED RESIDENCE

Client name:
CENTACARE EVOLVE HOUSING

Drawing:
ELEVATIONS

Drafted by: Author
Approved by: Approver

Date: 26.05.2021
Scale: 1 : 100

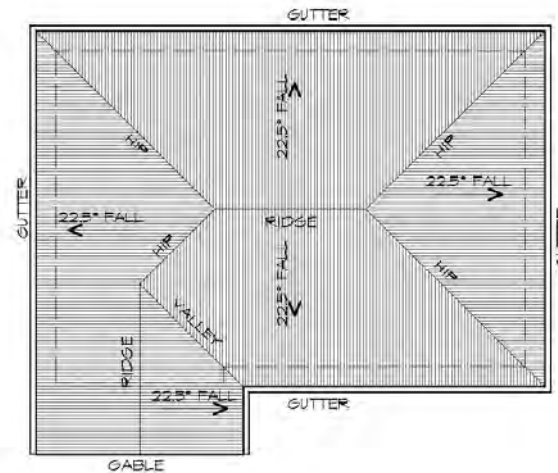
Project/Drawing no: PD20326 -L11-U1-03
Revision: 00

Accredited building practitioner: Frank Geskus -No CC246A



CONCEPT
NOTE: DO NOT SCALE OFF DRAWINGS

UNIT



ROOF PLAN
1 : 100



10 Goodman Court, Invermay Tasmania 7248,
p(t) + 03 6332 3790
160 New Town Road, New Town, Hobart 7008
p(h) + 03 6228 4575
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Project:
PROPOSED RESIDENCE

Client name:
CENTACARE EVOLVE HOUSING

Drawing:
ROOF PLAN

Drafted by: Author
Approved by: Approver

Date: 26.05.2021
Scale: 1 : 100

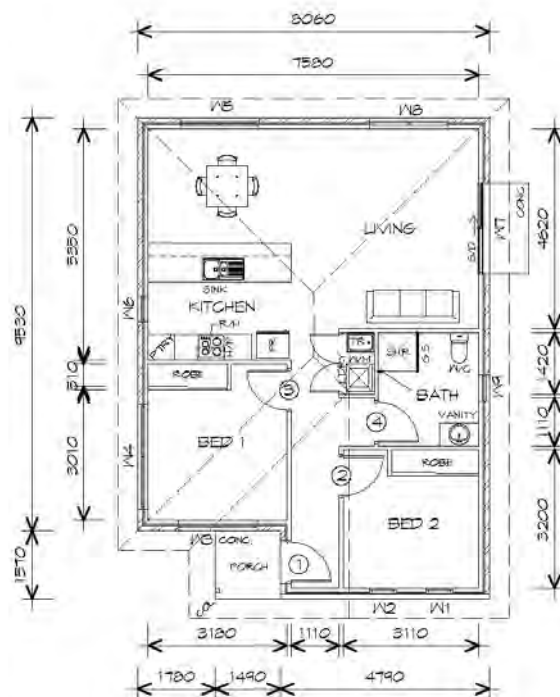
Project/Drawing no: PD20326 -L11-U1-04
Revision: 00



Accredited building practitioner: Frank Geskus-No CC246A

CONCEPT
NOTE: DO NOT SCALE OFF DRAWINGS

PRELIMINARY PRINT



FLOOR PLAN

1:100

LEGEND

- (F) EXHAUST FAN-VENT TO OUTSIDE AIR.
- (S) 240V SMOKE ALARM
- (S.D) SLIDING DOOR
- (F.W) FLOOR WASTE
- (C) COLUMN
- (G.S) GLASS SCREEN
- (R.H) RANGEHOOD

SANITARY COMPARTMENTS

MAINTAIN A CLEAR SPACE OF AT LEAST 1.2m BETWEEN THE CLOSET PAN AND NEAREST PART OF THE DOOR/WAY. OTHERWISE ENSURE REMOVABLE HINGES ARE INSTALLED TO SWING DOORS TO COMPLY WITH NCC 2019 PART 3.8.33

SMOKE ALARMS

- ALL ALARMS TO BE INTERCONNECTED WHERE MORE THAN ONE ALARM IS INSTALLED.
- TO BE INTERCONNECTED BETWEEN FLOORS WHERE APPLICABLE.
- SMOKE ALARMS TO BE LOCATED ON ALL FLOORS IN ACCORDANCE WITH NCC 2019 PART 3.1.5.2

CARPORT AREA	24.86 m2	(2.67 SQUARES)
FLOOR AREA	82.70 m2	(8.89 SQUARES)
PORCH AREA	2.72 m2	(0.29 SQUARES)
TOTAL AREA	110.28	11.86

NOTE:

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



10 Cassidman Court, Invermay Tasmania 7248,
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Project
PROPOSED NEW RESIDENCE

Drawing
FLOOR PLAN

Client name:
CENTACARE EVOLVE HOUSING

Date:
26.05.2021

Scale:
1 : 100

Drafted by:
Author

Approved by:
Approver



Project/Drawing no
-L10-01

Revision:
00

Accredited building practitioner: Frank Gyskus-No.CC246A

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

WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1800	610	AWNING WINDOW	
W2	1800	610	AWNING WINDOW	
W3	1800	1810	AWNING WINDOW	
W4	600	2410	AWNING WINDOW	
W5	1800	1810	AWNING WINDOW	
W6	1800	610	AWNING WINDOW	
W7	2100	2110	SLIDING DOOR	
W8	600	1810	AWNING WINDOW	
W9	900	610	AWNING WINDOW	

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



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p(h) + 03 6228 4575
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Project
PROPOSED NEW RESIDENCE

Client name:
CENTACARE EVOLVE HOUSING

Drafted by:
Author

Approved by:
Approver



Drawing
DOOR AND WINDOW
SCHEDULES

Date:
26.05.2021

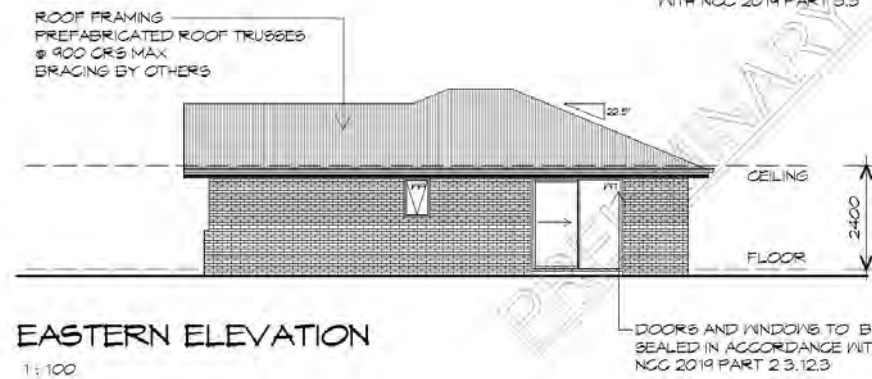
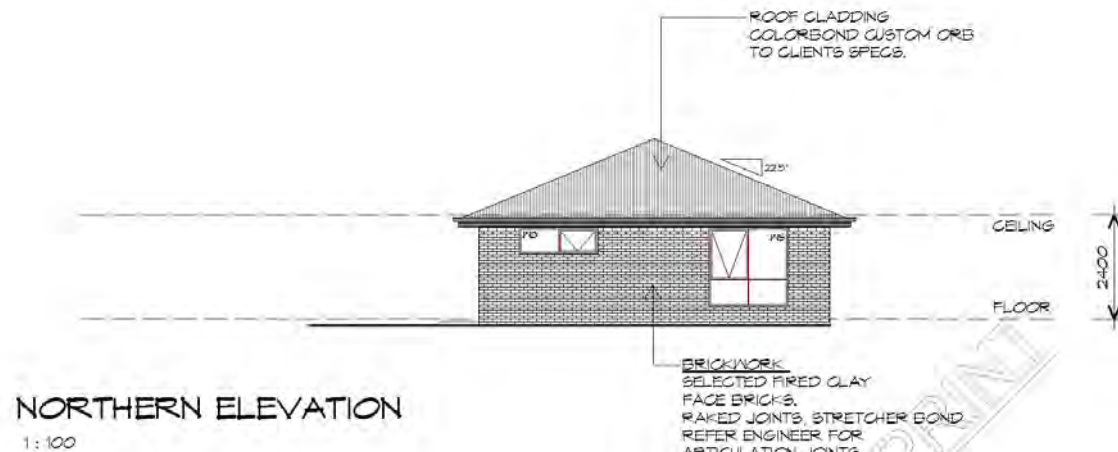
Project/Drawing no
-L10-03

Revision
00

Accredited building practitioner: Frank Gieskus-No.CC246A

CONCEPT
NOTE: DO NOT SCALE OFF DRAWINGS

PRELIMINARY PRINT



CONCEPT
NOTE: DO NOT SCALE OFF DRAWINGS



10 Goodman Court, Invermay Tasmania 7248,
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160 New Town Road, New Town, Hobart 7008
p(h) + 03 6228 4575
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Project
PROPOSED NEW RESIDENCE

Drawing
ELEVATIONS

Client name:
CENTACARE EVOLVE HOUSING

Date: 26.05.2021 Scale: 1:100

Drafted by:
Author

Approved by:
Approver



Project/Drawing no:
-L10-04

Revision:
00

Accredited building practitioner: Frank Gyskus-No CC246A

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

CLADDING TO BE
SELECTED BY CLIENT

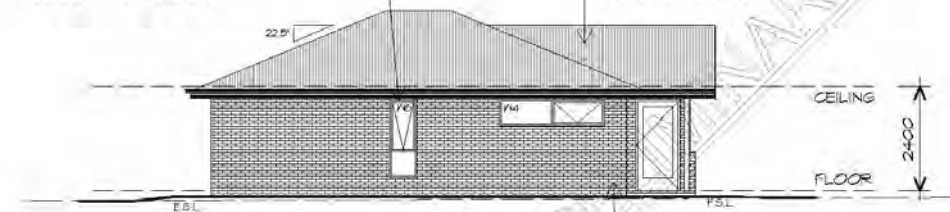


SOUTHERN ELEVATION

1:100

DOORS AND WINDOWS TO BE
SEALED IN ACCORDANCE WITH
NCC 2019 PART 2.3.12.3

ROOF CLADDING
COLORBOND CUSTOM ORS
TO CLIENTS SPECS.



WESTERN ELEVATION

1:100

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



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Project
PROPOSED NEW RESIDENCE

Drawing
ELEVATIONS

Client name:
CENTACARE EVOLVE HOUSING

Drafted by:
Author

Approved by:
Approver



Date:
26.05.2021

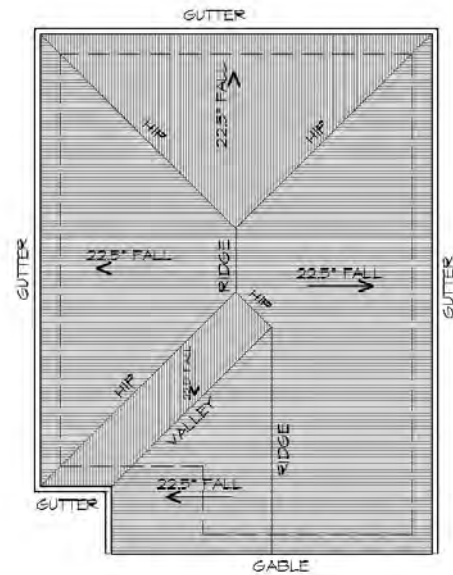
Scale:
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Project/Drawing no
-L10-05

Revision
00

Accredited building practitioner: Frank Gyskus-No CC246A

CONCEPT
NOTE: DO NOT SCALE OFF DRAWINGS



ROOF PLAN
1:100

CONCEPT
NOTE: DO NOT SCALE OFF DRAWINGS



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

Project
PROPOSED NEW RESIDENCE

Drawing
ROOF PLAN

Client name:
CENTACARE EVOLVE HOUSING

Date: 26.05.2021 Scale: 1:100

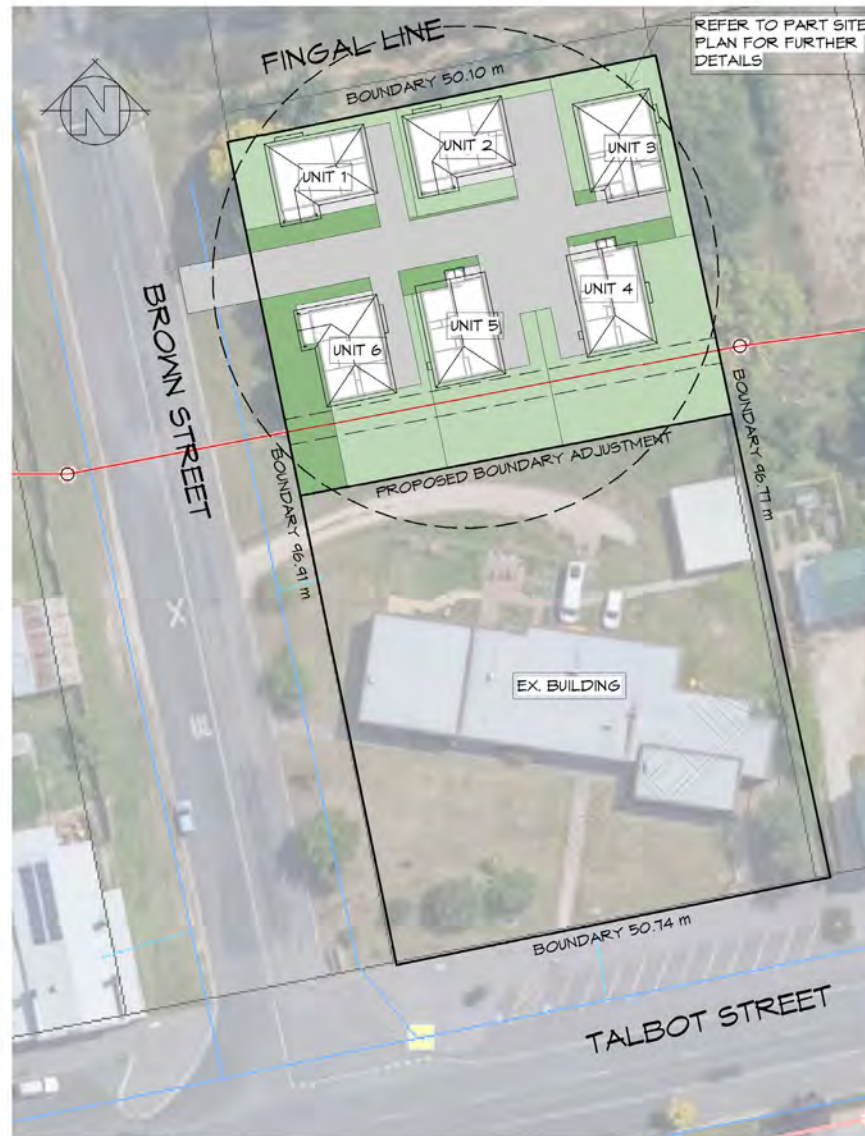
Drafted by:
Author

Approved by:
Approver



Project/Drawing no: -L10-06 Revision: 00

Accredited building practitioner: Frank Gieskus-No CC246A



SITE PLAN

1 : 500

CONCEPT
NOTE: DO NOT SCALE OFF DRAWINGS



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

Project:
**PROPOSED RESIDENTIAL
DEVELOPMENT
29 TALBOT STREET, FINGAL**

Client name:
CENTACARE EVOLVE HOUSING

Drawing:
SITE PLAN

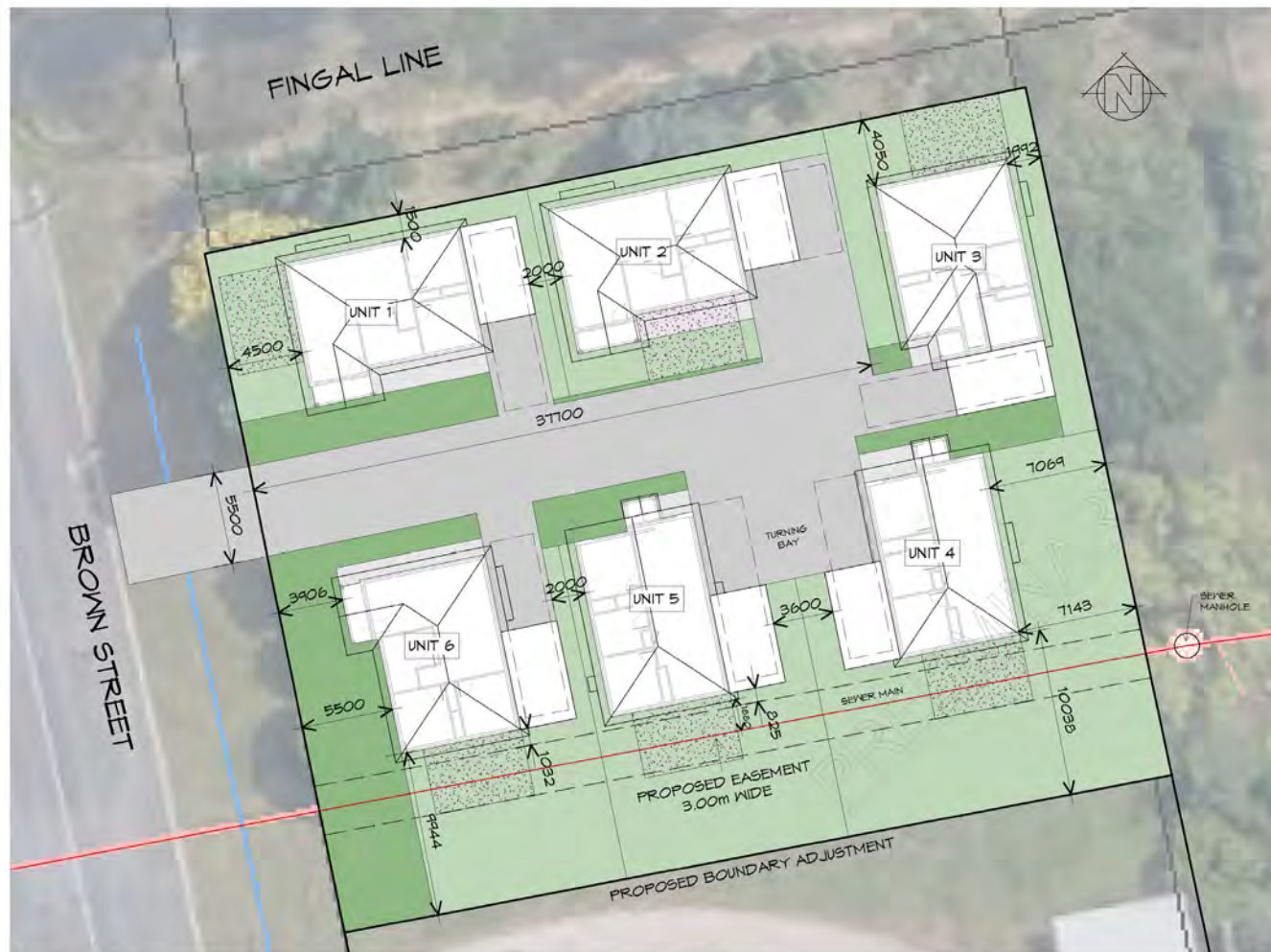
Drafted by: Author
Approved by: Approver

Date: 11.08.2022
Scale: 1 : 500

Project/Drawing no: PD22304 -01
Revision: 00

Accredited building practitioner: Frank Geskus -No CC246A





PART SITE PLAN

1 : 250

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS



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p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
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Project:
**PROPOSED RESIDENTIAL
DEVELOPMENT**
29 TALBOT STREET, FINGAL

Client name:
CENTACARE EVOLVE HOUSING

Drawing:
PART SITE PLAN

Drafted by: Author
Approved by: Approver

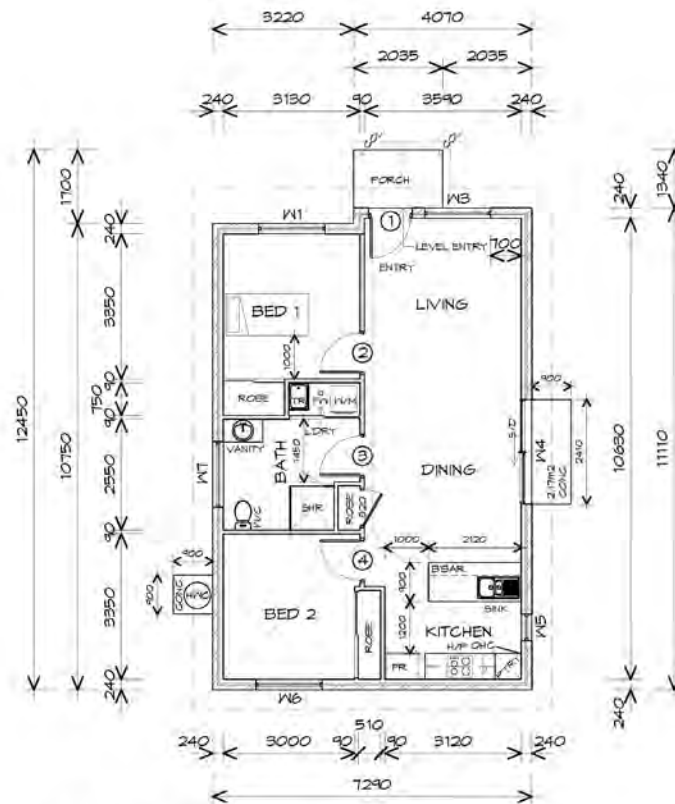
Date: 11.08.2022
Scale: 1 : 250

Project/Drawing no: PD22304 -02
Revision: 00

Accredited building practitioner: Frank Geskus -No CC246A



FACADE OPTION 1



FLOOR PLAN

1 : 100



110 Goodman Court, Invermay Tasmania 7248,
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160 New Town Road, New Town, Hobart 7008
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LEGEND

- F EXHAUST FAN-VENT TO OUTSIDE AIR.
- 240V SMOKE ALARM
- B.H. BULK HEAD
- S.D. SLIDING DOOR
- F.F.W. FLOOR WASTE
- S/L SIDELIGHT
- COL. COLUMN
- HWC HOT WATER CYLINDER

FLOOR AREA	79.07	m2	(8.50 SQUARES)
PORCH AREA	3.94	m2	(0.42 SQUARES)
	83.01		8.93

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

DOOR SCHEDULE

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

WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1800	1510	AWNING WINDOW	
W3	1800	1510	AWNING WINDOW	
W4	2100	2410	SLIDING DOOR	
W5	1800	610	AWNING WINDOW	
W6	1800	1510	AWNING WINDOW	
W7	900	1510	AWNING WINDOW	OPAQUE

ALUMINIUM WINDOWS ??? GLAZING COMPLETE WITH FLY SCREENS TO SUIT ??? BAL RATING. ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE PRIOR TO ORDERING

Project:
PROPOSED RESIDENCE
STREET NAME
SUBURB

Drawing:
FLOOR PLAN

Client name:
CENTACARE EVOLVE HOUSING

Date:
09-10-2020

Scale:
1 : 100

Drafted by:
Author

Approved by:
Approver



Project/Drawing no.:
PD20326-01-02

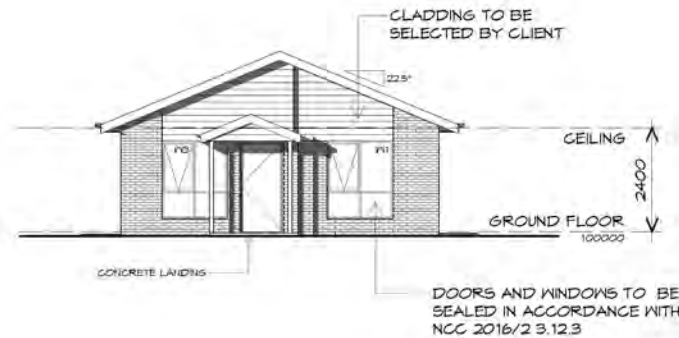
Revision:
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Accredited building practitioner: Frank Gaskus-No CC248A

CONCEPT

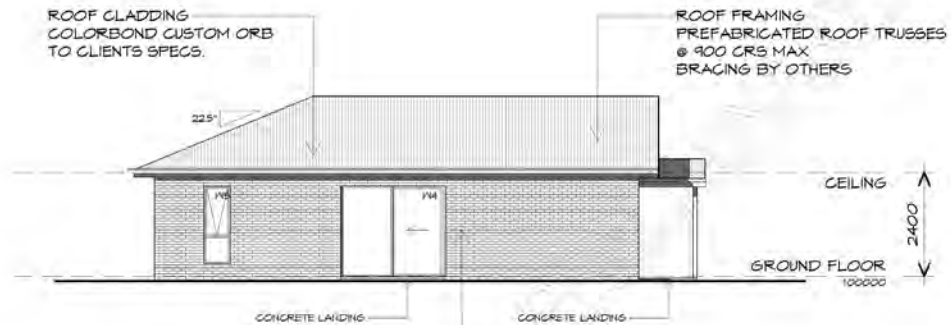
NOTE: DO NOT SCALE OFF DRAWINGS

FACADE OPTION 1



FRONT ELEVATION

1 : 100



SIDE 1 ELEVATION

1 : 100



CENTACARE
evolve
HOUSING

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

CONCEPT
NOTE: DO NOT SCALE OFF DRAWINGS



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p(l)+ 03 6332 3790
160 New Town Road, New Town, Hobart 7008
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info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED RESIDENCE
STREET NAME
SUBURB

Client name:
CENTACARE EVOLVE HOUSING

Drawing:
ELEVATIONS

Drafted by: Author
Approved by: Approver

Date: 09-10-2020
Scale: 1 : 100

Project/Drawing no: PD20326 -01-03
Revision: 01



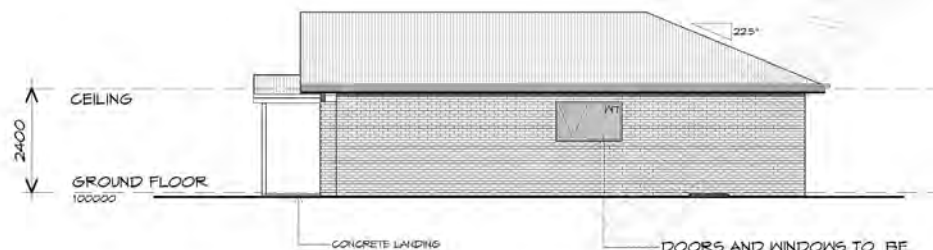
Accredited building practitioner: Frank Geskus-No CC246A

FACADE OPTION 1



REAR ELEVATION
1 : 100

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



SIDE 2 ELEVATION

DOORS AND WINDOWS TO BE
SEALED IN ACCORDANCE WITH
NCC 2016/2 3.12.3



CENTACARE
evolve
HOUSING

CONCEPT
NOTE: DO NOT SCALE OFF DRAWINGS



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p(l)+ 03 6332 5790
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info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED RESIDENCE
STREET NAME
SUBURB

Client name:
CENTACARE EVOLVE HOUSING

Drawing:
ELEVATIONS

Drafted by: Author
Approved by: Approver

Date: 09-10-2020
Scale: 1 : 100

Project/Drawing no: PD20326 -01-04
Revision: 01

Accredited building practitioner: Frank Geskus-No CC246A



FACADE OPTION 1



ROOF PLAN

1:100



CONCEPT
NOTE: DO NOT SCALE OFF DRAWINGS



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Project:
PROPOSED RESIDENCE
STREET NAME
SUBURB

Client name:
CENTACARE EVOLVE HOUSING

Drawing:
ROOF PLAN

Drafted by: Author
Approved by: Approver

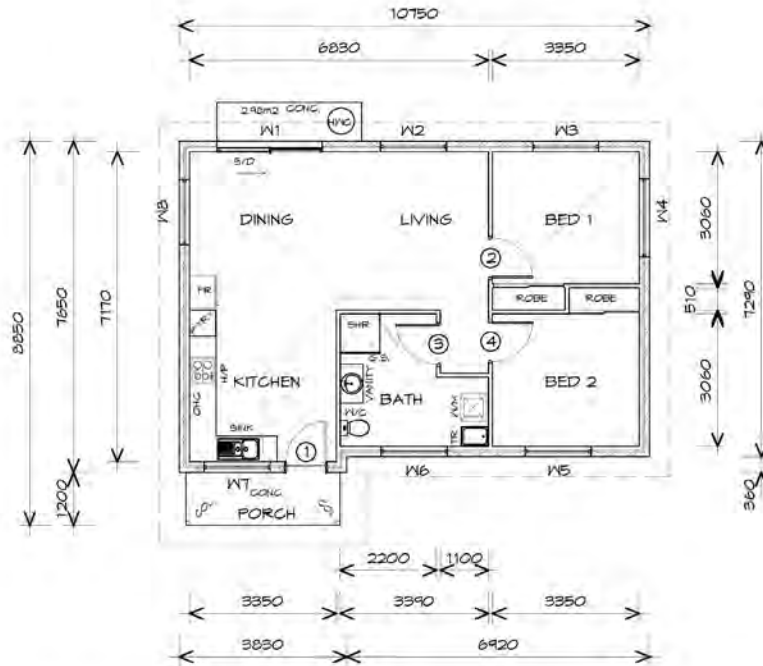
Date: 09-10-2020
Scale: 1:100

Project/Drawing no: PD20326-01-05
Revision: 01



Accredited building practitioner: Frank Geskus-No CC246A

UNIT



FLOOR PLAN

1 : 100



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p(h)+ 03 6332 3790
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p(h)+ 03 6228 4575
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LEGEND

- F EXHAUST FAN-VENT TO OUTSIDE AIR.
- 240V SMOKE ALARM
- BH BULK HEAD
- S/D SLIDING DOOR
- F FLOOR WASTE
- S/L SIDELIGHT
- COL COLUMN
- HWC HOT WATER CYLINDER

FLOOR AREA	78.80	m2	(8.47 SQUARES)
	78.80		8.47

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

DOOR SCHEDULE

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

WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	2100	2410	SLIDING DOOR	
W2	1800	1510	AWNING WINDOW	
W3	1800	1510	AWNING WINDOW	
W4	600	1810	AWNING WINDOW	
W5	1800	1510	AWNING WINDOW	
W6	900	1510	AWNING WINDOW	OPAQUE
W7	1000	1510	AWNING WINDOW	
W8	1800	1510	AWNING WINDOW	

ALUMINIUM WINDOWS ??? GLAZING COMPLETE WITH FLY SCREENS TO SUIT ??? BAL RATING. ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE PRIOR TO ORDERING

Project:
PROPOSED RESIDENCE

Drawing:
FLOOR PLAN

Client name:
CENTACARE EVOLVE HOUSING

Date:
26.05.2021

Scale:
1 : 100

Drafted by:
Author

Approved by:
Approver



Project/Drawing no.:
PD20326 -L11-U1-01

Revision:
00

Accredited building practitioner: Frank Geskus-No CC248A

UNIT



FRONT ELEVATION

1 : 100



SIDE 1 ELEVATION

1 : 100



CONCEPT
NOTE: DO NOT SCALE OFF DRAWINGS



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p(l)+ 03 6332 5790
160 New Town Road, New Town, Hobart 7008
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Project:
PROPOSED RESIDENCE

Client name:
CENTACARE EVOLVE HOUSING

Drawing:
ELEVATIONS

Drafted by: Author
Approved by: Approver

Date: 26.05.2021
Scale: 1 : 100

Project/Drawing no: PD20326 -L11-U1-02
Revision: 00



Accredited building practitioner: Frank Geskus-No CC246A

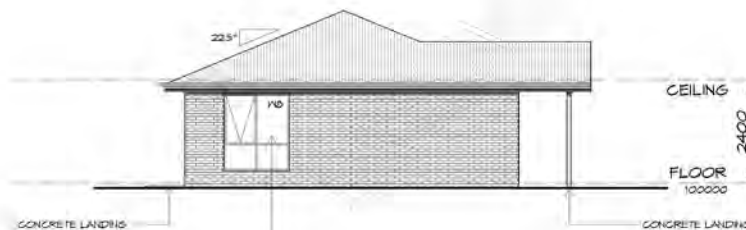
UNIT



REAR ELEVATION

1 : 100

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



SIDE 2 ELEVATION

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



CENTACARE
evolve
HOUSING

CONCEPT
NOTE: DO NOT SCALE OFF DRAWINGS



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Project:
PROPOSED RESIDENCE

Client name:
CENTACARE EVOLVE HOUSING

Drawing:
ELEVATIONS

Drafted by: Author
Approved by: Approver

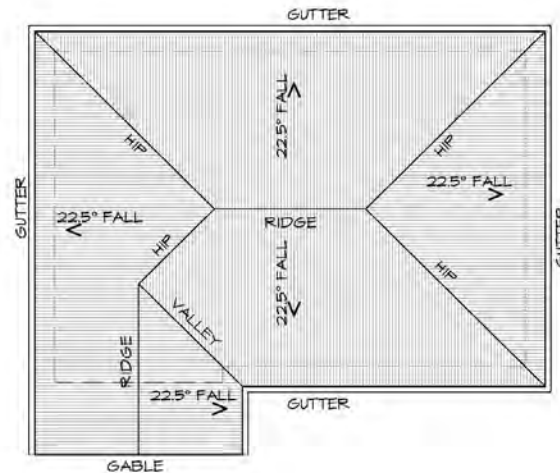
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Scale: 1 : 100

Project/Drawing no: PD20326 -L11-U1-03
Revision: 00

Accredited building practitioner: Frank Geskus-No CC246A



UNIT



ROOF PLAN
1 : 100



CONCEPT
NOTE: DO NOT SCALE OFF DRAWINGS



10 Goodman Court, Invermay Tasmania 7248,
p(f) + 03 6332 3790
160 New Town Road, New Town, Hobart 7008
p(h) + 03 6228 4575
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Project:
PROPOSED RESIDENCE

Client name:
CENTACARE EVOLVE HOUSING

Drawing:
ROOF PLAN

Drafted by: Author
Approved by: Approver

Date: 26.05.2021
Scale: 1 : 100

Project/Drawing no: PD20326 -L11-U1-04
Revision: 00



Accredited building practitioner: Frank Geskus - No CC246A





FLOOR PLAN

1 : 100



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p(h) + 03 6332 3700
160 New Town Road, New Town, Hobart 7008
p(h) + 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED NEW RESIDENCE

Drawing:
FLOOR PLAN

Client name:
CENTACARE EVOLVE HOUSING

Date:
26.05.2021

Scale:
1 : 100

Drafted by:
Author

Approved by:
Approver



Project/Drawing no.:
-L10-01

Revision:
00

Accredited building practitioner: Frank Geskus-No CC246A

LEGEND

- (F) EXHAUST FAN-VENT TO OUTSIDE AIR.
- (S) 240V SMOKE ALARM
- (S.D) SLIDING DOOR
- (F.W) FLOOR WASTE
- (COL) COLUMN
- (G.S) GLASS SCREEN
- (R.H) RANGEHOOD

SANITARY COMPARTMENTS

MAINTAIN A CLEAR SPACE OF AT LEAST 1.2m BETWEEN THE CLOSET PAN AND NEAREST PART OF THE DOORWAY. OTHERWISE ENSURE REMOVABLE HINGES ARE INSTALLED TO SWING DOORS TO COMPLY WITH NCC 2019 PART 3.8.33

SMOKE ALARMS

- ALL ALARMS TO BE INTERCONNECTED WHERE MORE THAN ONE ALARM IS INSTALLED.
- TO BE INTERCONNECTED BETWEEN FLOORS WHERE APPLICABLE.
- SMOKE ALARMS TO BE LOCATED ON ALL FLOORS IN ACCORDANCE WITH NCC 2019 PART 3.7.5.2

CARPORT AREA	24.86 m2	(2.67 SQUARES)
FLOOR AREA	82.10 m2	(8.89 SQUARES)
PORCH AREA	2.72 m2	(0.29 SQUARES)
TOTAL AREA	110.28	11.86

NOTE:

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

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

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

WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1800	610	AWNING WINDOW	
W2	1800	610	AWNING WINDOW	
W3	1800	1810	AWNING WINDOW	
W4	600	2410	AWNING WINDOW	
W5	1800	1810	AWNING WINDOW	
W6	1800	610	AWNING WINDOW	
W7	2100	2110	SLIDING DOOR	
W8	600	1810	AWNING WINDOW	
W9	900	610	AWNING WINDOW	

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



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160 New Town Road, New Town, Hobart 7008
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info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED NEW RESIDENCE

Client name:
CENTACARE EVOLVE HOUSING

Drafted by:
Author

Approved by:
Approver



Drawing:
DOOR AND WINDOW
SCHEDULES

Date:
26.05.2021

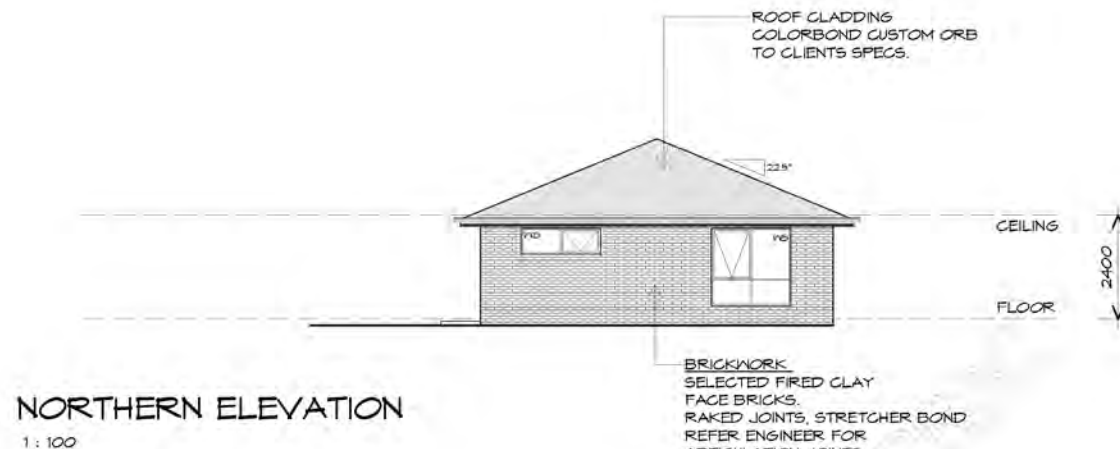
Project/Drawing no.:
-L10-03

Revision:
00

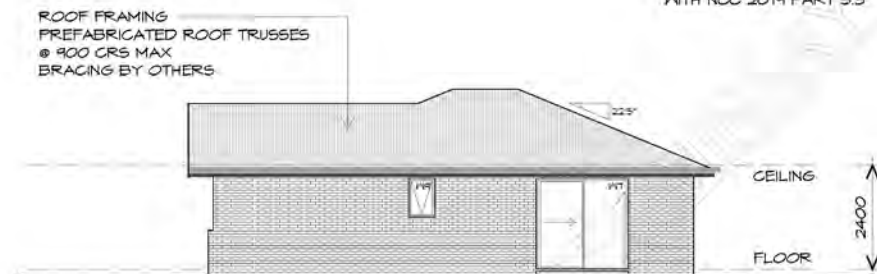
Accredited building practitioner: Frank Geskus-No CC246A

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS



NORTHERN ELEVATION
1:100



EASTERN ELEVATION
1:100

CONCEPT
NOTE: DO NOT SCALE OFF DRAWINGS



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Project:
PROPOSED NEW RESIDENCE

Drawing:
ELEVATIONS

Client name:
CENTACARE EVOLVE HOUSING

Date: 26.05.2021 Scale: 1:100

Drafted by:
Author

Approved by:
Approver



Project/Drawing no.: -L10-04 Revision: 00

Accredited building practitioner: Frank Geskus - No CC246A

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

CLADDING TO BE
SELECTED BY CLIENT

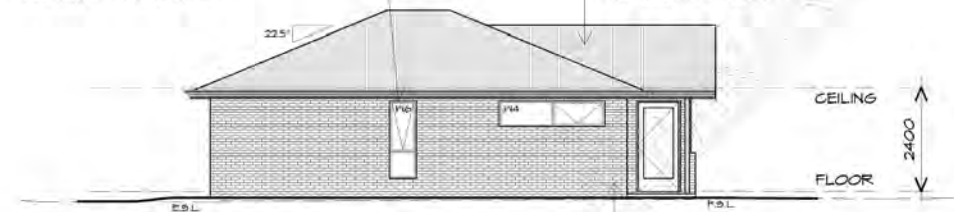


SOUTHERN ELEVATION

1 : 100

DOORS AND WINDOWS TO BE
SEALED IN ACCORDANCE WITH
NCC 2019 PART 2.3.12.3

ROOF CLADDING
COLORBOND CUSTOM ORB
TO CLIENTS SPECS.



WESTERN ELEVATION

1 : 100

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



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Project:
PROPOSED NEW RESIDENCE

Drawing:
ELEVATIONS

Client name:
CENTACARE EVOLVE HOUSING

Date: 26.05.2021 Scale: 1 : 100

Drafted by:
Author

Approved by:
Approver



Project/Drawing no.: -L10-05 Revision: 00

Accredited building practitioner: Frank Geskus - No CC246A

CONCEPT
NOTE: DO NOT SCALE OFF DRAWINGS

ACTION	DISCUSSION
PROPONENT	Council Officer
OFFICER	John Brown, General Manager
FILE REFERENCE	004\019\001\
ASSOCIATED REPORTS AND DOCUMENTS	NTDC Workshop Report July 2022

OFFICER'S RECOMMENDATION:

That Council:

1. Agree to initiate/support an amendment of the Northern Tasmanian Development Corporation (NTDC) Constitution to incorporate a Representatives Group; and
2. Request the NTDC Board to draft the recommended constitutional changes in collaboration with the Member Council General Managers/Chief Executive Officer for the further consideration of the member Councils.

INTRODUCTION:

Council currently supports NTDC through the Members Agreement 2020-2023 which committed Council to participation in NTDC for three years which will conclude on 30 June 2023. Following the resignation of the Chairperson three months ago, it was felt that now would be an opportune time to examine the Board structure and connection to member Councils to ensure that the structure and approach is 'fit for purpose' moving forward. There have been some occasions over the last few years where the connection of the Board to member Councils has been questioned and adjustments to the relationship mooted.

PREVIOUS COUNCIL CONSIDERATION:

Council Meeting 18 May 2020

05/20.16.2.81 Moved: Clr B LeFevre / Seconded: Clr J McGiveron

That Council

1. Endorse the draft Northern Tasmania Development Corporation (NTDC) Members' Agreement 2020-2023 and in doing so, agree to remain a member of Northern Tasmania Development Corporation for the duration of the agreement; and
2. Agree to continue to fund the Northern Tasmania Development Corporation's (NTDC) Population Attraction Coordinator position.

CARRIED UNANIMOUSLY

OFFICER'S REPORT:

Recapping the current situation, Northern Tasmania Development Corporation (NTDC) was formed officially in February 2017 and is funded by seven of the eight Northern Councils including City of Launceston, Northern Midlands, Meander Valley, Break O'Day, George Town and West Tamar. The Dorset Council opted not to be an NTDC member, and in late 2020 Flinders Island Council advised that it intended to withdraw from NTDC, it is believed that this was in part due to the financial situation of this Council.

The Council committed to the current Members' Agreement with NTDC in March 2020, which remains in effect for three years concluding in 2023.

The primary objectives of the NTDC, as set out in the Company Constitution 2017, are to:

- a) provide pro-active, engaged and strategic regional economic leadership;
- b) consolidate an agreed vision for the development, sustainability and prosperity of the geographic region that the Company's Members encompass;
- c) implement a strategic economic action plan based on the Northern Regional Futures Plan framework or similar; and
- d) to provide effective representation and advocacy to State and Federal Government and other stakeholders.

The performance of NTDC is often called into question with concerns expressed about ineffective governance, leadership, inadequate resourcing and unattainable expectations. This has resulted in changes to the governance and operating structures with a small amount of success though the mismatch between expectations and resourcing levels remain. Thus, the return on investment for the collective Councils is being challenged on a regular basis.

NTDC Governance

Over the past 12 months or so concerns have once again been raised in respect of the Governance of NTDC. Even with the addition of a Mayor and Council General Manager to the Board, there has still been a disconnect between the NTDC Board and the member Councils in respect to the strategic direction and operational activities of the entity.

In practice, while the inclusion of the General Manager and Mayoral representative on the Board has improved the Board's understanding of the needs and concerns of the Member Councils, it has not improved the collaboration and communication between the Board and member Council's because they are bound by Board confidentiality conventions.

The concerns were discussed with the NTDC Board in February 2022 resulting in an independent review of the Board and governance arrangements. The review process included consultation with key stakeholders including the Mayors and General Managers of the member Councils. Following the completion of this review process and a presentation to Mayors and General Managers, Council representatives came together on 13 July 2022 to hold a day-long facilitated workshop to discuss the review outcomes.

In this workshop, it was determined that the members do value the role that NTDC can play for the region and a range of views were expressed in respect to the purpose and vision of the organisation. These responses included the following expectations:

- Be the single voice for the region (representing collaborations of council)
- To realise opportunities (financial and social prosperity)
- To drive success focused on northern Tasmania
- (To facilitate) Outcomes that benefit the region
- (to be the) Voice for local government in the region
- (to) Tap into expertise

The workshop identified the following purposes for NTDC into the future:

- Internally:
 - Be financially sustainable
 - NTDC seen to be delivering value, recognised by the members
- Externally:
 - Northern Tasmania is the place where people, ideas, business and industry thrive.

The workshop identified that there is a need to enact further governance changes to the NTDC in order to deliver on this purpose statement and expectations. It was identified that the identified disconnect between the Board and member Councils must be addressed as a matter of priority.

It was determined that this could be addressed by altering the NTDC Constitution to incorporate a body of Representatives, which is similar to the governance structures of organisations such as the Cradle Coast Authority and TasWater.

The Representatives Group would develop a Letter of Expectation for NTDC and would assume powers and duties such as (but not limited to) the appointment, setting of terms, remuneration, suspension and dismissal of directors; the establishment of requirements for reporting by the Board to the representatives; reporting to Member Councils and the approval of the guiding documents for the NTDC Board. This is the same approach which works successfully with TasWater.

It was identified that the Representatives Group would initially meet on a quarterly basis which may decrease in frequency into the future.

Each member Council would nominate a representative, while structured engagement would continue such as the CEO addressing each Council twice annually in person as well as the provision of regular NTDC newsletters.

Accordingly, it is recommended that the Council agree to initiate/support an amendment of the NTDC Constitution to incorporate a Representatives Group and request the NTDC Board draft the recommended constitutional changes in collaboration with the northern region General Managers for further consideration of the member Councils.

In addition to the proposed Governance changes, it will be necessary for NTDC to seek to address issues of organisational scale and performance moving into the future.

Each of the member Councils at the workshop believe that it is important for the region to be able to develop and maintain a clear and consistent position on strategic matters, so it is not considered an option for the northern region not to have a regional economic development body. Of course, this body must have the credibility to be able to represent the region to the various levels of government. NTDC has gained such credibility over the past 12 months or so, however, operational

and organisational issues need to be addressed if this credibility is to be retained or better yet, enhanced.

The first thing that needs to be acknowledged with NTDC is that it has delivered against many of its objectives over the past 18 months, but it's the level of delivery and the capacity of the organisation that continues to be of concern.

NTDC is a small organisation with constrained resources. At the current time, there would be no appetite or financial ability from the Councils to increase the funding which is provided to NTDC to increase its scale to the level recommended in the previous Fox Review (approximately double the current level).

NTDC has identified that in order to increase its capacity it will need to source external funding to deliver specific programs, projects and/or initiatives to leverage the funding which is provided by the member Councils. This will be an important strategic matter for the Board to address into the future.

STRATEGIC PLAN & ANNUAL PLAN:

Break O'Day Strategic Plan 2017-2027 (Reviewed March 2022)

Goal

Economy - To foster innovation and develop vibrant and growing local economies which offer opportunities for employment and development of businesses across a range of industry sectors.

Strategies

- Create a positive brand which draws on the attractiveness of the area and lifestyle to entice people and businesses' to live and work in BOD.
- Support and encourage innovation and growth in the economy through local leadership; infrastructure provision; support services and customer focussed service delivery.

2022-2023 Break O'Day Council Annual Plan

Northern Tasmanian Development Corporation (NTDC) - Participate in NTDC activities focused on developing the regional economy.

LEGISLATION & POLICIES:

Local Government Act 1993.

BUDGET; FUNDING AND FINANCIAL IMPLICATION

Not applicable

VOTING REQUIREMENTS:

Simple majority.



Members' Workshop Summary Report

July 2022

Integrity Governance

www.integritygovernance.com

1. Introduction

This report captures the discussion from the workshop held on 13 July 2022.

This workshop followed up on the May 2022 end of board review workshop.

It was attended by all Member Representative General Managers and Mayors and the current NTDC directors, CEO and company secretary.

What was discussed throughout the day was the NTDC's purpose, vision and future ideal structure.

The draft strategy was tabled and debated. Below captures the day's discussions.

Goals for the day

The day commenced with the group articulating what their End of Day Goals were:

- Ensure we have a pathway forward (structure and way forward) to minimise cycle of leadership challenges at the organisation
- Board wants to know what success is for its board and the KPIs associated
- End up in a place where we are part of great representative organisation that has credibility and is fit for purpose.
- Be clear what members want/expect from
 - NTDC (Peak body group)
 - Board
- Drive innovation as our purpose and define it.
- Look forward 3 years and build structure for that rationally
- Form follows function (get clear on this), clarity and role on how to set NTDC up for success.
- Cohesive proactive executive working on our behalf and to sell our great message.
- Greater buy-in to the purpose (funding)
- Our regional body liaise with other regional bodies
- Build on reality that everyone is here and cares
- Communication (especially to the councillors) , how to best do it and hear what is needed

We articulated our ways of working for the day ahead:

- Be honest (don't be afraid to own what you think)
- Forget the past (focus on future) -learn from the past
- Don't lose sight of why we're here (day goals)
- Be open to other options
- Minimal small group discussions
- Stick to agenda and have path to decisions -no ambiguous outcomes
- Be creatively brave on structure

NTDC's Purpose and Vision

We discussed what is the NTDC's purpose. A variety of responses came through:

- Be the single voice for the region (representing collaborations of council)
- To realise opportunities (financial and social prosperity)
- To drive success focused on northern Tasmania
- Outcomes that benefit the region
- Voice for local government in the region
- Tap into expertise

Our NTDC's Vision brought out clear views and quick agreement:

- Internally:
 - Be financially sustainable
 - NTDC seen to be delivering value, recognised by the members
- Externally:
 - Northern Tasmania is the place where people, idea, business and industry thrive.

A future enhanced structure

It was described that the problem ultimately we are trying to solve is a disconnect from Board to members so any future structure must attend that anomaly.

We focused on the NTDC structure to best realise the purpose and vision articulated above:

- Do we need a Board was a question asked?
- Others clearly felt that we need skills from independents (which expands the in-house capabilities)
- How to best activate the purpose plus vision and stretch the projects
- Council of Mayors approach is in SEQ or a hybrid model like with Cradle Coast/TAS Water
- Effective communication is seen as the key metric in any new structure
- Accountability mechanism needed
- Dual purpose for any future Board:
 - Oversight
 - Leverage skills

A discussion followed where we debated:

- What structure sustains NTDC?
- The CEO can't have multiple masters so we need fiduciary responsibilities covered off
- NTDC needs project delivery mechanism (Base lean finding and project funding to expand)
- Different number members representatives and independent directors was proposed
- Annual workplan will still be needed

- Standardised communication model (which all councils buy into it)
- Current funding to NTDC must be the floor/base from which we build upwards

A new Board model

The Cradle Coast model was well received by the participants. A proposed new Board model is:

- One General Manager representative
- One Mayor representative
- Then "at-least" 4 non-councils independents, one of whom is Board Chair
- The NTDC Board to meet the Member Representative Group twice per year

Proposed new Member Representative Group is:

- Quarterly meeting
- Each Council nominates a representative

Structured engagement was proposed, including:

- The CEO address each council twice early in person
- The CEO to continue newsletters.

Board Composition

The group felt that the preferred Chair characteristics are:

- Northern Tasmanian local ideally (but not essential)
- Someone aligned with NTDC values
- Someone with profile
- The skill to chair the board plus be able to leverages other directors' skills/experience
- Effective and respectful with CEO
- Someone who will not play politics

Director recruitment was then discussed. It was agreed that:

- The selection process should have member representative involvement
- The interim approach is to keep the current two independents, Allison and Adam

Where to from here?

No.	Action	Timeline	Driver	Success Factors
1	<ul style="list-style-type: none"> NTDC Next Steps Action Plan endorsed by all councils 	31 August 2022	All	<ul style="list-style-type: none"> Endorsement
2	<ul style="list-style-type: none"> Statement of Expectations for Action Plan 	14 August 2022	John Brown	<ul style="list-style-type: none"> Agreed draft text
3	<ul style="list-style-type: none"> Compilation of NTDC Constitutional changes required 	14 August 2022	Dwayne Baraka	<ul style="list-style-type: none"> Clear document outlining what changes are necessary
4	<ul style="list-style-type: none"> Timeline report for the proposed changes 	31 July 2022	Michael Stretton	<ul style="list-style-type: none"> Roadmap document outlining successful implementation of agreed workshop changes
5	<ul style="list-style-type: none"> Strategy additional elements added 	14 August 2022	Allison Anderson	<ul style="list-style-type: none"> Approved strategy including feedback from workshop capturing intangible benefits

The CEO has expanded out the individual steps from the workshop's Next Steps discussion which comprehensively cover all necessary actions to bring the workshop's goals to fruition.

IN CONFIDENCE

09/22.18.0 **CLOSED COUNCIL**

09/22.18.1 **Confirmation of Closed Council Minutes – Council Meeting 15 August 2022**

09/22.18.2 **Outstanding Actions List for Closed Council**

09/22.18.3 **Bay of Fires Master Plan – Consultants Contract – Closed Council Item Pursuant to Section 15(2)D of the Local Government (Meeting Procedures) Regulations 2015**

Pursuant to Regulation 15(1) of the Local Government (Meeting Procedures) Regulations 2005 that Council move out of Closed Council.