



ATTACHMENTS

ORDINARY COUNCIL MEETING

Oatlands Municipal Offices
71 High Street, Oatlands
Wednesday 28th August 2024
10.00 a.m.

Item 5.1	Draft Council Meeting Minutes (Open) – 24 th July 2024
Item 5.2.1	Woodsdale Hall General Committee Meeting Minutes – 12 th August 2024 Chauncy Vale Wildlife Sanctuary Management Committee Meeting Minutes – 12 th August 2024
Item 12.1.1	DA2400078 Documents
Item 12.1.3	DA2400016 Documents
Item 12.4.1	Draft Amendment to State Planning Provisions & Fact Sheet
Item 12.4.2	STRLUS Review and Update
Item 17.1.2	Local Government (Appointment and Performance of General Managers) Order 2024, Info Sheet – General Manager Performance Monitoring, Info – General Manager Recruitment
Item 17.3.2	Attachment 1 – SMC – Financial Statements – 2023/2024 Attachment 2 – HBS Pty Ltd – Year Ended 30 June 2024 Attachment 3 - HECS Ltd – Year Ended 30 June 2024

SOUTHERN
MIDLANDS
COUNCIL



MINUTES

ORDINARY COUNCIL MEETING

Wednesday, 24th July 2024
10.00 a.m.

Kempton Municipal Offices
85 Main Street, Kempton

DRAFT

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OPEN COUNCIL MINUTES

MINUTES OF AN ORDINARY MEETING OF THE SOUTHERN MIDLANDS COUNCIL HELD
ON WEDNESDAY 24th JULY 2024 AT THE KEMPTON MUNICIPAL OFFICES,
85 MAIN STREET, KEMPTON COMMENCING AT 10.03 A.M

1. PRAYERS

Reverend Dennis Cousens recited prayers.

2. ACKNOWLEDGEMENT OF COUNTRY

Mayor E Batt recited Acknowledgement of Country.

3. ATTENDANCE

Mayor E Batt, Deputy Mayor K Dudgeon, Clr A Bisdee OAM, Clr D Blackwell, Clr B Campbell, Clr D Fish and Clr F Miller.

Mr T Kirkwood (General Manager), Mr A Benson (Deputy General Manager), Mr G Finn (Manager Development and Environmental Services), Mr D Richardson (Manager Infrastructure and Works), Ms W Young (Manager Community & Corporate Development) and Mrs J Thomas (Executive Assistant).

4. APOLOGIES

Nil.

5. MINUTES

5.1 Ordinary Council Meeting

DECISION

Moved by Clr Bisdee OAM, seconded by Clr B Campbell

THAT the Minutes (Open Council Minutes) of the Council Meeting held 26th June 2024 be confirmed.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr B Campbell	✓	
Clr D Fish	✓	
Clr F Miller	✓	

5.2 Special Committees of Council Minutes

5.2.1 Special Committees of Council - Receipt of Minutes

The Minutes of the following Special Committees of Council, as circulated, are submitted for receipt:

- Lake Dulverton & Callington Park Committee Meeting Minutes – 8th July 2024
- Woodsdale Community Memorial Hall Meeting Minutes – 8th July 2024

RECOMMENDATION

THAT the minutes of the above Special Committees of Council be received.

DECISION

Moved by Cllr D Fish, seconded by Deputy Mayor K Dudgeon

THAT the minutes of the above Special Committees of Council be received.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Cllr A E Bisdee OAM	✓	
Cllr D Blackwell	✓	
Cllr B Campbell	✓	
Cllr D Fish	✓	
Cllr F Miller	✓	

5.2.2 Special Committees of Council - Endorsement of Recommendations

The recommendations contained within the minutes of the following Special Committees of Council are submitted for endorsement:

- Lake Dulverton & Callington Park Committee Meeting Minutes – 8th July 2024
- Woodsdale Community Memorial Hall Meeting Minutes – 8th July 2024

RECOMMENDATION

THAT the recommendations contained within the minutes of the above Special Committees of Council be endorsed.

DECISION

Moved by Deputy Mayor K Dudgeon, seconded by Cllr D Blackwell

THAT the recommendations contained within the minutes of the above Special Committees of Council be endorsed.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Cllr A E Bisdee OAM	✓	
Cllr D Blackwell	✓	
Cllr B Campbell	✓	
Cllr D Fish	✓	
Cllr F Miller	✓	

5.3 Joint Authorities (Established Under Division 4 Of The *Local Government Act 1993*)

5.3.1 Joint Authorities - Receipt of Minutes

Nil.

5.3.2 Joint Authorities - Receipt of Reports (Annual & Quarterly)

Nil.

6. NOTIFICATION OF COUNCIL WORKSHOPS

DECISION

Moved by Clr D Fish, seconded by Clr A E Bisdee OAM

THAT the information be received.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr B Campbell	✓	
Clr D Fish	✓	
Clr F Miller	✓	

7. COUNCILLORS – QUESTION TIME

7.1 Questions (On Notice)

Regulation 30 of the *Local Government (Meeting Procedures) Regulations 2015* relates to Questions on notice. It states:

- (1) *A councillor, at least 7 days before an ordinary council meeting or a council committee meeting, may give written notice to the general manager of a question in respect of which the councillor seeks an answer at that meeting.*
- (2) *An answer to a question on notice must be in writing.*

Nil.

7.2 Questions Without Notice

Section 29 of the *Local Government (Meeting Procedures) Regulations 2015* relates to Questions without notice.

It states:

“29. Questions without notice

(1) *A councillor at a meeting may ask a question without notice –*

- (a) of the chairperson; or*
- (b) through the chairperson, of –*
 - (i) another councillor; or*
 - (ii) the general manager.*

(2) *In putting a question without notice at a meeting, a councillor must not –*

- (a) offer an argument or opinion; or*
- (b) draw any inferences or make any imputations – except so far as may be necessary to explain the question.*

(3) *The chairperson of a meeting must not permit any debate of a question without notice or its answer.*

(4) *The chairperson, councillor or general manager who is asked a question without notice at a meeting may decline to answer the question.*

(5) *The chairperson of a meeting may refuse to accept a question without notice if it does not relate to the activities of the council.*

(6) *Questions without notice, and any answers to those questions, are not required to be recorded in the minutes of the meeting.*

(7) *The chairperson of a meeting may require a councillor to put a question without notice in writing.*

An opportunity is provided for Councillors to ask questions relating to Council business, previous Agenda items or issues of a general nature.

Clr A E Bisdee OAM – On-Call Telephone System – received representation that there was no response to a telephone call made to the after-hours contact number. The incident related to cattle on the Midland Highway.
Circumstances to be investigated.

Clr A E Bisdee OAM – Campbell Street, Oatlands - Footpath – commented on the positive feedback and the colour of the surface. Can this style be continued in High Street for future renewal projects?
General Manager commented that further consultation is required in relation to High Street and the preferred style to be adopted.

Clr D Fish – Inglewood Road – Maintenance Grading – provided positive feedback on the recent maintenance grading work undertaken which was certainly require following the recent rain.

Clr B Campbell – St Peters Pass Rest Area – Public Amenities – commented in relation to the limited parking and manoeuvring for heavy vehicles.
To be referred to the Department of State Growth as the responsible authority.

Clr B Campbell – Tunbridge (southern Junction with the Midland Highway) – need to extend / upgrade the south bound acceleration lane for vehicles entering the Midland Highway out of Tunbridge. Currently very limited particularly for heavy vehicles and buses.
To be referred to the Department of State Growth as the responsible authority.

Clr B Campbell – Oatlands (Signage – Public Toilets) – received a representation that the current signs are obscured.
To be assessed.

Clr B Campbell – Disposal of Batteries – are Council employees provided with training relative to the correct disposal of batteries?
The current practice for managing batteries was explained which basically does not involve employees handling batteries. The need is to be assessed.

Mayor E Batt – Oatlands Shower/Toilet Facility (Lake Dulverton) – relayed positive feedback on the condition and cleanliness of the amenities.

Clr F Miller – need to follow-up with the Department of State Growth / Stornoway regarding illegal dumping of waste on Colebrook Main Road. The waste has not been collected to date.
To be followed-up.

Clr F Miller – Reeve Street, Campania (Bus Shelter) – has received representations relating to the need for a bus shelter in Reeve Street, Campania.
Deputy General Manager informed the meeting that a Bus Shelter is included in the design for the bus stop area to be developed adjacent to the Campania Memorial Hall.

Deputy Mayor K Dudgeon – Oatlands Heritage and Bullock Festival – set for 10th & 11th August 2024. Sought update in relation to the event plans and the budget allocated.
Update provided. Confirmed budget allocation of \$10,000.

Deputy Mayor K Dudgeon – Tunbridge Bridge Replacement – are there delays with commencement of the project?
Manager Infrastructure & Works informed the meeting that he has met with Hazell Bros (the appointed contractor) and whilst there are permits still being sought, on-site works have commenced and will continue pending the issue of these permits.

Mayor E Batt – Melton Mowbray Park – status of development application.
Currently being advertised with no representations received to date. To be assessed and approved by the Development Assessment Committee in the coming week (subject to there being no representations).

Mayor E Batt – Sophia Street, Kempton – Development Application (Housing Development) – referred to concerns within the community and sought confirmation in relation to the notifications issued to adjoining property owners.
Manager Development & Environmental Services to confirm the issue of notifications to adjoin owners.

8. DECLARATIONS OF PECUNIARY INTEREST

In accordance with the requirements of Part 2 Regulation 8 of the *Local Government (Meeting Procedures) Regulations 2015*, the chairman of a meeting is to request Councillors to indicate whether they have, or are likely to have, a pecuniary interest in any item on the Agenda.

Accordingly, Councillors are requested to advise of a pecuniary interest they may have in respect to any matter on the agenda, or any supplementary item to the agenda, which Council has resolved to deal with, in accordance with Part 2 Regulation 8 (6) of the *Local Government (Meeting Procedures) Regulations 2015*.

The General Manager (Tim Kirkwood) declared an interest in Agenda Item 20.6

9. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA

In accordance with the requirements of Part 2 Regulation 8 (6) of the *Local Government (Meeting Procedures) Regulations 2015*, the Council, by absolute majority may decide at an ordinary meeting to deal with a matter that is not on the agenda if the General Manager has reported –

- (a) the reason it was not possible to include the matter on the agenda; and
- (b) that the matter is urgent; and
- (c) that advice has been provided under section 65 of the Act.

Nil.

10. PUBLIC QUESTION TIME (SCHEDULED FOR 10.30 A.M.)

In accordance with the requirements of Part 2 Regulation 8 of the *Local Government (Meeting Procedures) Regulations 2015*, the agenda is to make provision for public question time.

In particular, Regulation 31 of the *Local Government (Meeting Procedures) Regulations 2015* states:

- (1) *Members of the public may give written notice to the General Manager 7 days before an ordinary meeting of Council of a question to be asked at the meeting.*
- (2) *The chairperson may –*
 - (a) *address questions on notice submitted by members of the public; and*
 - (b) *invite any member of the public present at an ordinary meeting to ask questions relating to the activities of the Council.*
- (3) *The chairperson at an ordinary meeting of a council must ensure that, if required, at least 15 minutes of that meeting is made available for questions by members of the public.*
- (4) *A question by any member of the public under this regulation and an answer to that question are not to be debated.*
- (5) *The chairperson may –*
 - (a) *refuse to accept a question; or*
 - (b) *require a question to be put on notice and in writing to be answered at a later meeting.*
- (6) *If the chairperson refuses to accept a question, the chairperson is to give reasons for doing so.*

Councillors are advised that, at the time of issuing the Agenda, no Questions on Notice had been received from members of the Public.

Nil.

10.1 Permission to Address Council

Nil.

**11. MOTIONS OF WHICH NOTICE HAS BEEN GIVEN UNDER
REGULATION 16 (5) OF THE LOCAL GOVERNMENT (MEETING
PROCEDURES) REGULATIONS 2015**

Nil.

12. COUNCIL ACTING AS A PLANNING AUTHORITY PURSUANT TO THE LAND USE PLANNING AND APPROVALS ACT 1993 AND COUNCIL'S STATUTORY LAND USE PLANNING SCHEME

Session of Council sitting as a Planning Authority pursuant to the Land Use Planning and Approvals Act 1993 and Council's statutory land use planning schemes.

12.1 Development Applications

Nil.

12.2 Subdivisions

Nil.

12.3 Municipal Seal (Planning Authority)

Nil.

12.4 Planning (Other)**12.4.1 Review of the Southern Tasmanian Regional Land Use Strategy (STRLUS):
The ‘State of Play’ Report.****DECISION***Moved by Clr B Campbell, seconded by Clr D Fish***THAT Council note the Southern Tasmania Regional Land Use Strategy Review *State of Play* report.****CARRIED**

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr B Campbell	✓	
Clr D Fish	✓	
Clr F Miller	✓	

12.4.2 Draft Amendment 03-2024 to the State Planning Provisions**DECISION***Moved by Clr B Campbell, seconded by Deputy Mayor K Dudgeon***THAT Draft Amendment 03-2024 to the State Planning Provisions be noted, and that no comments be provided to the State Planning Office.****CARRIED**

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr B Campbell	✓	
Clr D Fish	✓	
Clr F Miller	✓	

**[THIS CONCLUDES THE SESSION OF COUNCIL
ACTING AS A PLANNING AUTHORITY]**

13. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – INFRASTRUCTURE)

13.1 Roads

Strategic Plan Reference 1.1

Maintenance and improvement of the standard and safety of roads in the municipal area.

Nil.

13.2 Bridges

Strategic Plan Reference 1.2

Maintenance and improvement of the standard and safety of bridges in the municipality.

Nil.

13.3 Walkways, Cycle Ways and Trails

Strategic Plan Reference 1.3

Maintenance and improvement of the standard and safety of walkways, cycle ways and pedestrian areas to provide consistent accessibility.

Nil.

13.4 Lighting

Strategic Plan Reference 1.4

Ensure adequate lighting based on demonstrated need / Contestability of energy supply.

Nil.

13.5 Buildings

Strategic Plan Reference 1.5

Maintenance and improvement of the standard and safety of public buildings in the municipality.

Nil.

13.6 Sewers / Water

Strategic Plan Reference(s) 1.6

Increase the capacity of access to reticulated sewerage services / Increase the capacity and ability to access water to satisfy development and Community to have access to reticulated water.

Nil.

13.7 Drainage

Strategic Plan Reference 1.7

Maintenance and improvement of the town storm-water drainage systems.

Nil.

13.8 Waste

Strategic Plan Reference 1.8

Maintenance and improvement of the provision of waste management services to the Community.

Nil.

13.9 Information, Communication Technology

Strategic Plan Reference 1.9

Improve access to modern communications infrastructure.

Nil.

13.10 Officer Reports – Infrastructure & Works

13.10.1 Manager – Infrastructure & Works Report

QUESTIONS WITHOUT NOTICE TO MANAGER, INFRASTRUCTURE & WORKS

Clr D Blackwell – made comment in relation to roadside litter collection and the removal of road-kill.

Manager Infrastructure & Works advised that employees will pick up litter and remove dead animals when in an area, however Council does not have the resources to undertake a dedicated collection.

Deputy Mayor K Dudgeon – GP Accommodation Units – sought an update in relation to the project.

Manager Infrastructure & Works advised that the Units are basically at final fit-out stage with site external site works scheduled to commence.

Deputy Mayor K Dudgeon – York Plains Road – reported potholes in the vicinity of the rail crossing.

Manager Infrastructure & Works commented that the potholes are within the rail corridor and cannot be addressed by Council. To be referred to Tas Rail.

Clr B Campbell – acknowledged the works undertaken on Inglewood Road. Made comment in relation to the edge brakes on a number of sealed roads; and reports of a number of missing or damaged guide posts. Questioned whether any works are planned for huCrch Street, Oatlands (in the vicinity of the School) where there is evidence of pavement cracking and water laying on the verge.

Manager Infrastructure & Works commented that a significant budget has been allocated for edge-breaks within the 2024/25 Budget. Guide posts are replaced as and when required. In relation to Church Street, no funding allocated in the 2024/25 Budget however an upgrade proposal is to be submitted as part of the 2025/26 Budget process.

Mayor E Batt – Muddy Plains Road, Melton Mowbray – maintenance grading required following recent rain event.

Noted.

RECOMMENDATION

THAT the Infrastructure & Works Report be received and the information noted.

DECISION

Moved by Deputy Mayor K Dudgeon, seconded by Clr A E Bisdee OAM

THAT the Infrastructure & Works Report be received and the information noted.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr B Campbell	✓	
Clr D Fish	✓	
Clr F Miller	✓	

DECISION

Moved by Deputy Mayor K Dudgeon, seconded by Clr D Blackwell

THAT the meeting be adjourned for morning tea at 10.53 a.m.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr B Campbell	✓	
Clr D Fish	✓	
Clr F Miller	✓	

DECISION

Moved by Deputy Mayor K Dudgeon, seconded by Clr D Blackwell

THAT the meeting reconvene at 11.12 a.m.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr B Campbell	✓	
Clr D Fish	✓	
Clr F Miller	✓	

14. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – GROWTH)

14.1 Residential

Strategic Plan Reference 2.1

Increase the resident, rate-paying population in the municipality.

Nil.

14.2 Tourism

Strategic Plan Reference 2.2

Increase the number of tourists visiting and spending money in the municipality.

Nil.

14.3 Business

Strategic Plan Reference 2.3

Increase the number and diversity of businesses in the Southern Midlands / Increase employment within the municipality / Increase Council revenue to facilitate business and development activities (social enterprise).

Nil.

14.4 Industry

Strategic Plan Reference 2.4

Retain and enhance the development of the rural sector as a key economic driver in the Southern Midlands / Increase access to irrigation water within the municipality.

Nil.

15. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – LANDSCAPES)

15.1 Heritage

Strategic Plan Reference – Page 22

- 3.1.1 Maintenance and restoration of significant public heritage assets.
- 3.1.2 Act as an advocate for heritage and provide support to heritage property owners.
- 3.1.3 Investigate document, understand and promote the heritage values of the Southern Midlands.

15.1.1 Heritage Project Program Report

DECISION

Moved by Clr A E Bisdee OAM, seconded by Clr B Campbell

THAT the Heritage Projects Program Report be received and the information noted.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr B Campbell	✓	
Clr D Fish	✓	
Clr F Miller	✓	

15.2 Natural

Strategic Plan Reference – page 23/24

- 3.2.1 Identify and protect areas that are of high conservation value.
3.2.2 Encourage the adoption of best practice land care techniques.

15.2.1 NRM Unit – General Report

DECISION

Moved by Clr D Fish, seconded by Clr A E Bisdee OAM

THAT the NRM Unit Report be received and the information noted.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr B Campbell	✓	
Clr D Fish	✓	
Clr F Miller	✓	

15.3 Cultural

Strategic Plan Reference 3.3

Ensure that the cultural diversity of the Southern Midlands is maximised.

Nil.

15.4 Regulatory (Development)

Strategic Plan Reference 3.4

A regulatory environment that is supportive of and enables appropriate development.

Nil.

15.5 Regulatory (Public Health)

Strategic Plan Reference 3.5

Monitor and maintain a safe and healthy public environment.

Nil.

15.6 Regulatory (Animals)

Strategic Plan Reference 3.6

Create an environment where animals are treated with respect and do not create a nuisance for the community

15.6.1 Animal Management Report

DECISION

Moved by Cllr B Campbell, seconded by Deputy Mayor K Dudgeon

THAT the Animal Management Report be received and the information noted.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Cllr A E Bisdee OAM	✓	
Cllr D Blackwell	✓	
Cllr B Campbell	✓	
Cllr D Fish	✓	
Cllr F Miller	✓	

15.7 Environmental Sustainability

Strategic Plan Reference 3.7

Implement strategies to address the issue of environmental sustainability in relation to its impact on Councils corporate functions and on the Community.

Nil.

16. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – COMMUNITY)

16.1 Community Health and Wellbeing

Strategic Plan Reference 4.1

Support and improve the independence, health and wellbeing of the Community.

Nil.

16.2 Recreation

Strategic Plan Reference 4.2

Provide a range of recreational activities and services that meet the reasonable needs of the community.

16.2.1 Oatlands Aquatic Centre – Coordinators Report

DECISION

Moved by Clr A E Bisdee OAM, seconded by Clr D Fish

THAT the information be received and noted.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr B Campbell	✓	
Clr D Fish	✓	
Clr F Miller	✓	

16.3 Access

Strategic Plan Reference 4.3

Continue to explore transport options for the Southern Midlands community / Continue to meet the requirements of the Disability Discrimination Act.

Nil.

16.4 Volunteers

Strategic Plan Reference 4.4

Encourage community members to volunteer.

Nil.

16.5 Families

Strategic Plan Reference 4.5

Ensure that appropriate childcare services as well as other family related services are facilitated within the community / Increase the retention of young people in the municipality / Improve the ability of seniors to stay in their communities.

Nil.

16.6 Education

Strategic Plan Reference 4.6

Increase the educational and employment opportunities available within the Southern Midlands

Nil.

16.7 Capacity & Sustainability

Strategic Plan Reference 4.7

Build, maintain and strengthen the capacity of the community to help itself whilst embracing social inclusion to achieve sustainability.

Nil.

16.8 Safety

Strategic Plan Reference 4.8

Increase the level of safety of the community and those visiting or passing through the municipality.

Nil.

16.9 Consultation & Communication

Strategic Plan Reference 4.8

Improve the effectiveness of consultation & communication with the community.

Nil.

17. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – ORGANISATION)

17.1 Improvement

Strategic Plan Reference 5.1

Improve the level of responsiveness to Community & Developer needs / Improve communication within Council / Improve the accuracy, comprehensiveness and user friendliness of the Council asset management system / Increase the effectiveness, efficiency and use-ability of Council ICT systems / maintain the Business Process Improvement & Continuous Improvement framework

Nil.

17.2 Sustainability

Strategic Plan Reference 5.2

Retain corporate and operational knowledge within Council / Provide a safe and healthy working environment / Ensure that staff and elected members have the training and skills they need to undertake their roles / Increase the cost effectiveness of Council operations through resource sharing with other organisations / Continue to manage and improve the level of statutory compliance of Council operations / Ensure that suitably qualified and sufficient staff are available to meet the Communities need / Work co-operatively with State and Regional organisations / Minimise Councils exposure to risk / Ensure that exceptional customer service continues to be a hallmark of Southern Midlands Council

17.2.1 Tabling of Documents

Nil.

17.2.2 Elected Member Statements

An opportunity is provided for elected members to brief fellow Councillors on issues not requiring a decision.

Deputy Mayor K Dudgeon - advised Council of the Bargain Centre Community payout to June 2024. Profit of \$31,064.46 to be shared among 18 groups. 21 volunteers worked a combined total of 2,689.25 hours with each volunteer hour of work valued at \$11.55.

Funds to be distributed as follows:

Community Group	Hours	Dollar Value
MMPHC Auxiliary	695	\$8,027.25
Uniting Church Oatlands	510.25	\$5,893.38
Mt Pleasant Football Club	329	\$3,799.95
Historical Society Oatlands	312	\$3,603.60
Make A Wish Foundation	200	\$2,310.00
St Pauls Catholic Church Oatlands	116.5	\$1,345.57
Ten Lives	105.5	\$1,218.52
Bonorong Wildlife Hospital	76	\$877.80
Midlands Swim Centre	74.75	\$863.36
Anglican Church Oatlands	68	\$785.40
Oatlands Community Shed	66.75	\$770.96
St Peters Cemetery Maintenance	37.5	\$433.12
Community Hub Oatlands	30.5	\$352.27
Mid FM Radio Station	24	\$277.20
Just Cats	18	\$207.90
Dogs Home of Tasmania	16	\$184.80
McGrath Foundation	5	\$57.75
Hawthorn House	4.5	\$51.97

Clr A E Bisdee OAM – provided a verbal report on the issues discussed at the Tas Water General Meeting held 27th June 2024. Reference was made to the development of a new Pricing Services Plan which is to be finalised and submitted to the Economic Regulator for assessment; the South East Irrigation Scheme and the issue of Tas Water supplying treated water to that scheme pending upgrade of the Irrigation Scheme (which was not federally funded); and the delays being experienced in undertaking the planned Capital Works Program.

Mayor E Batt – Oatlands District Football Association – following attendance at the Association's sponsor's event held at Campania on 20th July 2024, the Mayor commended the Association and its member teams on the success of the competition.

17.2.3 New Policy – Reporting & Investigating Reportable Conduct Policy & Procedure (final adoption)

DECISION

Moved by Deputy Mayor K Dudgeon, seconded by Clr A E Bisdee OAM

THAT Council:

1. Receive and note the report; and
2. Formally adopt the ‘Reporting & Investigating Reportable Conduct Policy and Procedure’.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr B Campbell	✓	
Clr D Fish	✓	
Clr F Miller	✓	

17.2.4 Risk Management Framework, Strategy & Policy

DECISION

Moved by Clr D Blackwell, seconded by Deputy Mayor K Dudgeon

THAT Council adopt the Risk Management Framework, Strategy & Policy.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr B Campbell	✓	
Clr D Fish	✓	
Clr F Miller	✓	

17.2.5 SMC External Grant Projects - Quarterly Update

DECISION

Moved by Deputy Mayor K Dudgeon, seconded by Clr A E Bisdee OAM

THAT the Report be received and the information noted.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr B Campbell	✓	
Clr D Fish	✓	
Clr F Miller	✓	

17.2.6 Local Government Shared Services–Quarterly Update–Information Only

DECISION

Moved by Clr D Blackwell, seconded by Deputy Mayor K Dudgeon

THAT the report be received and the information noted.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr B Campbell	✓	
Clr D F Fish	✓	
Clr F Miller	✓	

17.3 Finances

Strategic Plan Reference 5.3

Community's finances will be managed responsibly to enhance the wellbeing of residents / Council will maintain community wealth to ensure that the wealth enjoyed by today's generation may also be enjoyed by tomorrow's generation / Council's financial position will be robust enough to recover from unanticipated events, and absorb the volatility inherent in revenues and expenses.

17.3.1 Monthly Financial Statement (Period ending 30 June 2024)

DECISION

Moved by Cllr D Blackwell, seconded by Cllr A E Bisdee OAM

THAT the Financial Report be received and the information noted.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Cllr A E Bisdee OAM	✓	
Cllr D Blackwell	✓	
Cllr B Campbell	✓	
Cllr D Fish	✓	
Cllr F Miller	✓	

18. MUNICIPAL SEAL

Nil.

19. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA

Nil.

RECOMMENDATION

THAT in accordance with Regulation 15 of the *Local Government (Meeting Procedures) Regulations 2015*, the following items are to be dealt with in Closed Session.

DECISION

Moved by Cllr B Campbell, seconded by Deputy Mayor K Dudgeon

THAT in accordance with Regulation 15 of the *Local Government (Meeting Procedures) Regulations 2015*, the following items are to be dealt with in Closed Session.

Matter	Local Government (Meeting Procedures) Regulations 2015 Reference
<i>Closed Council Minutes - Confirmation</i>	15(2)
<i>Applications for Leave of Absence</i>	15(2)(h)
<i>Audit Panel Minutes</i>	15(2)(b)
<i>State Emergency Services – SMC Road Crash Rescue Unit</i>	15(2)(d)
<i>Oatlands Aquatic Centre – Review of Operations</i>	15(2)(d)
<i>Property Matter – Kempton</i>	15(2)(f)
<i>Property Matter – Bagdad</i>	15(2)(f)

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Cllr A E Bisdee OAM	✓	
Cllr D Blackwell	✓	
Cllr B Campbell	✓	
Cllr D Fish	✓	
Cllr F Miller	✓	

RECOMMENDATION

THAT in accordance with Regulation 15(2) of the *Local Government (Meeting Procedures) Regulations 2015*, Council move into Closed Session and the meeting be closed to members of the public.

DECISION

Moved by Clr D Fish, seconded by Clr B Campbell

THAT in accordance with Regulation 15(2) of the *Local Government (Meeting Procedures) Regulations 2015*, Council move into Closed Session and the meeting be closed to members of the public.

CARRIED

DECISION (MUST BE BY ABSOLUTE MAJORITY)		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr B Campbell	✓	
Clr D Fish	✓	
Clr F Miller	✓	

CLOSED COUNCIL MINUTES

20. BUSINESS IN “CLOSED SESSION”

20.1 Closed Council Minutes - Confirmation

In accordance with the Local Government (Meeting Procedures) Regulations 2015, the details of the decision in respect to this item are to be kept confidential and are not to be communicated, reproduced or published unless authorised by Council.

Item considered in Closed Session in accordance with Regulation 15(2)(g) of the Local Government (Meeting Procedures) Regulations 2015.

20.2 Applications for Leave of Absence

In accordance with the Local Government (Meeting Procedures) Regulations 2015, the details of the decision in respect to this item are to be kept confidential and are not to be communicated, reproduced or published unless authorised by Council.

Item considered in Closed Session in accordance with Regulation 15(2)(h) of the Local Government (Meeting Procedures) Regulations 2015.

20.3 Audit Panel Minutes

20.3.1 Audit Panel Receipt of Minutes

In accordance with the Local Government (Meeting Procedures) Regulations 2015, the details of the decision in respect to this item are to be kept confidential and are not to be communicated, reproduced or published unless authorised by Council.

Item considered in Closed Session in accordance with Regulation 15(2)(g) of the Local Government (Meeting Procedures) Regulations 2015.

20.3.2 Endorsement of Recommendations

In accordance with the Local Government (Meeting Procedures) Regulations 2015, the details of the decision in respect to this item are to be kept confidential and are not to be communicated, reproduced or published unless authorised by Council.

Item considered in Closed Session in accordance with Regulation 15(2)(b) of the Local Government (Meeting Procedures) Regulations 2015.

20.4 State Emergency Service – Southern Midlands Road Crash Rescue Unit (Vehicles)

In accordance with the Local Government (Meeting Procedures) Regulations 2015, the details of the decision in respect to this item are to be kept confidential and are not to be communicated, reproduced or published unless authorised by Council.

Item considered in Closed Session in accordance with Regulation 15(2)(d) of the Local Government (Meeting Procedures) Regulations 2015.

20.5 Oatlands Aquatic Centre – Review of Operations

In accordance with the Local Government (Meeting Procedures) Regulations 2015, the details of the decision in respect to this item are to be kept confidential and are not to be communicated, reproduced or published unless authorised by Council.

Item considered in Closed Session in accordance with Regulation 15(2)(d) of the Local Government (Meeting Procedures) Regulations 2015.

General Manager declared an interest and departed the meeting at 11.46 a.m.

20.6 Property Matter Kempton

In accordance with the Local Government (Meeting Procedures) Regulations 2015, the details of the decision in respect to this item are to be kept confidential and are not to be communicated, reproduced or published unless authorised by Council.

Item considered in Closed Session in accordance with Regulation 15(2)(f) of the Local Government (Meeting Procedures) Regulations 2015.

The General Manager returned to the meeting at 11.47 a.m.

20.7 Property Matter Bagdad

In accordance with the Local Government (Meeting Procedures) Regulations 2015, the details of the decision in respect to this item are to be kept confidential and are not to be communicated, reproduced or published unless authorised by Council.

Item considered in Closed Session in accordance with Regulation 15(2)(f) of the Local Government (Meeting Procedures) Regulations 2015.

RECOMMENDATION

THAT Council move out of “Closed Session”.

DECISION

Moved by Cllr D Blackwell, seconded by Cllr D Fish

THAT Council move out of “Closed Session”.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Cllr A E Bisdee OAM	✓	
Cllr D Blackwell	✓	
Cllr B Campbell	✓	
Cllr D Fish	✓	
Cllr F Miller	✓	

OPEN COUNCIL MINUTES

21. CLOSURE

The meeting closed at 12.10 p.m.

August Woodsdale Community Memorial Hall

Est. 1905

General Committee Meeting

Monday 12th August, 2024

Woodsdale Hall

Welcome/Opening:

- The President welcomes members and declares the meeting open at 7.12pm

Attendance:

Mrs Kaye Rowlands, Mrs Ann Scott, Mr Leon Scott, Mrs Marion Wiggins, Mrs Ann Wiggins, Ms Alyson Scott, Mrs Karen Dudgeon, Ms Andrea Jones

Apologies:

Ms Kate Bourne, Mrs Sally Stubs

Moved: Mr Leon Scott

Seconded: Mrs Karen Dudgeon

Motion Carried

Confirmation of Minutes for the last meeting – July 4

Moved: Ms Alyson Scott

Seconded: Mrs Karen Dudgeon

Motion Carried

Financial Report:

Balance at 12.8.2024

\$12 153.82

Account for Kaye to be paid for the dinner:

Microwave \$309 and food for dinner

Moved: Mrs Ann Scott

Seconded: Ms Alyson Scott

Motion Carried

General Business:

- Bain Marie (or similar) to be purchased by Alyson – Kmart

- Langdale Electrical have provided a quote of \$1305 to upgrade the electrical boards in the supper room area to handle more appliances.
- Further electrical work – move power board from the supper room to outside for easier access – remove the coin paid power feature, install new oven

Ms Alyson Scott moves that we accept the quote provided by Langdale Electrical

Seconded: Ms Andrea Jones

Motion Carried

- Marion to investigate prices and organise installation before August 24th – purchase out of France's money
- Marion to organise Langdales to complete the electrical work.
- Account to be sent to Council to claim the GST and they will invoice the hall.

Trophy Night: August 24th

Vegetables – potatoes, peas, carrots, swedes, corn

Potatoes and Swedes – Leon

To purchase: 3 cooked chickens, garlic bread and cream

Pork, lamb, beef (2 x casserole – Andrea and Marion) into casseroles and beef in gravy

Marion - Cauliflower and broccoli – Andrea – potato bake

3 cooked chickens (Kaye to organise)

3 pavlovas (2 x Ann Scott and 1 x Kaye Rowlands) – 3 trays of other desserts (No Frills – Alyson)

Per head: \$20 adult

- Ian and Anthony have cleaned the hall- still requires scrubbing

Motion to thank Ian and Anthony for cleaning the outside of the hall.

Moved - Mrs Ann Wiggins

Seconded – Mrs Ann Scott

AGM – 23rd September - Jemma Thomas – separate email – 7.30 p.m.

- Solar light to be put up around the toilet area
- Vouchers – 5 to be used – Possible Xmas party
- Small Halls Council of Australia – unable to have a function
- Thank you letter Lauren Jenkins – 173 Campbells Road – thank you for helping clean the floor

Meeting Closed at 8.04

NEXT MEETING –Monday September 23rd– 7.30 p.m. (Annual General Meeting)

CHAUNCY VALE WILDLIFE SANCTUARY MANAGEMENT COMMITTEE

SOUTHERN MIDLANDS COUNCIL

MINUTES

OF GENERAL MEETING HELD ON MON 12TH AUGUST 2024

AT CHAUNCY VALE RESERVE

Present:

Tony Bantick	Community
Graham Green	SMC
Jamie Ward	Community
Victoria Needham	Community
Vicky Bird	Bagdad Field & Game (BF&G)
Bob Campbell	Proxy Chair (Councillor)
Elise Jeffery	TLC
Heather Chauncy	Chauncy Family

Absent:

Brian Campbell	PWS
Ben Masterman	Chauncy Family

Apologies:

Donna Blackwell	Chair (Councillor)
Erin and Brody	Caretakers

1. Minutes

The minutes of the previous meeting held in April were accepted as a correct record:
Moved – Tony, seconded – Jamie, carried

2. Matters arising from the minutes

The hazardous boulders at Eve's Bath brought up by Tony at the last meeting were dealt with immediately by the Works Crew. The area is now cordoned off with a steel fence and a hazard sign.

3. Correspondence

- *Morrigan Guinnane (TLC)* – update on the quoll study
- *Glen & Linda Collis* – expression of interest regarding caretaking at Chauncy Vale

4. Financial report

The account balance as at 7/8/24 was \$54,140. This amount reflects a new way of presenting the Chauncy Vale budget whereby wages for reserve management are included in the operating budget.

In the next few months extra funds will be added to our budget for the new toilets project. This will be \$80,000 in grant funds from the Tasmanian Government and a \$20,000 allocation from Council.

Financial report Moved – Tony, seconded – Vicky carried

5. Reserve Management update

New Toilets

The funds for the accessible toilet project have been approved and will become available in about September.

Graham to put together a draft project plan.

Potential project management team for this development is:

- Grant Finn (SMC);
- Phil Krause (SMC); and
- Vicky Bird (Management Committee)

New sculpture work

Andrew Evans has scoped out potential sites for new sculpture work on the Wombat Walk. He will work a tree stump into a pademelon and do some more etchings on the balance log near the new rope bridge.

Improvements needed at the walker information booth and BBQ and other issues

Tony raised a few points regarding some improvements that are needed around the visitor precinct:

- New pens and log book required in the walker registration booth – also discussion around alternative ways of registering e.g. whiteboard or online registration;
- The steps to the booth are hazardous and wire is needed on them to make them non-slip;
- The bbq at the bbq shelter is unsightly and needs a good clean.

Graham to action the first two issues asap and speak to the caretakers regarding the bbq.

Tony was also present in the reserve when the 'circle work' was done on the grassy area near the bbq shelter. The same people also cut some small wattles for wattle grubs. Tony recognized the vehicle and will endeavor to get the registration plate number.

Reserve management going forward

With Graham's impending retirement reserve management will be handed on to other staff at Council. 'Chauncy Vale Standard Operating Procedures' with help with this transition. These have been included as an attachment with the minutes.

6. Tasmanian Land Conservancy Flat Rock Reserve update

The component of the eastern quoll project hosted on Chauncy Vale and Flat Rock is being wound up. This is due to a combination of: no quolls yet observed on cameras; and also logistics difficulties due to accessibility. The Reserve has also been assessed as unsuitable for translocation of quolls.

7. Other business

Aboriginal thoughts

Graham aired the thought of Chauncy Vale being a potential 'hand back' property to the Aboriginal community. The concept was rejected by the Committee at this point in time, largely due to a perception that there is not the capacity to manage the Reserve.

The Committee is however supportive of ongoing 'cultural days/workshops' and also interpretations. An interpretations panel is part of the funded project for the toilet development.

Cashless donations

There was discussion around the prospect of cashless donations at Chauncy Vale in light of this being a new trend at other sites and reserves. It is also a growing need as there is a trend towards fewer people carrying cash. The Chauncy Vale donations reflect this trend with a decline over the last year compared with the year prior. The logistical difficulty at Chauncy Vale is lack of internet signal, however there is potential that it may be able to link with the Starlink set up at the Caretaker house. It is inevitable that cashless donations will need to be offered at the reserve. In the interim Elise offered to send some information regarding how this is set up with Wildcare.

Moss survey

Heather informed us that the moss re-survey has commenced but there is more work to be done. A report will be forthcoming on this.

Promotion of Chauncy Vale

The following points were made regarding promotion of Chauncy Vale:

- Schools need to be notified at the start of the year (by sending the schools promotional brochure out) so that they can fit visits into their programming;
- The reserve could be promoted in the Southern Midlands News – particularly a profile on Heather Chauncy;
- In 2026 it will be 80 years since the Sanctuary was proclaimed. This important milestone should be the foundation of a community event;
- Information about Chauncy Vale on Wiki Camps should be reviewed to ensure information is correct.

Caretaker Review

The Caretakers will need to be consulted in good time prior to the end of their lease at the end of the year to determine what their plans are going forward and also to review their time in the role.

Graham retirement

The Committee thanked Graham for his contribution to Chauncy Vale.

The Chauncy Vale management role will be transitioned to other staff at Council over the next month.

8. Next meeting Monday 14th October 10:30



Public Notice Details

Planning Application Details

Application No	DA 2400078
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Property Details

Property Location	99 High Street, Oatlands
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Application Information

Application Type	Discretionary Development Application
Development Category	Concrete finish to courtyard & service area
Advertising Commencement Date	16/07/2024
Advertising Closing Period	30/07/2024
<small>If the Council Offices are closed during normal office hours within the above period, the period for making representations is extended.</small>	

Enquiries regarding this Application can be made via Southern Midlands Council at (03) 6254 5050 or by emailing planningenquires@southernmidlands.tas.gov.au. Please quote the development application number when making your enquiry.

Representations on this application may be made to the General Manager in writing either by

Post: PO Box 21, Oatlands Tas 7120
Email: mail@southernmidlands.tas.gov.au
Fax: 03 6254 5014

All representations must include the author's full name, contact number, and postal address and must be received by the advertising closing date.



05.06.24

APPLICATION FOR PLANNING PERMIT – USE AND DEVELOPMENT
Commercial, Industrial, Forestry and other Non- Residential development

Use this form to apply for planning approval in accordance with section 57 and 58 of the *Land Use Planning and Approvals Act 1993*

Applicant / Owner Details:

Owner / s Name Lake Frederick Inn Pty Ltd and The Crown

Postal Address C/- The Applicant **Phone No:**

Email address

Applicant Name (if not owner) Sarah Silva - ERA Planning & Environment

Postal Address 125A Elizabeth Street, Hobart, TAS, 7000 **Phone No:** 6165 0443

Email address: sarah@eraplanning.com.au

Description of proposed use and/or development:

Address of new use and development: 99 High Street, Oatlands TAS 7120

Certificate of Title No Volume No 240022 Lot No: 1

Description of Use No new use proposed.

Refer Definitions in Clause 8.2 of the Southern Midlands Planning Scheme 2015
Attach additional information if required.

Development on site • concrete finish in both the courtyard and service yard areas

current use of land and building Existing distillery (resource processing).

E.g. Are there any existing buildings on this title?
If yes, what is the main building used as?

Is the property Heritage Listed Please tick ✓ answer
Yes No

Signage Is any signage proposed? Please tick ✓ answer
Yes No

05.06.24

If yes attach details: size, colours, fonts, location

05.06.24

Business Details

Existing hours of operation

Hours	am	to	pm
Weekdays			
Sat			
Sun			

Proposed hours of new operation

Hours	am	to	pm
Weekdays			
Sat			
Sun			

Number of existing employees

Number of proposed new employees :

Traffic Movements

Number of commercial vehicles servicing the site at present		Approximate number of commercial vehicles servicing the site in the future	
Number of Car Parking Spaces	How many car spaces are currently provided	How many new car spaces are proposed	

Is the development to be staged:

Please tick ✓ answer

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
-----	-------------------------------------	----	--------------------------

Is the development to be staged, If yes

Described proposed stages		Described period of proposed stages	
---------------------------	--	-------------------------------------	--

Proposed Material Types

What are the proposed external wall colours	No change	What is the proposed roof colour	No change
What are the proposed external wall materials	No change	What are the proposed roof materials	No change
What is the proposed new floor area m ²	No change	What is the estimated value of all the new work proposed	\$

Please attach any additional information that may be required by Part 6.1 Application Requirements of the Tasmanian Planning Scheme.

Signed Declaration

I/we hereby apply for a planning approval to carry out the use or development described in this application and in the accompanying plans and documents, accordingly I declare that:

- The information given is a true and accurate representation of the proposed development. I understand that the information and materials provided with this development application may be made available to the public. I understand that the Council may make such copies of the information and materials as, in its opinion, are necessary to facilitate a thorough consideration of the Development Application. I have obtained the relevant permission of the copyright owner for the communication and reproduction of the plans accompanying the development application, for the purposes of assessment of that application. I indemnify the Southern Midlands Council for any claim or action taken against it in respect of breach of copyright in respect of any of the information or material provided.
- I am the applicant for the planning permit and I have notified the owner/s of the land in writing of the intention to make this application in accordance with Section 52(1) of the *Land Use Planning Approvals Act 1993* (or the land owner has signed this form in the box below in "Land Owner(s) signature");

Applicant Signature

Applicant Name (please print)

Date

Land Owner(s) Signature

Land Owners Name (please print)

Date

Land Owner(s) Signature

Land Owners Name (please print)

Date

05.06.24

DEVELOPMENT – Information & Checklist sheet

Use this check list for submitting your application

Submitting your application ✓

1. All plans and information required per Application Requirements of the Tasmanian Planning Scheme
www.iplan.tas.gov.au
ie: site plan showing all existing buildings, proposed buildings, elevation plans etc.
2. Copy of the current Certificate of Title, Schedule of Easements and Title Plan (Available from Service Tasmania Offices or www.thelist.tas.gov.au)
3. Any reports, certificates or written statements to accompany the Application (if applicable) required by the relevant zone or code.
4. Prescribed fees payable to Council

Information

If you provide an email address in this form then the Southern Midlands Council (“the Council”) will treat the provision of the email address as consent to the Council, pursuant to Section 6 of the Electronic Transactions Act 2000, to using that email address for the purposes of assessing the Application under the Land Use Planning and Approvals Act 1993 (“the Act”).

If you provide an email address, the Council will not provide hard copy documentation unless specifically requested.

It is your responsibility to provide the Council with the correct email address and to check your email for communications from the Council.

If you do not wish for the Council to use your email address as the method of contact and for the giving of information, **please tick ✓** the box

Heritage Tasmania

If the Property is listed on the Tasmanian Heritage Register then the Application will be referred to Heritage Tasmania unless an Exemption Certificate has been provided with this Application. (Phone 1300 850 332 (local call cost) or email enquires@heritage.tas.gov.au)

TasWater

Depending on the works proposed Council may be required to refer the Application to TasWater for assessment (Phone 136992)

PRIVACY STATEMENT

The Southern Midlands Council abides by the Personal Information Protection Act 2004 and views the protection of your privacy as an integral part of its commitment towards complete accountability and integrity in all its activities and programs.

Collection of Personal Information: The personal information being collected from you for the purposes of the Personal Information Protection Act, 2004 and will be used solely by Council in accordance with its Privacy Policy. Council is collecting this information from you in order to process your application.

Disclosure of Personal Information: Council will take all necessary measures to prevent unauthorised access to or disclosure of your personal information. External organisations to whom this personal information will be disclosed as required under the Building Act 2000. This information will not be disclosed to any other external agencies unless required or authorised by law.

Correction of Personal Information: If you wish to alter any personal information you have supplied to Council please telephone the Southern Midlands Council on (03) 62545050. Please contact the Council's Privacy Officer on (03) 6254 5000 if you have any other enquires concerning Council's privacy procedures.

ADVICE: There is no connection between Planning approval and Building & Plumbing approvals. Owners are to ensure that the work is either Low Risk Building Work, Notifiable Building Work or Permit work in accordance with the Directors Determination – Categories of Building & Demolition Work v 1.4 dated 12 March 2021.

https://www.cbos.tas.gov.au/data/assets/pdf_file/0014/405014/Directors-determination-categories-of-building-and-demolition-work-2021.pdf

9 May 2024

Grant Finn and Louisa Brown
Southern Midlands
PO Box 21
Oatlands

By email: mail@southernmidlands.tas.gov.au;
lbrown@southernmidlands.tas.gov.au;
gfinn@southernmidlands.tas.gov.au

Dear Mr Finn and Ms Brown

CALLINGTON MILL

This letter is to accompany the development application for a change in surface material (concrete finish in both the courtyard and service yard areas) at 99 High Street, Oatlands (**the Callington Mill**).

Council must accept the application pursuant to s.57 of the *Land Use Planning and Approvals Act 1993* (subject to payment of the relevant fees). The development application is a discretionary application (s.34 *Historic Cultural Heritage Act 1995*), and public notification is to be undertaken in accordance with the statutory requirements.

This application falls within the purview of Heritage Tasmania, in accordance with s.36 of the *Historic Cultural Heritage Act 1995*. The potential impact of the works on the heritage values of the Callington Mill is exclusively within the jurisdiction of Heritage Tasmania for evaluation and consideration.

Clause C6.2.3 of the C6.0 Local Historic Heritage Code (**Heritage Code**) of the *Southern Midlands - Tasmanian Planning Scheme* delineates when that Code will apply to a development application. It explicitly states that the Heritage Code does not apply to registered places listed on the Tasmanian Heritage Register (**THR**), except in cases pertaining to significant trees. As the Callington Mill is listed as a registered place on the THR, it follows that the property cannot be regulated by the Heritage Code in respect of the works.

I trust that the Council will proceed with due diligence and prudence in evaluating the development application for retrospective approval of works at the Callington Mill.

Yours faithfully



Sarah Wilson
Special Counsel
Direct Line: (03) 6235 5157
Email: swilson@pageseager.com.au

05.06.24

CALLINGTON MILL, OATLANDS -PROPOSED WORKS

15 Nov 2022

INTRODUCTION

I have been asked to make an assessment of a proposed change to the pavement of the Callington Mill new Distillery from 'Stoneset Beach Stone' to concrete.

HERITAGE VALUES

The Callington Mill Precinct contains various historic structures exhibiting a range of heritage values. The 1837 Callington tower mill is the centrepiece of several historic buildings in the precinct dating from Georgian to Federation periods.

HERITAGE IMPACT OF PROPOSED CHANGE OF PAVEMENT

The pavement is to the courtyard of the recently constructed Callington Distillery.

The townscape context of the distillery shows the mill as the strongly dominant element, the distillery as a large but sympathetic modern gabled structure, all buildings set well back from public streets and appearing as buildings in space rather than as part of continuous street edges. The new distillery addresses the Esplanade rather than High Street.

Stoneset Beach Stone is a pavement that looks appropriate in a rural or heritage setting and certainly was a good choice originally for this context. Certainly Stoneset beach Stone is an unobtrusive material when used against heritage buildings. It would have been my first choice for the site. However the relevant question is not what would be the preferred choice, but whether or not the proposed alternative -concrete pavement -will impact on the heritage values of the precinct.

It is my opinion that the ideal solution would have the concrete pavement separated to some degree from the adjacent heritage building by a 'visual break'. The brick Federation Visitors Centre is the only heritage building affected by the proposed concrete pavement.

The following photos demonstrate that the distillery and associated concrete pavement is a clearly modern material and would be softened by a visual break to partially isolate it from the nearby heritage structures -for example the introduction of a hedge planting or timber fence along the side of the Federation building.

Without that hedge or fence containment I consider that this proposal will have a **very low** impact on the historic cultural heritage significance of the Callington Mill precinct. With the introduction of a hedge or timber fence there will be **no** impact on the heritage significance of the place.

Accordingly, I recommend that the proposed concrete pavement be approved and if possible a hedge or timber fence be introduced to the edge of the concrete pavement.



Prepared by

graeme corney architect & heritage consultant

3/78a Esplanade, Rose Bay 7015 tel (03) 6243 1994 or 0448 014 005

05.06.24



New distillery showing the new concrete pavement. Photo by Hamid Saeidi



Heritage buildings and adjacent new concrete pavement. Photo by Hamid Saeidi

5 June 2024
Reference: 2223-048

The General Manager
Southern Midlands Council
PO Box 21
OATLANDS TAS 7120

By email: mail@southernmidlands.tas.gov.au

Dear Sir,

CALLINGTON MILL HISTORIC SITE 99 HIGH STREET, OATLANDS

ERA Planning and Environment have been engaged by Callington Mill Pty Ltd to lodge a planning application seeking approval for a change to the surface material (concrete finish) at 99 High Street, Oatlands (the site). The scope of works includes the following:

- a concrete finish in both the courtyard and service yard.

The application for planning approval includes a Heritage Statement, prepared by Graeme Corney. The Heritage Statement includes the following recommendation:

'the distillery and associated concrete pavement is a clearly modern material and would be softened by a visual break to partially isolate it from the nearby heritage structures -for example the introduction of a hedge planting or timber fence along the side of the Federation building.'

In response to the recommendation above, additional landscaping has been proposed to assist in providing a visual break to soften the appearance of the concrete. It is highlighted that this landscaping includes species specifically requested by Heritage Tasmania, when the most recent minor amendment was referred to them; this minor amendment is discussed briefly in the background below.

Broadly speaking, the proposed design changes are in response to detailed design and engineering work to meet building regulations and operational requirements. Refer to Figure 1 for site context.

The planning permit application includes the following documents which are provided separately to this letter:

- Planning application form
- A supporting letter prepared by Page Seager Lawyers
- Title documentation
- Proposed site plan, prepared by Cumulus Studio and landscaping plans, prepared by Play Street; and
- Heritage Statement, prepared by Graeme Corney (Architect and Heritage Consultant).

05.06.24



Figure 1: Site plan (Source: The LIST, 27.11.23)

SITE INFORMATION

Details for the subject sites are shown below:

Address	Owner	Certificate of Title	Land Area
99 High Street, Oatlands	Lake Frederick Inn Pty Ltd	240022/1	6695m ²

BACKGROUND INFORMATION

The sites have been subject to planning approvals for the following development applications:

Development Application DA2018/90 – Whisky distillery with associated visitor services (retail, tours, tastings) and food services (café), dated 1 March 2019.

Minor Amendment DA2018/90A. This amendment, dated 24 September 2019, approved the following changes to the approved development:

- Increased ground floor storage space (additional excavation required, but still contained within existing building footprint)
- Increased external vehicle service area and change of surface material (from gravel to exposed aggregate)
- Relocation of trade waste treatment tanks affording greater separation from neighbouring dwelling
- Introduction of fire water tanks (two below ground and four above ground) as required by the building standards
- Introduction of LPG storage area (location chosen to allow for setback requirements)
- Introduction of substation kiosk, chiller and boiler plant (additional excavation required; to be located below the height of the existing stone wall on The Esplanade)
- Refinement of vehicle access grades to meet relevant design standards (this has resulted in a 20cm increase in height to the proposal); and

05.06.24

- Increase in impermeable surface area.

The current development application seeks approval for the concrete finish under s57 of the LUPA Act. A supporting letter, prepared by Page Seager has been included with the application documents highlighting that Council are legally obliged to accept the application for assessment under the provisions of the *Tasmanian Planning Scheme – Southern Midlands*, which is now the applicable planning scheme. As the Callington Mill site is listed as a registered place on the Tasmanian Heritage Register, the property cannot be regulated by the Heritage Code in respect of the works and the assessment needs to be undertaken by Heritage Tasmania, in accordance with *section 36 of the Historic Cultural Heritage Act 1995*.

SITE PHOTOS



Photo 1: View of existing distillery showing the extent of the existing hardstand and the location of the wall opening (source: Callington Pty Ltd)

05.06.24



Photo 2: View of the Heritage listed buildings site from the east looking in a western direction. The edge of the hardstand is contained within CT 240022/1 and does not encroach on the adjacent Crown land (source: Callington Pty Ltd)

PLANNING ASSESSMENT

The subject site at 99 High Street is in the General Business zone pursuant to the *Tasmanian Planning Scheme - Southern Midlands* (the Planning Scheme). The existing onsite use is a distillery (Resource Processing); the subject works are considered ancillary to the use. The concreted area is sited entirely within the General Business zoned area.

The use standards pursuant to the General Business zone are not relevant as the use would not be changing nor intensifying. For this reason, it is considered that the works are not inconsistent with the zone purpose statements of the zone.

The Planning Scheme, pursuant to the General Business zone, separates out standards specifically for a proposed use. These relate to hours of operation, external lighting, commercial vehicles, discretionary uses, and retail impact. As there will be no change to the existing use nor any other assessable use provisions, the use standards are not applicable in this instance and no assessment is required against these standards.

The Planning Scheme, pursuant to the General Business zone, separates out standards specifically for building and works. These standards relate to new building heights and setbacks, the design of new buildings or alterations to existing building facades, new fencing (or free standing walls) within 4.5 m of a frontage, outdoor storage areas, and new dwellings. As the proposed development includes none of these elements, the development standards are not considered applicable in this instance and no further assessment is required.

05.06.24

CODES

C2.0 Parking and Sustainable Transport Code

This Code technically applies to all use and development, however, there is no change to the existing parking and access arrangements will not be impacted as a result of the change; employee parking is currently provided on the Callington Mill site (CT 150311/1) and visitor parking is reliant upon public car parking at the Council owned Barrack Street car park or on-street along High Street

C6.0 Local Historic Heritage Code

While the subject works are within a designated local heritage place and precinct (Southern Midlands Local Provisions Schedule), the Local Historic Heritage Code does not apply to a place entered on the Tasmanian Heritage Register, unless affecting a significant tree. The site is listed on the Tasmanian Heritage Register and does not include a significant tree. For these reasons this code is not applicable.

C7.0 Natural Assets Code

The subject area of concrete is located adjacent to a priority vegetation area overlay, as shown in Figure 2. The Natural Assets Code does not apply to the General Business Zone. Given that the site was previously crushed, compacted gravel on hardstand and no native vegetation was present and required clearing, the Natural Assets Code is not triggered, and no further assessment is required.



Figure 2: Priority vegetation area overlay shown as green hatched area (Source: The LIST, 02.05.23). This overlay sits directly the existing hardstand area to be concreted.

05.06.24

CONCLUSION

The proposal is for a concrete finish in both the courtyard and service yard areas.

The subject site is a heritage place and within the Callington Mill Heritage Precinct, although the site is State listed and not subject to the Local Historic Heritage Code.

The proposal has been assessed against the relevant clauses of the General Business zone, and relevant planning codes and was found to be acceptable as the works are ancillary to an existing use and not considered measurable in terms of the Planning Scheme provisions. The proposal is consistent with the objectives of the *Tasmanian Planning Scheme - Southern Midlands* and is recommended for approval.

I trust that this meets your requirements, however, should you require any further information please do not hesitate to contact me on 0407 005 295 or at sarah@eraplanning.com.au

Yours sincerely,



Sarah Silva

Senior Planner

Attachments:

A - Planning application form

B - A supporting letter prepared by Page Seager Lawyers

C - Title documentation

D - Proposed site plan, prepared by Cumulus Studio and landscaping plans, prepared by Play Street; and

E - Heritage Statement, prepared by Graeme Corney (Architect and Heritage Consultant).

CALLINGTON MILL DISTILLERY, 99 HIGH STREET OATLANDS

GENERAL NOTES

PROJECT

DESIGNER
 CUMULUS STUDIO PTY LTD
 CERTIFIED ARCHITECT: PETER WALKER
 ACCREDITATION N°: CC2143E
 ARCHITECTS ADDRESS: HOBART Suite 2, Level 2, 147 Macquarie Street Hobart, TAS 7000 +61(3) 6231 4841

LOCATION
 PROJECT N°: T17333
 PROJECT NAME: CALLINGTON MILL DISTILLERY

TITLE REFERENCE: 240022
 PROJECT ADDRESS: 99 HIGH STREET OATLANDS

SITE DETAILS
 BAL: N/A
 CLIMATE ZONE: ZONE 7
 ALPINE AREA: NO
 CORROSION: LOW

DRAWING LIST

No	Layout Name	Issue	Issued Date	Notes
SK00	COVER PAGE	03	15/1/2024, 4:49 pm	FLOOR FINISH + DRYSTONE WALL OPENING DA
SK01	SITE PLAN	03	15/1/2024, 4:49 pm	FLOOR FINISH + DRYSTONE WALL OPENING DA



1 SITE LOCATION
 1:1000

Issue	Date	Purpose
33	15/1/2024	FLOOR FINISH + DRYSTONE WALL OPENING DA



copyright
Cumulus Studio Pty Ltd
 info@cumulus.studio
 Hobart
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 +61(3) 6231 4841
 Launceston
 Level 1, 60 Cameron St. Launceston, TAS 7250
 +61(3) 6333 0930
 Melbourne
 Level 1, 127 Greville St. Prahran, VIC 3181
 +61(3) 9521 4518

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general notes
 These drawings show design intent & are suitable as a guide only. Do not scale off the drawings. All dimensions in millimetres. Dimensions of existing building are indicative only - they should not be relied on and are to be verified on site before commencing work. All documents shall be read in conjunction with specifications and any consultants detail. All work shall be in accordance with the Building Code of Australia, relevant Australian Standards & local authority by-laws and regulations. Any discrepancies, errors or omissions shall be referred to the Architects. Drawings are not to be used for construction until issued Construction

accredited designer:
 PETER WALKER, CC2143E

drawn by RS checked by PW

reason of issue
FLOOR FINISH + DRYSTONE WALL OPENING DA

project:
CALLINGTON MILL DISTILLERY
 99 HIGH STREET OATLANDS

drawing title
COVER PAGE

print date 15/1/2024 original size A3
 drawing n° T17333-SK00 issue 03

05.06.24

Issue	Date	Purpose
33	15/1/2024	FLOOR FINISH, DRYSTONE WALL OPENING DA
31	4/8/2022	EXT. SIGNAGE, LIGHTING+FLOOR FINISH DA



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 Suite 2, Level 2, 147 Macquarie St. Hobart, TAS 7000
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 Launceston
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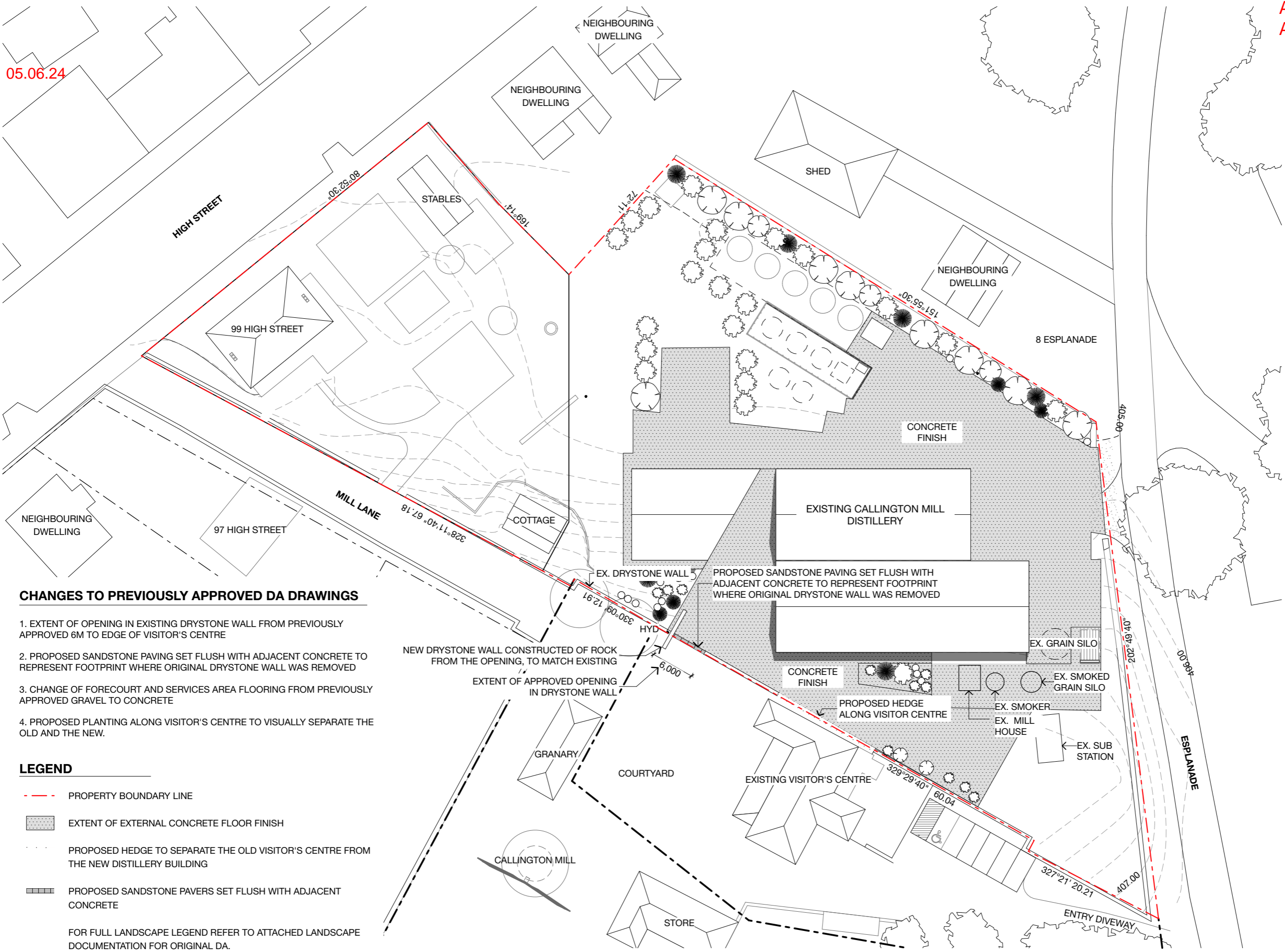
accredited designer:
 PETER WALKER, CC2143E

drawn by: RS checked by: PW

reason of issue
FLOOR FINISH + DRYSTONE WALL OPENING DA
 project:
CALLINGTON MILL DISTILLERY
 99 HIGH STREET OATLANDS

drawing title
SITE PLAN

print date: 15/1/2024 original size: A3
 drawing n°: T17333-SK01 issue: 03



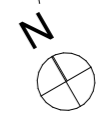
CHANGES TO PREVIOUSLY APPROVED DA DRAWINGS

1. EXTENT OF OPENING IN EXISTING DRYSTONE WALL FROM PREVIOUSLY APPROVED 6M TO EDGE OF VISITOR'S CENTRE
2. PROPOSED SANDSTONE PAVING SET FLUSH WITH ADJACENT CONCRETE TO REPRESENT FOOTPRINT WHERE ORIGINAL DRYSTONE WALL WAS REMOVED
3. CHANGE OF FORECOURT AND SERVICES AREA FLOORING FROM PREVIOUSLY APPROVED GRAVEL TO CONCRETE
4. PROPOSED PLANTING ALONG VISITOR'S CENTRE TO VISUALLY SEPARATE THE OLD AND THE NEW.

LEGEND

- - - PROPERTY BOUNDARY LINE
 - [Stippled Area] EXTENT OF EXTERNAL CONCRETE FLOOR FINISH
 - [Dashed Line] PROPOSED HEDGE TO SEPARATE THE OLD VISITOR'S CENTRE FROM THE NEW DISTILLERY BUILDING
 - [Hatched Area] PROPOSED SANDSTONE PAVERS SET FLUSH WITH ADJACENT CONCRETE
- FOR FULL LANDSCAPE LEGEND REFER TO ATTACHED LANDSCAPE DOCUMENTATION FOR ORIGINAL DA.

1 SITE PLAN
 1:500



Callington Mill Distillery, Oatlands

Landscape Documentation for Development Approval

DOCUMENTATION SERIES

- L000 Cover Sheet / Irrigation Plan
- L001 Materials Schedule / Planting Schedule
- L100 Surfaces and Finishes Plan
- L300 Planting Plan
- L400 Landscape Details

NOTES

Read all landscape plans in conjunction with landscape materials schedule and landscape specification.

Services

Conduct Dial Before You Dig enquiry and locate and mark positions of all underground services prior to commencing works on site.

Refer to Cumulus Studio for all Architectural documentation and pavement specifications.

Refer to COVA for all Engineering (structural, civil, hydraulic and electrical) documentation and specifications.

Make good

Contractor to make good damage to any adjacent surfaces or existing conditions that were to be retained at contractor's expense. Contractor to make good any grass areas that are disturbed during construction. Refer landscape specification.

Set out

Confirm all set out with Superintendent prior to construction.

Levels and drainage

Ensure positive drainage on all surfaces and subgrades to pits and agricultural drains.

Soft landscaping

All soft landscape works to be carried out by a qualified landscape contractor. Landscape contractor must have minimum Horticultural Certificate Level II (AHC 20416), ideally Level III (AHC 30716).

Trees

Contractor to arrange procurement and delivery.

Subgrade

All compacted subgrade under pavements to be CBR 4% minimum.

Plant Species

Supply trees with the following properties:

- free from injury
- self-supporting
- with calliper at any given point on the stem greater than the calliper at any higher point on the stem
- Health: foliage size, texture and colour at time of delivery consistent with that of healthy specimens for the nominated species
- Vigour: extension growth consistent with that exhibited in vigorous specimens of the nominated species
- Damage: free from damage and from restricted habit due to growth in nursery rows
- Stress: free from stress resulting from inadequate watering, excessive shade or excessive sunlight experienced at any time during their development
- Site environment: grown and hardened off to suit anticipated site conditions at the time of delivery
- Root development: grown in their final containers for the following periods:
 - plants <25L size: more than 6 weeks
 - plants >25L size: more than 12 weeks
- Pests and disease: free from attack by pests or disease

Root Systems

Supply plant material with a root system that is:

- well proportioned in relation to the size of the plant material
 - conducive to successful transplantation
 - free of any indication of having been restricted or damaged
- Do not provide root bound stock.

Irrigation Design and Installation Guidelines

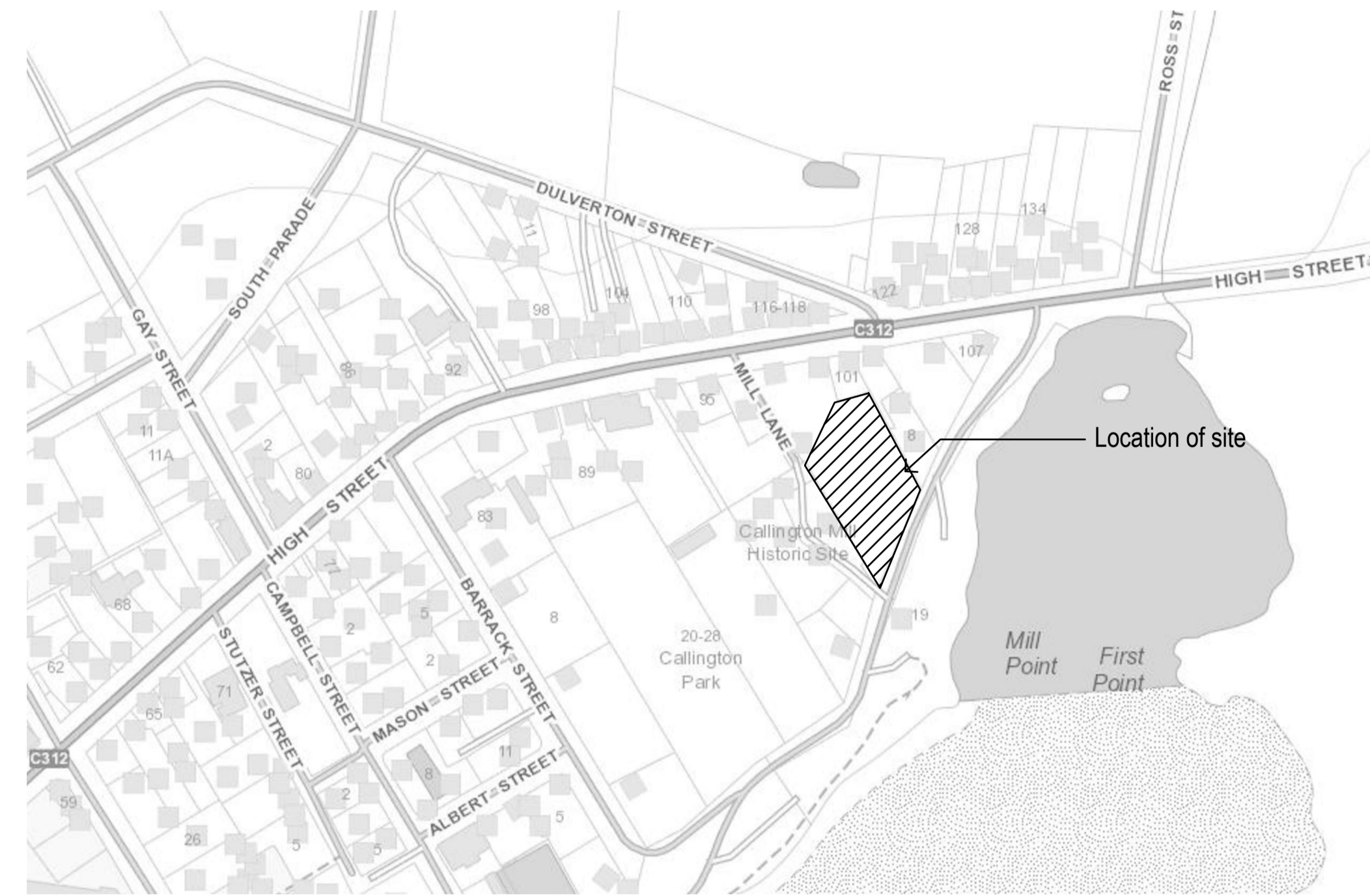
- Irrigation to be design and constructed by a recognised irrigation trades person.
- Irrigation schematic design to be provided by the irrigation installer to the Superintendent for client approval prior to construction.
- Layout of irrigation zones with valve boxes suitable to achieve effective irrigation to all garden bed and trees to courtyard areas and street frontages shown. Run suitable sized arterial irrigation pipes to all irrigation zones. All irrigation pipes and fixtures to be of a high quality suitable for commercial irrigation purposes. All dripline to be Tetafim Techline AS XR 13Ø 1.6L/hr @0.3 dripper spacings in 600mm rows, to be buried 100mm below surface. Alternative irrigation methods can be provided by the Irrigation installer to the Superintendent for client approval.
- Irrigation design to be coordinated with Main builders sub trades and Project engineers
- Coordination will include integration of conduits within slabs and through walls as required. Refer Engineer's documentatino for supply of water (pump from tanks), backflow prevention and pressure reduction as required. Final locations and levels of irrigation boxes to installer's discretion.
- Isolation valves to be located at the junction of each irrigation zone valve box.
- Notional Irrigation Zone Diagram provided subject to approval by the Superintendent
- Battery operated controllers within each irrigation box unless client requests central master controller.
- As built diagram of zones, boxes and irrigation layout to be provided at completion
- Basic maintenance manual to be provided by the installer for the above layout
- Induction of system to be provided to the caretaker at end of the maintenance period

Maintenance Period

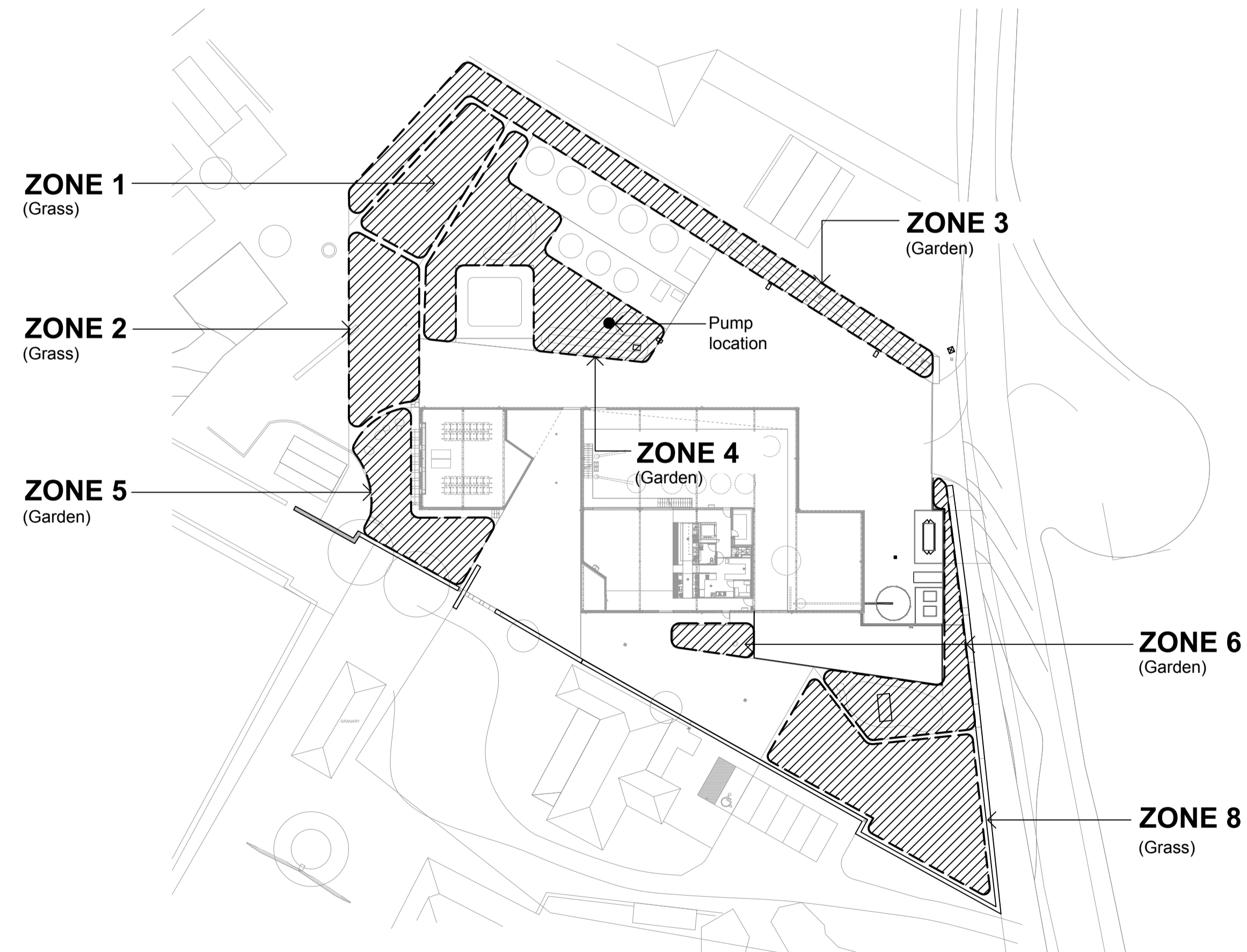
6 months maintenance period on all soft landscape items. Any required maintenance manuals, shop drawings and 'as built plans' to be provided during at completion of contract to Client. Ongoing landscaping maintenance by owner following completion of contractor maintenance period.

Defects period

Defects period on planting as defined in the main contract provided by Client.



Location Plan
Scale 1:3000@A1



Irrigation Zone Plan
Scale 1:500@A1

ISSUE	STATUS	DATE	REVIEWED	ISSUE	STATUS	DATE	REVIEWED
•	90% Issue for Review	21-06-2019	CT				
•	Revised Issue for Development Approval	08-07-2021	PST				

L000

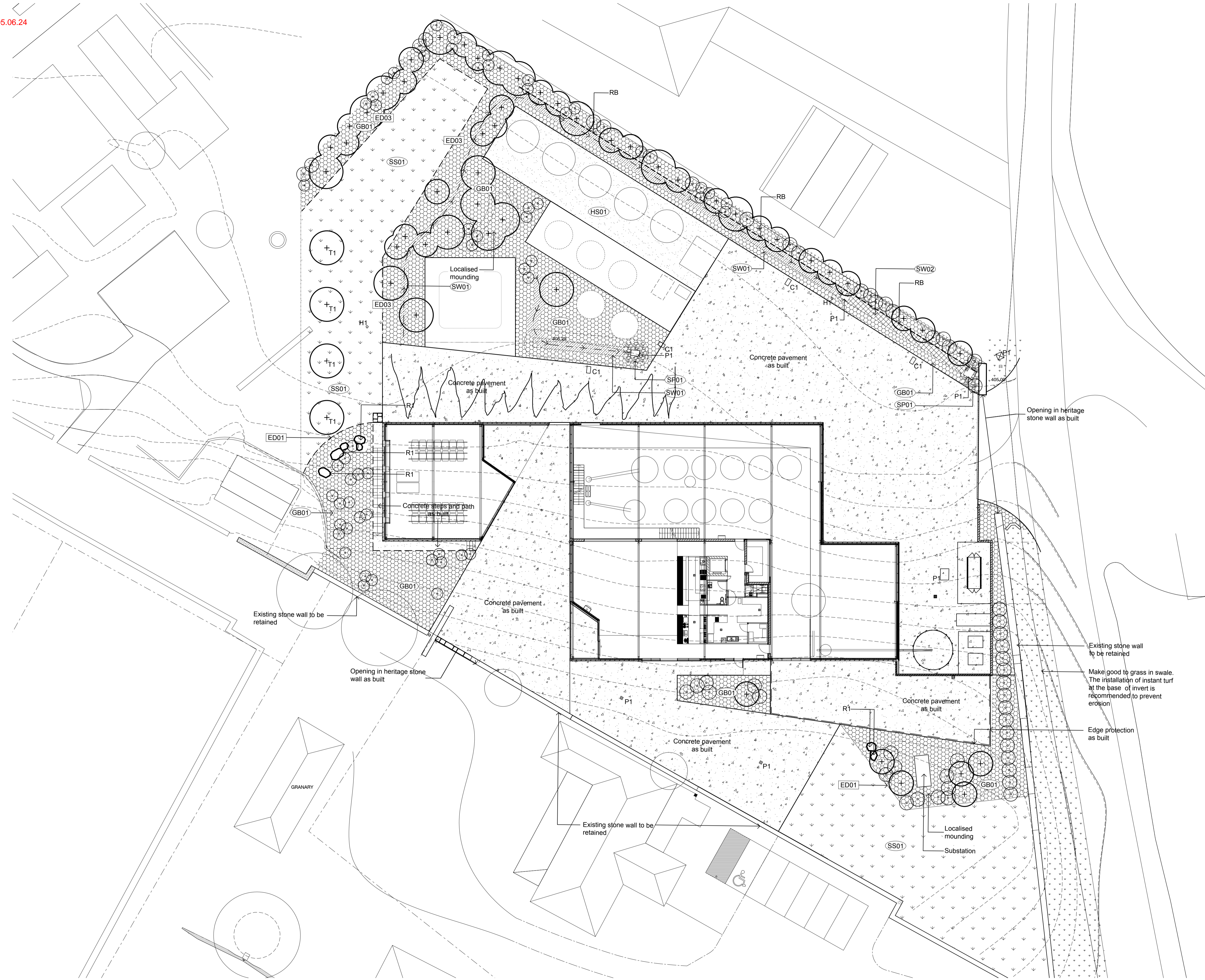
SHEET TITLE
Cover Sheet
01 of 02

PROJECT
Callington Mill Distillery
CLIENT
Cumulus

DESIGNED
CT/LG
DRAWN
AK/LG
PROJECT NO.
18-99
DATE
June 2019

SCALE
as shown

DO NOT SCALE OFF DRAWINGS.



ISSUE	STATUS	DATE	REVIEWED
•	90% Issue for Review	21-06-2019	CT
•	Revised Issue for Development Approval	08-07-2021	PST
•			
•			

ISSUE	STATUS	DATE	REVIEWED
•			
•			
•			
•			

L100

SHEET TITLE
Surfaces & Finishes Plan

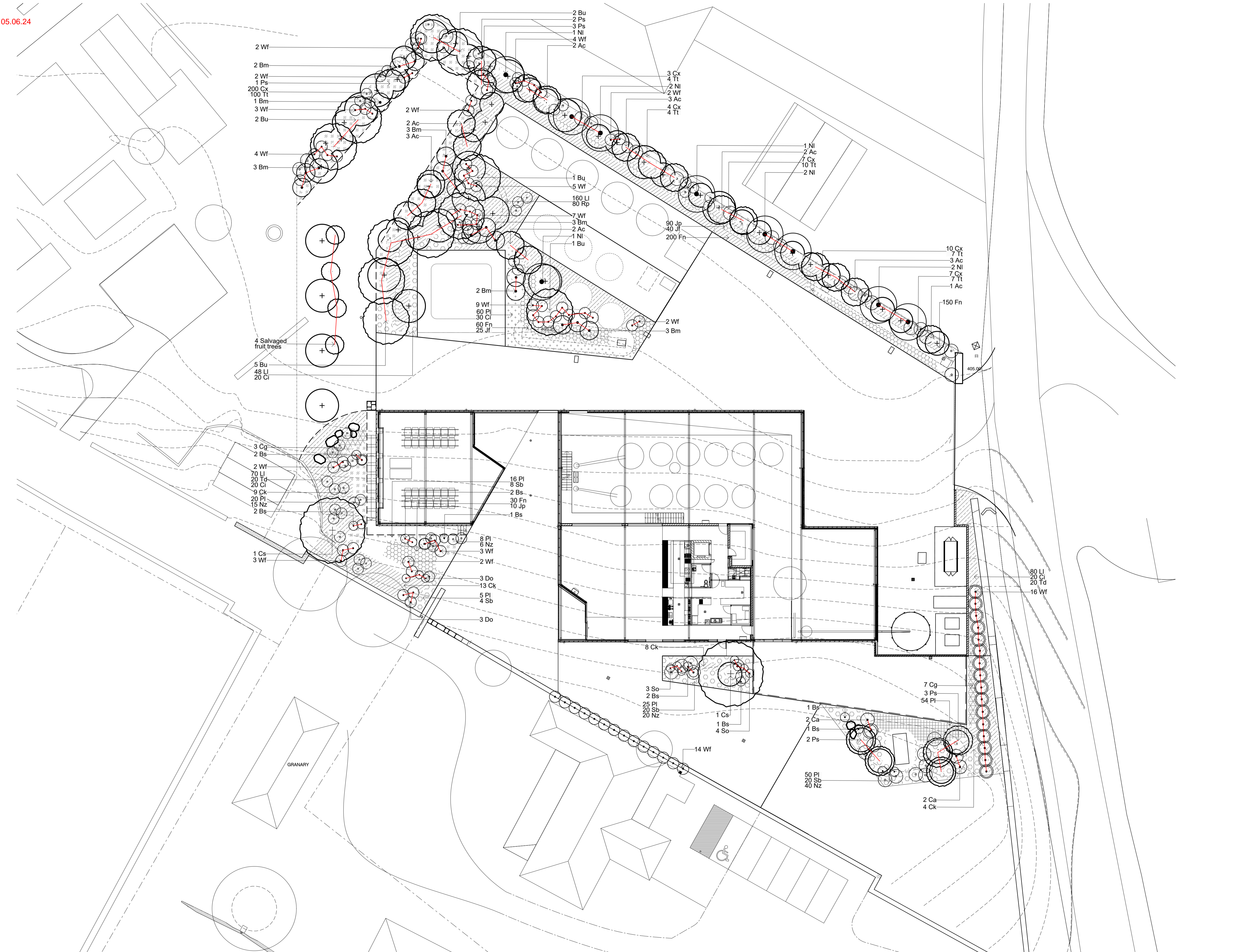
PROJECT
Callington Mill Distillery
CLIENT
Cumulus

DESIGNED
CT/LG
DRAWN
AK/LG

PROJECT NO.
18-99
DATE
June 2019

SCALE
1:200@A1

DO NOT SCALE OFF DRAWINGS.



ISSUE	STATUS	DATE	REVIEWED	ISSUE	STATUS	DATE	REVIEWED
•	90% Issue for Review	21-06-2019	CT				
•	Revised Issue for Development Approval	08-07-2021	PST				
01	Issue for DA - Additional Hedge	21-07-2023	PST				

L300

SHEET TITLE
Planting Plan

PROJECT
Callington Mill Distillery
CLIENT
Cumulus

DESIGNED
CT/LG
DRAWN
AK/LG

PROJECT NO.
18-99
DATE
June 2019

SCALE
1:200@A1

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DRAWINGS.

CODE	NAME	COMPOSITION / FINISH	CONSTRUCTION DETAIL	KNOWN SUPPLIER	REQUIRED DIMENSIONS	SAMPLE AND SUPERINTENDENT APPROVAL
SURFACES						
HS01	Compacted gravel with dirt glue	Limestone 4mm with fines, compacted with moisture to create solid surface. Final compacted surface to be 50mm thick. Dirt glue to be applied by an approved installer to manufacturers specification to surface when gravel is fluffy. Ensure final surface compacted is smooth and even with a consistent gradient between spot heights to COVA design levels. No loose gravel should be on the surface. Loose screenings should be removed.	Refer 01/L400	HBMI and Dirt glue installed (Specialised Landscape Services)		5m2
SS01	Seeded grass	Total Turf Care Sports ground turf or approved equivalent. Install over a freshly dressed 150mm imported sandy loam topsoil blend. Establish to a consistent sward. Surface to be smooth and even with constant grades between spot heights. Ensure positive drainage.	-	Total Turf Care - Nick Hansen (or approved equivalent)		10m
GB01	Garden bed - organic mulch	Garden bed with 'Black' well composted gum bark over imported sandy loam topsoil blend. Refer to Levels Plan (L200) for depth of topsoil. Top of mulch to finish 50mm set down to concrete surfaces. No leaf litter.	Refer 02/L400	Males Sand (ph: 03 6223 6088)	75mm depth mulch	20L
SW01	Garden bed swale	Swale garden bed with 'Black' well composted gum bark over imported sandy loam topsoil blend.	Refer 03/L400		75mm depth mulch	20L
SW02	Bioretention swale	75-100mm sandstone rubble spalls over top of bioretention swale. Sandy loam drainage material - refer Engineer's documentation. Top of spall to finish flush with adjacent surfaces.	Refer 05/L400		150mm depth	20L
SP01	Rock spalls - surface	75-100mm sandstone rubble spalls to replace organic mulch on GB01	-		150mm depth	
EDGING & WALLS						
ED01	Hot dip galvanised (HDG) steel edging	Finish flush with adjacent surfaces. Ensure all edges are smooth and free of burrs. Cold galv spray any damaged surface or welds.	Refer 06/L400		100x5mm	2Lm
ED02	Spade edging	Edge at 45 degree angle into ground, remove all vegetative debris and earth clumps from edge.	Refer 07/L400			2Lm
OTHER ITEMS						
T1	Transplanted fruit tree	Transplant existing fruit trees retaining large root ball. Prune as required. To be carried out by qualified horticulturalist. Provide mulched circular zone at base of trunk, double the size of the root ball, spade edge to grass	Refer 04A/L400			
R1	Rock retaining	Weathered dolerite or sandstone boulders placed in garden bed to act as retaining. Refer L200 Levels Plan. Boulders to be buried and secured so safe with no rocking. Ensure no foot entrapment between boulders.	Refer 08/L400			
RB	Root barrier	'Root Gard' root barrier, 600mm depth, install as per manufacturer's specifications	-	Treemax (ph: 1800 550 000)		
TR01	Tree in garden bed	Refer to plant schedule and typical detail for installation information	Refer 04B/L400			

Materials Schedule

Scale NA@A1

CODE	BOTANICAL NAME	COMMON NAME	HABIT	POT SIZE	NO.
Trees					
Ac	<i>Allocasuarina crassa</i>	Cape Pillar Sheoak	3-6m x 1-5m	300mm	18
Bu	<i>Betula utilis var. jacquemontii</i>	White Barked Himalayan Birch	10m x 5m	45L	11
Cs	<i>Cercis siliquastrum</i>	Judas Tree	8m x 7m	200L	2
Ps	<i>Pyrus salicifolia</i>	Willowleaved Pear	7m x 4m	45L	11
Shrubs					
Bm	<i>Banksia marginata</i>	Silver Banksia	5m x 4m	300mm	17
Bs	<i>Buxus sempervrens</i>	English Box (Clipped spherical)	1m x 1m	140mm	15
Ca	<i>Cornus alba 'Sibirica'</i>	Red Stemmed Dogwood	1.5m x 2m	300mm	4
Do	<i>Daphne odora</i>	Winter Daphne	1m x 1m	140mm	6
Ni	<i>Notelea ligustrina</i>	Native Olive	6-12m x 4-6m	300mm	9
So	<i>Salvia officinalis</i>	Common Sage	0.5m x 0.9m	140mm	7
Wf	<i>Westringia fruticosa</i>	Coastal Rosemary	1.2m x 1.5m	140mm	82
Grasses / Groundcovers					
Ck	<i>Calamagrostis 'Karl Foerster'</i>	Feather Reed Grass	1.5m x 0.6m	140mm	34
Cx	<i>Carex appressa</i>	Tall Sedge	0.6m x 0.5m	Tube	231
Cg	<i>Casuarina glauca 'Free Fall'</i>	Swamp Sheoak	0.6m x 3-6m	140mm	10
Ci	<i>Coronidium scorpioides</i>	Button Everlasting	0.3m x 0.3m	Tube	90
Fn	<i>Ficinia nodosa</i>	Knobby Club Rush	0.5m x 0.5m	Tube	410
Jf	<i>Juncus filicaulis</i>	Thread Rush	0.5m x 0.2m	Tube	65
Jp	<i>Juncus pallidus</i>	Pale Rush	1-2m x 0.3-1m	Tube	90
Li	<i>Lomandra longifolia</i>	Mat Rush	1m x 1m	Tube	358
Nz	<i>Narcissus tazetta</i>	Paperwhite Daffodil	0.2-0.5m x 0.2m	Bulb	101
Pi	<i>Poa labillardieri 'Eskdale'</i>	Common Tussock Grass	0.6m x 0.5m	140mm	278
Rp	<i>Ranunculus prasinus</i>	Tunbridge Buttercup	0.1m x 0.2m	Tube	80
Sb	<i>Stachys byzantina</i>	Lamb's Ears	0.3m x 0.5m	140mm	52
Td	<i>Thalictrum delvayi</i>	White Chinese Meadow Rue	0.8m x 0.8m	140mm	40
Tt	<i>Themeda triandra</i>	Kangaroo Grass	0.7-1m x 0.5m	Tube	132

Planting Schedule

Scale NA@A1

ISSUE	STATUS	DATE	REVIEWED	ISSUE	STATUS	DATE	REVIEWED
*	90% Issue for Review	21-06-2019	CT				
*	Revised Issue for Development Approval	08-07-2021	PST				
01	Issue for DA - Additional Hedge	21-07-2023	PST				

L001

SHEET TITLE
Schedules
02 of 02

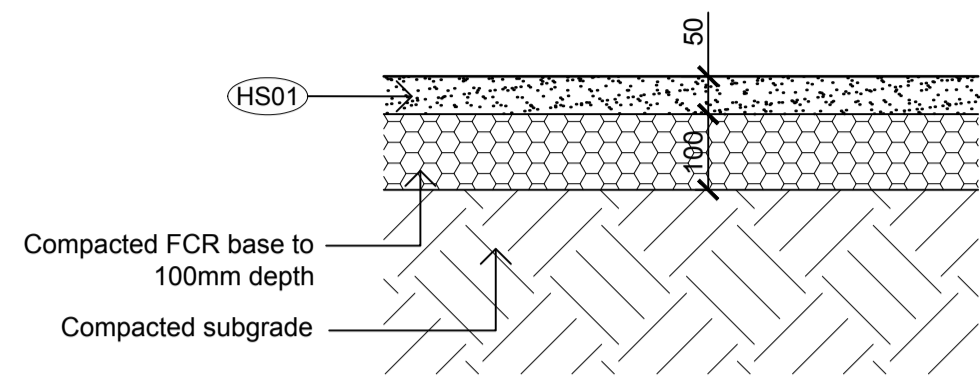
PROJECT
Callington Mill Distillery
CLIENT
Cumulus

DESIGNED
CT/LG
DRAWN
AK/LG

PROJECT NO.
18-99
DATE
June 2019

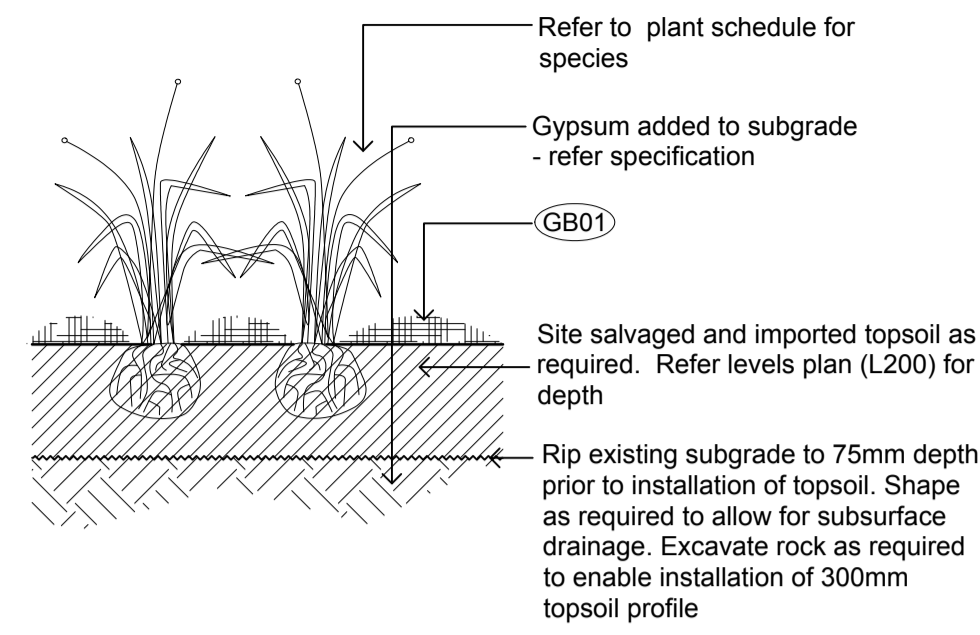
SCALE
n/a

DO NOT SCALE OFF DRAWINGS.



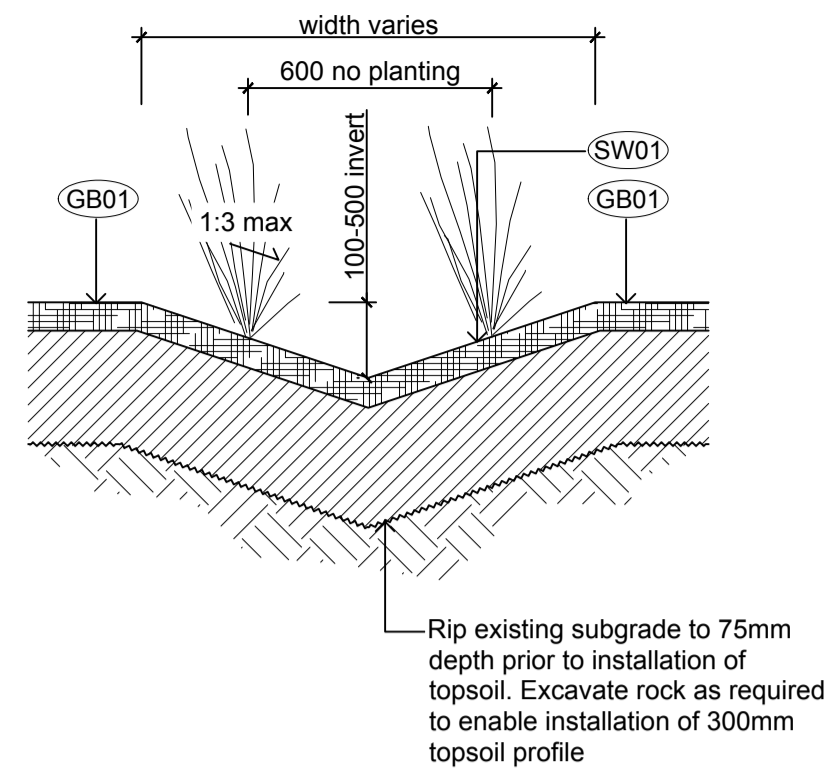
01 HS01: Compacted Gravel Detail

Scale 1:10@A1



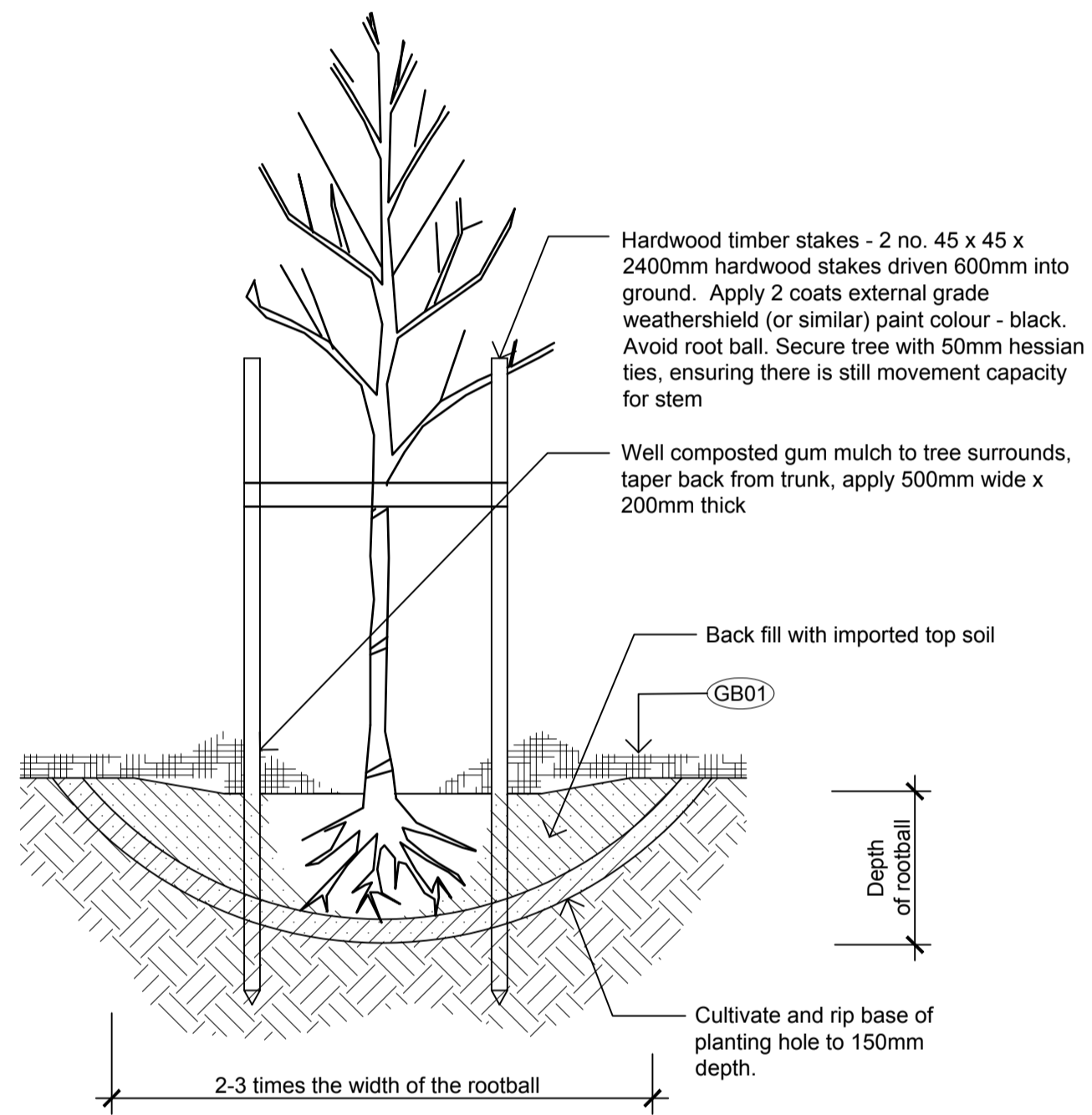
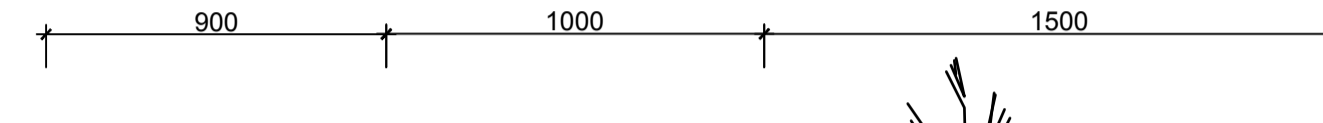
02 GB01: Garden Bed Detail

Scale 1:20@A1



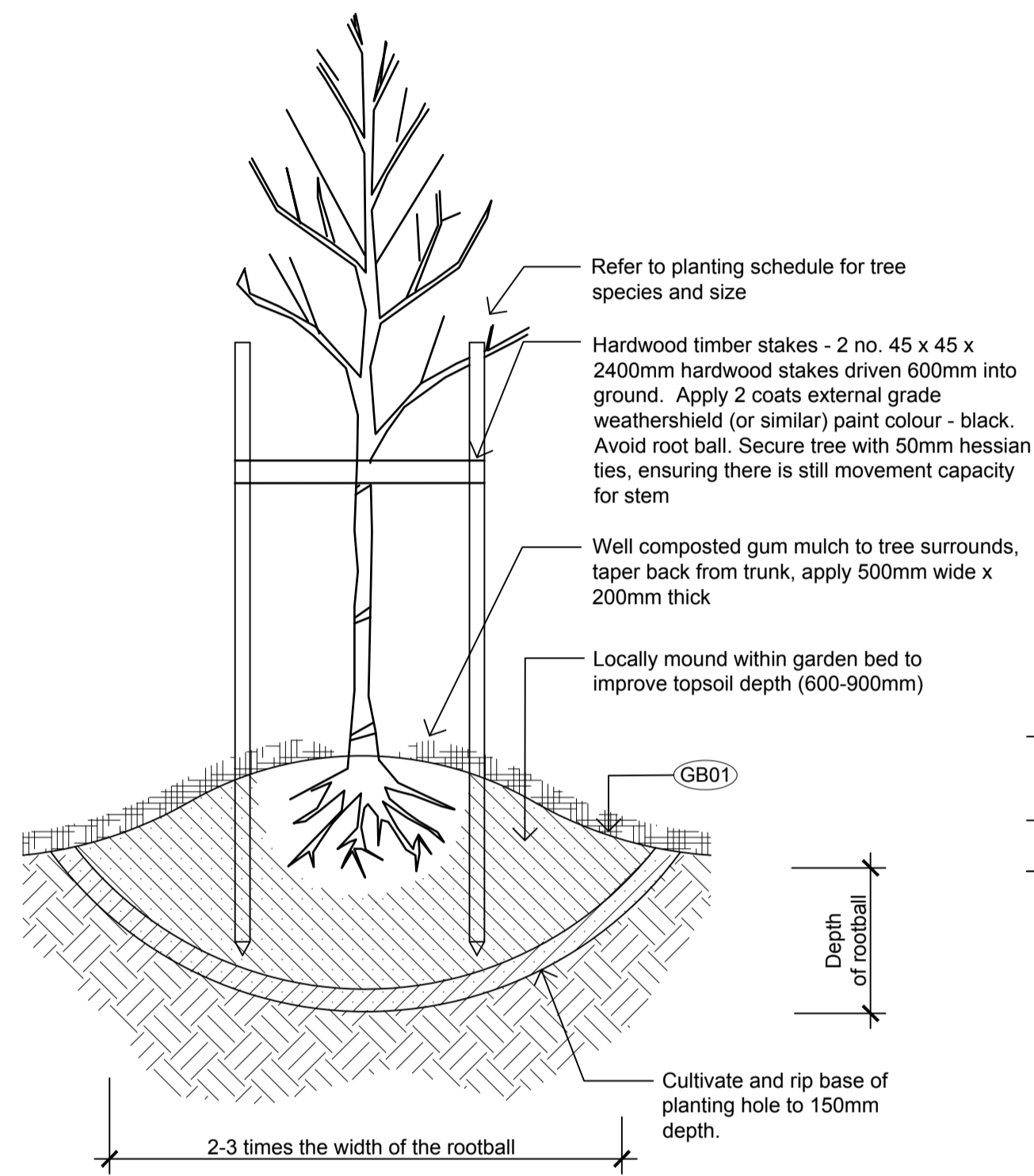
03 SW01: Garden Bed Swale Detail

Scale 1:20@A1



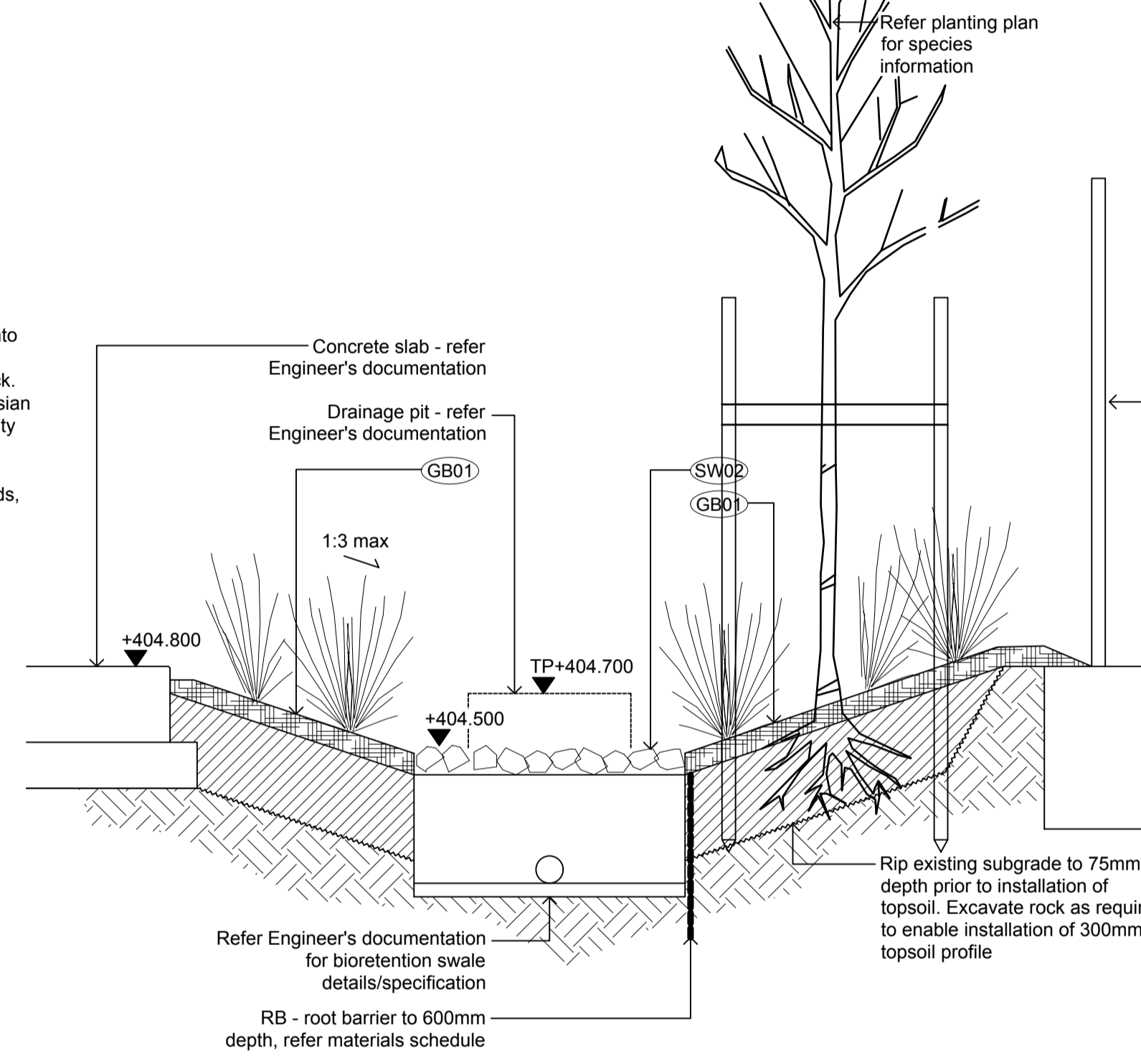
04A T1: Relocated Fruit Tree Detail

Scale 1:20@A1



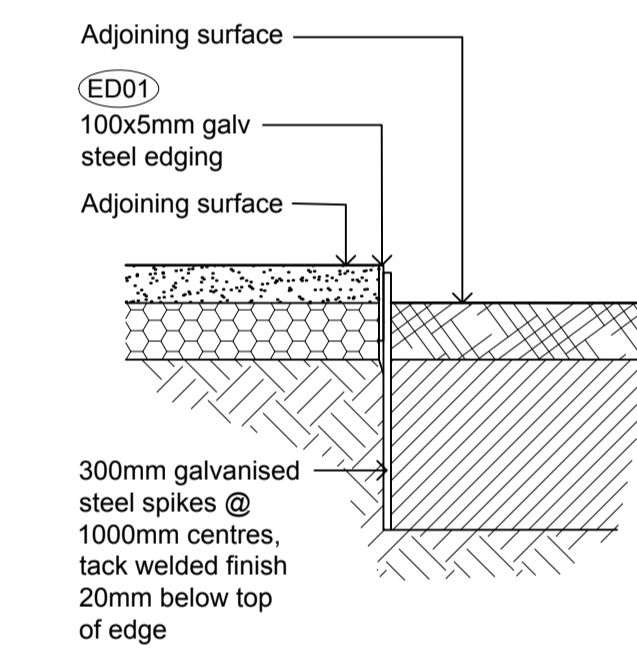
04B TR01: Advanced Tree Detail

Scale 1:20@A1



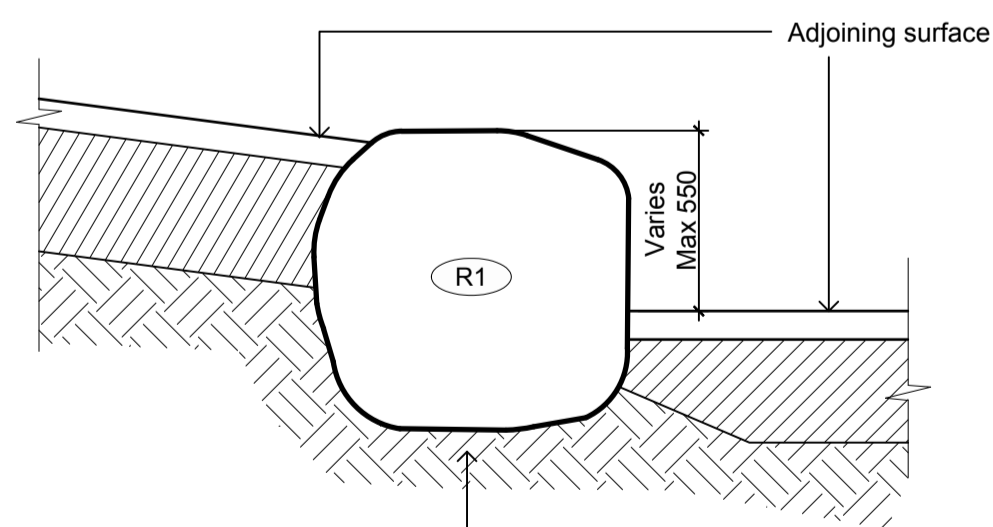
05 SW02: Bioretention Swale Detail

Scale 1:20@A1



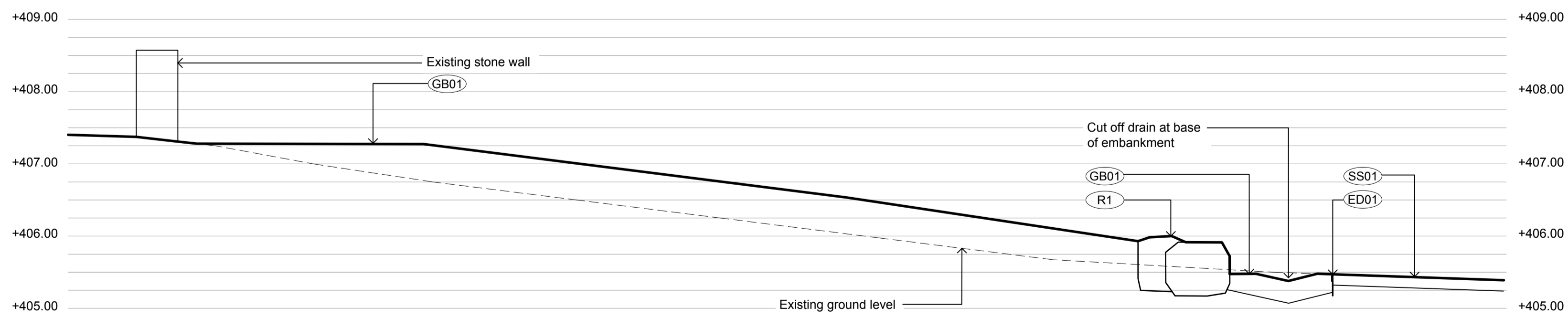
06 ED01: HDG Steel Edging 01 Detail

Scale 1:10@A1



8 R1: Rock Retaining Detail

Scale 1:20@A1



9 SECTION: Embankment

Scale 1:50@A1

ISSUE	STATUS	DATE	REVIEWED
•	90% Issue for Review	21-06-2019	CT
•	Revised Issue for Development Approval	08-07-2021	PST
•			
•			

ISSUE	STATUS	DATE	REVIEWED
•			
•			
•			
•			

L400

SHEET TITLE
Landscape Details

PROJECT
Callington Mill Distillery
CLIENT
Cumulus

DESIGNED
CT/LG
DRAWN
AK/LG

PROJECT NO.
18-99
DATE
June 2019

SCALE
as shown

DO NOT SCALE OFF DRAWINGS

05.06.24

SEARCH OF TORRENS TITLE

VOLUME 240022	FOLIO 1
EDITION 6	DATE OF ISSUE 08-Jun-2017

SEARCH DATE : 09-May-2024
 SEARCH TIME : 10.56 AM

DESCRIPTION OF LAND

Town of OATLANDS
 Lot 1 on Plan 240022
 Derivation : Part of 2A-0R-7Ps Gtd to G. Aitchison.
 Prior CT 3666/10

SCHEDULE 1

E71809 TRANSFER to LAKE FREDERICK INN PTY LTD Registered
 08-Jun-2017 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

181589 PLAN Lodged by TAS NETWORKS on 14-Jul-2021 BP: 181589
 E260663 TRANSFER of EASEMENT Lodged by TAS NETWORKS on
 16-Aug-2021 BP: E260663

05.06.24

OS.DC.

VOL. FOL.

ANNEXURE TO CERTIFICATE OF TITLE 3666 10

REGISTERED NUMBER

240022

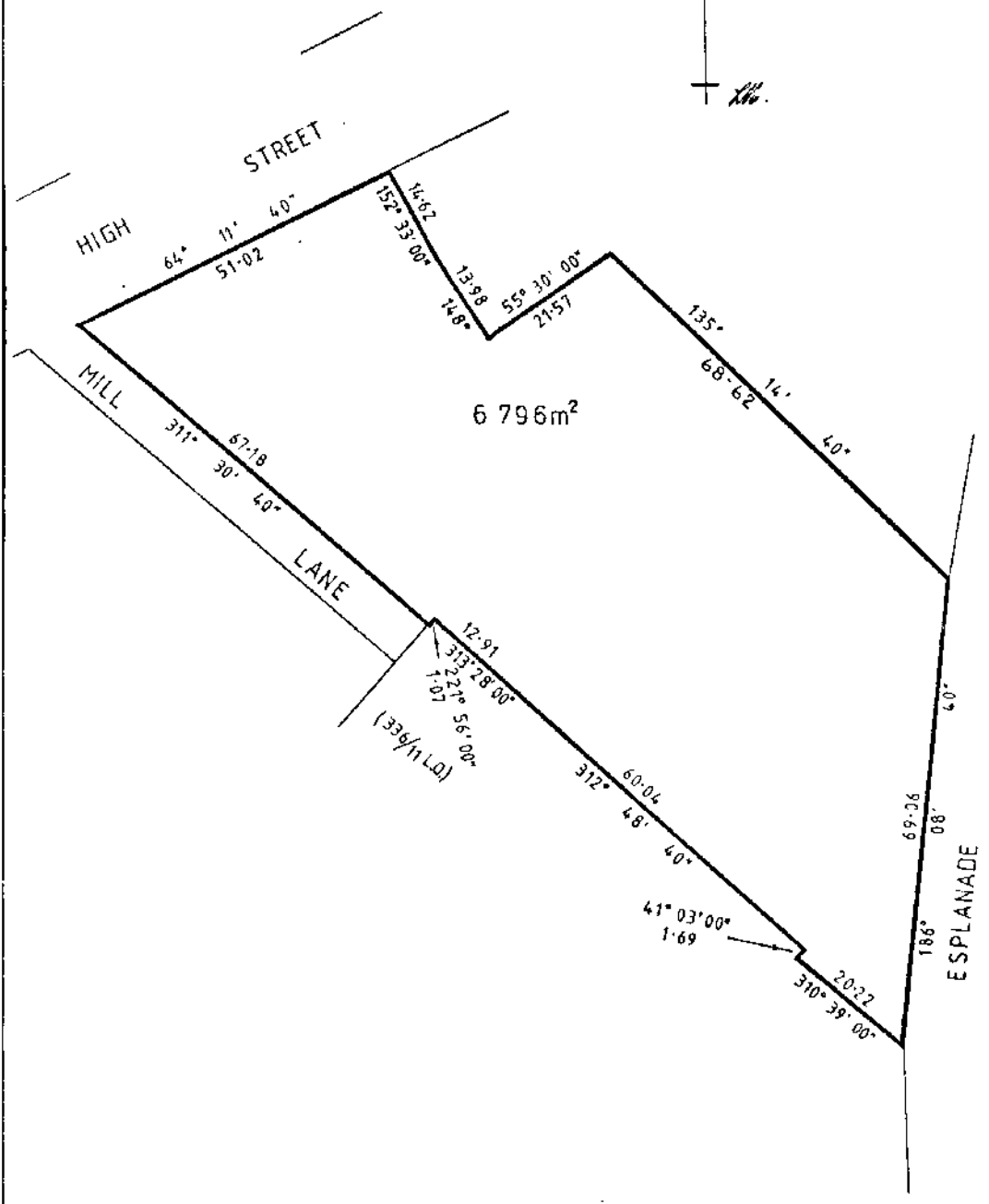
Recorder of Titles



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

Lengths are in metres

TWN. OATLANDS
SP. 9950





29 July 2024

The General Manager
Southern Midlands Council
71 High Street
OATLANDS TAS 7120

Dear Mr Kirkwood,

**Representation on DA2400078 - Concrete finish to courtyard & service area,
99 High Street, Oatlands**

I wish to make a representation regarding the above application that has been submitted to the Southern Midlands Council. As a heritage professional, I have worked on a number of projects in Oatlands and in the Southern Midlands. So, I have an interest in what happens in the township.

This proposed amendment to the original planning and building applications for the distillery raises a number of concerns for the adverse impacts it will have on the heritage values of the THR listed Callington Mill Complex and the surrounding Oatlands Township Heritage Precinct, as well as the way in which the broader historic values of Oatlands are interpreted.

Oatlands is recognised as having historic cultural heritage significance because of its concentration of highly intact historic Georgian buildings, the totality of which are significant from a national, state and local perspective. The collection of these buildings has contributed to Oatlands having a highly intact streetscape character which clearly demonstrates the characteristics of a 19th Century town, with its foundation relying heavily on the convict system and colonial administration developed in Van Diemen's Land.

At the heart of the town is the Callington Mill Complex, which speaks to early agricultural and commercial development in colonial VDL. The mill buildings are highly recognisable within the Oatlands landscape, both from a distance and also close up. The Mill Complex is fundamental to Oatlands history and its heritage significance. Such significance should not be treated lightly and certainly needs to be protected from piecemeal developments or changes to decisions which detract from the overall heritage character of the town.

From what I understand, under DA2018/90 from 2014 and the subsequent approved Building Application for the distillery, the hardstand surface was meant to be finished with an exposed aggregate. However, on construction the finish was just bare concrete. It would appear the developer never intended to comply with the requirements of the Building approval and is now seeking to retrospectively have this bare concrete finish approved. Much as they have demolished a wall between the distillery and the Mill Complex, rather than construct a smaller opening (I understand that matter is yet to be resolved). This all smacks of a disregard for proper planning processes and approvals by the developer.

Under the Tasmanian Heritage Council *Works Guidelines for Historic Heritage Places* (Nov 2015), works for new buildings are appropriate if they '*... respond positively to the character of the heritage place* (in this case the Callington Mill Complex and the Oatlands Town Precinct). The Guidelines go on. '*New buildings that are larger than the heritage place can have the visual impact of their scale reduced through various design techniques.*' In the case of the distillery, the intent of the original exposed aggregate finish of the surrounding hardstand area would help to soften the size and bulk of the large new structures.

30.07.2024

The Guidelines also note that with *'Existing historic building materials, textures and colour. These characteristics can be creatively reinterpreted as part of a new building.'* I do not think that having a large concrete area can be seen as a creative interpretation. It is a blunt overbearing statement that is in appropriate in this setting.

The developer's own heritage consultant has agreed that the exposed aggregate finish was more appropriate for this site. His suggestion that the visual impact of the plain concrete can be lessened by creating a 'visual break' is not a solution, and made laughable by the developer's unauthorised demolition of the stone wall. The consultant's assertion that the concrete pavement only affects the Federation Visitors Centre shows a limited appreciation of the heritage landscape surrounding the Mill and its outbuildings.

Having reviewed the Minutes for the Council Meeting of 27 March 2024, I agree with the assessment made by Council officers and Gray Planning when they considered the development application against the Heritage Standards in the Southern Midlands Interim Planning Scheme. In particular, that assessment found:

- *The use of the concrete has given no thought to the application of employing external materials and colour palette designed to be subdued and appropriately complimentary to the earlier buildings on site whilst providing a degree of subservience*
- *The proposed development in the form of concrete hard landscaping to the majority of the subject site is not considered to be subservient to the values of the Place and to existing heritage buildings directly adjacent to the works*
- *The concrete used is not considered to be less dominant to early Georgian buildings and provides a stark contrast to the softer hued sandstone and handmade red bricks that make up adjacent buildings.*
- *The concrete works do not compliment any heritage buildings in Oatlands, are visibly conspicuous in the streetscape, form an unsympathetic foreground to the Lake Frederick Inn and create a negative contrast to traditional materials of construction used elsewhere on the subject site*
- *The use of concrete landscaping in its location and extent is not responsive to the heritage character of the place and fails to provide a visual softening of the subject site as it is viewed from within the Mill site and particularly from the Esplanade frontage where it will be most readily visible.*

I strongly recommend that the Council rejects this planning application because of the adverse impacts it will have on a highly significant heritage place that lies at the heart of early European settlement in Tasmania. It should also be rejected because of the developer's consistent disregard for proper planning and approvals processes.

Yours sincerely,



Tasmanian Heritage Council
GPO Box 618 Hobart Tasmania 7000
Tel: 1300 850 332
enquiries@heritage.tas.gov.au
www.heritage.tas.gov.au

PLANNING REF: DA2400078
THC WORKS REF: 8450
REGISTERED PLACE NO: 5534
APPLICANT: Sarah Silva- ERA Planning & Environment
DATE: 16 August 2024

NOTICE OF HERITAGE DECISION

(Historic Cultural Heritage Act 1995)

The Place: Lake Frederick Inn and associated buildings, 99 High Street, Oatlands.
Proposed Works: Retrospective Planning Approval for concrete finish and additional landscaping.

Under section 39(6)(b) of the *Historic Cultural Heritage Act 1995*, the Heritage Council gives notice that it consents to the discretionary permit being granted in accordance with DA2400078 subject to the following conditions:

I. The species of plant for the new hedge must be from the below list or other species that Heritage Tasmania's Works Manager is satisfied was traditionally used for boundary hedge planting in Tasmania and is consistent with the heritage character of this place:

- i) *Crataegus monogyna* (common hawthorn); or**
- ii) *Prunus spinosa* (blackthorn); or**
- iii) *Bursaria spinosa* (prickly box).**

Reason for condition

To ensure that the hedge provides a suitable break between the land parcels and is of a species of plant that would have been used as a boundary hedge.

Should you require clarification of any matters contained in this notice, please contact Erin Rockliffe on 1300 850 332.

A handwritten signature in purple ink, appearing to read 'Ian Boersma', with a stylized flourish at the end.

Ian Boersma
Works Manager – Heritage Tasmania
Under delegation of the Tasmanian Heritage Council



Public Notice Details

Planning Application Details

Application No	DA 2400016
-----------------------	------------

Property Details

Property Location	Lot 2 Louisa Street Kempton
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Application Information

Application Type	Discretionary Development Application
Development Category	Multiple Dwellings
Advertising Commencement Date	16/07/2024
Advertising Closing Period	30/07/2024
<small>If the Council Offices are closed during normal office hours within the above period, the period for making representations is extended.</small>	

Enquiries regarding this Application can be made via Southern Midlands Council at (03) 6254 5050 or by emailing planningenquires@southernmidlands.tas.gov.au. Please quote the development application number when making your enquiry.

Representations on this application may be made to the General Manager in writing either by

Post: PO Box 21, Oatlands Tas 7120
Email: mail@southernmidlands.tas.gov.au
Fax: 03 6254 5014

All representations must include the author's full name, contact number, and postal address and must be received by the advertising closing date.



16/02/2024

APPLICATION FOR PLANNING PERMIT – USE AND DEVELOPMENT
Residential Use

Use this form to apply for planning approval in accordance with section 57 and 58 of the *Land Use Planning and Approvals Act 1993*

Applicant / Owner Details:

Owner / s Name Centacare Evolve Housing Limited

Postal Address 35 Tower Road, New Town Phone No:
 7008 Fax No:
 Email address: centacareevolve@aohtas.org.au

Applicant Name (if not owner) Prime Design Tasmania

Postal Address: 10 Goodman Court Phone No: 6332 3790
 Invermay TAS 7248 Fax No:
 Email address: planning@primedesigntas.com.au

Description of proposed use and/or development:

Address of new use and development: Lot 2, Louisa Street, Kempton

Certificate of Title No: Volume No 36471 Lot No: 2

Description of proposed use or development: Proposed new multi-residential development.
 ie: New Dwelling /Additions/ Demolition //Shed / Farm Building / Carport / Swimming Pool or detail other etc.

Current use of land and buildings: Vacant block.
 Eg. Are there any existing buildings on this title? If yes, what is the main building used as?

Is the property Heritage Listed Yes No

Proposed Material

What are the proposed external wall materials	Refer to drawings & design response	What is the proposed roof material	Refer to drawings & design response
What are the proposed external wall colours		What is the proposed roof colour	
What is the proposed new floor area m ² .	1414.7 m ²	What is the estimated value of all the new work proposed:	\$ 3.5 million

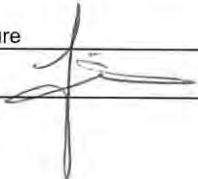
16/02/2024

Please attach any additional information that may be required by Part 6.1 Application Requirements of the Tasmanian Planning Scheme.

Signed Declaration [REDACTED]

I/we hereby apply for a planning approval to carry out the use or development described in this application and in the accompanying plans and documents, accordingly I declare that:

1. The information given is a true and accurate representation of the proposed development. I understand that the information and materials provided with this development application may be made available to the public. I understand that the Council may make such copies of the information and materials as, in its opinion, are necessary to facilitate a thorough consideration of the Development Application. I have obtained the relevant permission of the copyright owner for the communication and reproduction of the plans accompanying the development application, for the purposes of assessment of that application. I indemnify the Southern Midlands Council for any claim or action taken against it in respect of breach of copyright in respect of any of the information or material provided.
2. I am the applicant for the planning permit and I have notified the owner/s of the land in writing of the intention to make this application in accordance with Section 52(1) of the *Land Use Planning Approvals Act 1993* (or the land owner has signed this form in the box below in "Land Owner(s) signature");

Applicant Signature

(If not the Owner)

Applicant Name (Please print)
Tarcia Wong

Date
15/2/2024

Land Owner(s) Signature

Land Owners Name (please print)

Date

Land Owner(s) Signature

Land Owners Name (please print)

Date

16/02/2024



16 February 2024

Southern Midlands Council
PO Box 21, Oatlands
Tasmania 7120

Dear Planner,

Re: Proposed Multi-Residential Development for Lot 2, Louisa Street, Kempton

12.0 Village Zone

Code Overlays: Local Heritage Place

The proposal comprises a total of 16 homes, the combination of a set of 3 co-joined units and 13 individual residences. These residences are designed with the heritage characteristics of Kempton in mind, and provide a mix development of two-bedroom and single-bedroom offerings, with the option of carports or garages for 7 of these residences. The external façades – cladding and colour selections – will also be muted mid-colour tones in keeping with its surrounding streetscape.

The intent of the proposal is to provide quality and affordable community homes within the Southern Midlands region, as well as alternative forms of housing befitting to smaller households. Based on the 2021 Census by the Australian Bureau of Statistics, the published average number of people per household is 2.6 within the Kempton suburb, making these units ideal.

12.4.1 Residential Density and Servicing for Multiple Dwellings

- A1 (a) Does not comply. Site area per dwelling is 315m²
(b) Does not comply, site is not currently connected to reticulated sewer and stormwater networks and water supply.
- P1.1 The proposed development is capable of being connected to reticulated sewerage, stormwater and full water supply as per the included designs by Gandy & Roberts. Discussions conducted by Gandy & Roberts indicate that the existing network is capable of managing the requirements of the development. The proposal is also in keeping with the density of development in the surrounding area with close by multi residential developments at 2 Elizabeth Street, 6 Elizabeth Street & 26 Louisa Street. The development is a social housing project with the intent to support the community and government efforts to provide appropriate and affordable housing.

12.4.2 Building Height

- A1 Complies. All building heights do not exceed 8.5m

12.4.3 Setback

16/02/2024

- A1 Complies with (a). The proposed buildings are set back at least 5.7m from the frontage.
- A2 Complies with (a). Setback for all units are more than 3m along side and rear boundaries.
- A3 Not applicable.

12.4.4 Site Coverage

- A1 Complies. Site coverage is 23.3%.

12.4.5 Fencing

- P1 Not applicable. No frontage fences proposed within 4.5m of frontage.

C6.0 Local Historic Heritage Code

The subject site is a local heritage place with the St Peter's Catholic Cemetery on Lot 3 being registered on the Tasmania Heritage Register. St Peter's Catholic Cemetery is a grassed rectangular block of land, forming part of the larger parcel of Lot 3. The Catholic church in Tasmania started using the platform Chronicle to document burial sites/cemeteries. The below excerpt from Chronicle shows the extent of vacant and occupied burial sites in the St Peter's Catholic Cemetery.



The proposed development for social housing by the Roman Catholic Church Trust Corporation of the Archdiocese Hobart maintains the Catholic Church's presence on the site which was established in the 1860s.

C6.1 Purpose

To ensure that new use and development is undertaken in a manner that is sympathetic to, and does not detract from, the cultural significance of the land, buildings and items and their settings.

C6.6.1 Demolition

16/02/2024

Not applicable – no demolition proposed in this application.

C6.6.2 Site Coverage

P1 St Peter's Catholic Cemetery has meaning to the Kempton community as a place of commemoration and memory. The pattern of development surrounding the site is the most densely developed area within Kempton and is characterised by a mixture of single dwellings on large lots, single dwellings on standard lots and more recent multi-residential developments. The property directly neighbouring the cemetery has buildings built to the shared boundary with some vegetation on the cemetery site providing separation. The proposed development is set back off Louisa Street and behind the cemetery and retains a minimum setback of 3m from the cemetery boundary. Therefore the proposed pattern and density of site coverage is considered to be in keeping with the surrounding development and respectful to the significance of the place.

C6.6.3 Height and Bulk of Buildings

P1 The proposed development continues the pattern of height and bulk of buildings within Kempton and surrounding the site. The height and bulk of the buildings will not detract from the heritage values of the site and retain the character of the place.

C6.6.4 Siting of Buildings and Structures

P1 The proposed development sits 60m away from its access point on Louisa Street and is setback more than 3m along all boundaries including the boundary to the cemetery. This is very much in keeping with the setbacks of the neighbouring dwellings and does not encroach within the established boundaries of the cemetery. This retains and does not detract from the significance of the cemetery site.

C6.6.5 Fences

P1 The existing fences on the site consist of a low timber post and rail fence fronting Louisa Street, Colorbond fences along the northern boundary shared with 23 Louisa Street and wire fencing around the cemetery site and other boundaries. The surrounding properties feature a variety of fencing types including timber paling, timber picket and wrought iron. The proposed fencing for the development will be timber paling which is in keeping with the surrounding fences and provides clear delineation between the development and the cemetery. The setback of the proposed fences and a development from Louisa Street and located behind the cemetery provides that the development is subservient in prominence than the cemetery and retains when viewed from Louisa Street.

C6.6.6 Roof Form and Materials

P1 The units will be finished with standard brick veneer and lightweight weatherboard cladding and roofed with Colorbond Custom Orb. The roof forms comprise standard hip and gable styles, with smaller eaves to match the designs of local heritage structures, in an effort to not detract from surrounding historical significant construction and be sympathetic to the surrounding landscape. The design of the proposed new units is in keeping with the Design Guidelines for Georgian Buildings in the Main Streets of Kempton and Oatlands and will retain the dominant roofing style and materials within the setting and streetscape and retain the historic heritage significance of the place.

16/02/2024



Fig 1 Residential properties on Louisa Street clad in brick veneer and lightweight cladding accents



Fig 2 Residential properties on Louisa Street with applications of hip and valley Colourbond roofs

As shown in the images above, the proposed development is also compatible with the roof forms and materiality with its streetscape.

C6.6.7 Building Alterations, excluding roof form and Materials

Not applicable – no existing building.

C6.6.8 Outbuildings and Structures

- P1 The proposed development will include small outbuildings for storage of gardening equipment. These small garden sheds will be located in the yards of the proposed units and shielded from view from any road or public space by fences.

C6.6.9 Driveways and parking for Non-residential Purposes

Not applicable.

C6.6.10 Removal, destruction or lopping of trees, or removal of vegetation, that is specifically part of a Local Heritage Place

Not applicable – no removal of trees.

Kind regards,
Tarcia Wong

PROPOSED RESIDENTIAL DEVELOPMENT LOT 2 LOUISA STREET, KEMPTON

CENTACARE EVOLVE HOUSING

PD21285

SITE DRAWINGS

No	DRAWING
01	SITE PLAN
02	SITE LANDSCAPING PLAN
03	SHADOW DIAGRAMS
04	LOCALITY PLAN

BUILDING DRAWINGS

No	DRAWING
TYPE B1	
B1-01	FLOOR PLAN
B1-02	ELEVATIONS
B1-03	ELEVATIONS
B1-04	ROOF PLAN
TYPE B2	
B2-01	FLOOR PLAN
B2-02	ELEVATIONS
B2-03	ELEVATIONS
B2-04	ELEVATIONS
B2-05	ELEVATIONS
B2-06	ELEVATIONS
B2-07	ELEVATIONS
B2-08	ELEVATIONS
B2-09	ELEVATIONS
B2-10	ROOF PLAN
TYPE C1	
C1-01	FLOOR PLAN
C1-02	ELEVATIONS
C1-03	ELEVATIONS
C1-04	ROOF PLAN
TYPE C2	
C2-01	FLOOR PLAN
C2-02	ELEVATIONS
C2-03	ELEVATIONS
C2-04	ROOF PLAN
TYPE C3	
C3-01	FLOOR PLAN
C3-02	ELEVATIONS
C3-03	ELEVATIONS
C3-04	ROOF PLAN

BUILDING DRAWINGS

No	DRAWING
TYPE D1	
D1-01	FLOOR PLAN
D1-02	ELEVATIONS
D1-03	ELEVATIONS
D1-04	ELEVATIONS
D1-05	ELEVATIONS
D1-06	ROOF PLAN
TYPE D2	
D2-01	FLOOR PLAN
D2-02	ELEVATIONS
D2-03	ELEVATIONS
D2-04	ROOF PLAN
TYPE E1	
E1-01	FLOOR PLAN
E1-02	ELEVATIONS
E1-03	ELEVATIONS
E1-04	ROOF PLAN
TYPE E2	
E2-01	FLOOR PLAN
E2-02	ELEVATIONS
E2-03	ELEVATIONS
E2-04	ROOF PLAN
TYPE E3	
E3-01	FLOOR PLAN
E3-02	ELEVATIONS
E3-03	ELEVATIONS
E3-04	ROOF PLAN



U1				
FLOOR AREA	62.24	m2	(6.69 SQUARES)	
PORCH AREA	6.43	m2	(0.69 SQUARES)	
U2				
FLOOR AREA	62.24	m2	(6.69 SQUARES)	
PORCH AREA	6.43	m2	(0.69 SQUARES)	
U3				
FLOOR AREA	92.95	m2	(9.99 SQUARES)	
GARAGE AREA	21.77	m2	(2.34 SQUARES)	
VERANDAH AREA	27.76	m2	(2.98 SQUARES)	
U4				
FLOOR AREA	92.95	m2	(9.99 SQUARES)	
GARAGE AREA	21.77	m2	(2.34 SQUARES)	
VERANDAH AREA	27.76	m2	(2.98 SQUARES)	
U5				
FLOOR AREA	77.59	m2	(8.34 SQUARES)	
CARPORT AREA	20.85	m2	(2.24 SQUARES)	
PORCH AREA	11.17	m2	(1.20 SQUARES)	

U6				
FLOOR AREA	82.99	m2	(8.92 SQUARES)	
PORCH AREA	1.79	m2	(0.19 SQUARES)	
U7				
FLOOR AREA	77.59	m2	(8.34 SQUARES)	
CARPORT AREA	20.85	m2	(2.24 SQUARES)	
PORCH AREA	11.17	m2	(1.20 SQUARES)	
U8				
FLOOR AREA	77.59	m2	(8.34 SQUARES)	
CARPORT AREA	20.85	m2	(2.24 SQUARES)	
PORCH AREA	11.17	m2	(1.20 SQUARES)	
U9				
FLOOR AREA	82.99	m2	(8.92 SQUARES)	
PORCH AREA	1.79	m2	(0.19 SQUARES)	
U10				
FLOOR AREA	77.59	m2	(8.34 SQUARES)	
CARPORT AREA	20.85	m2	(2.24 SQUARES)	
PORCH AREA	11.17	m2	(1.20 SQUARES)	

U11				
FLOOR AREA	82.99	m2	(8.92 SQUARES)	
PORCH AREA	1.79	m2	(0.19 SQUARES)	
U12				
FLOOR AREA	77.59	m2	(8.34 SQUARES)	
CARPORT AREA	20.85	m2	(2.24 SQUARES)	
PORCH AREA	11.17	m2	(1.20 SQUARES)	
U13-15				
FLOOR AREA	61.44	m2	(6.61 SQUARES)	
PORCH AREA	6.69	m2	(0.72 SQUARES)	
U16				
FLOOR AREA	94.18	m2	(10.13 SQUARES)	
VERANDAH AREA	27.76	m2	(2.98 SQUARES)	
TOTAL AREA	1414.72		152.12	

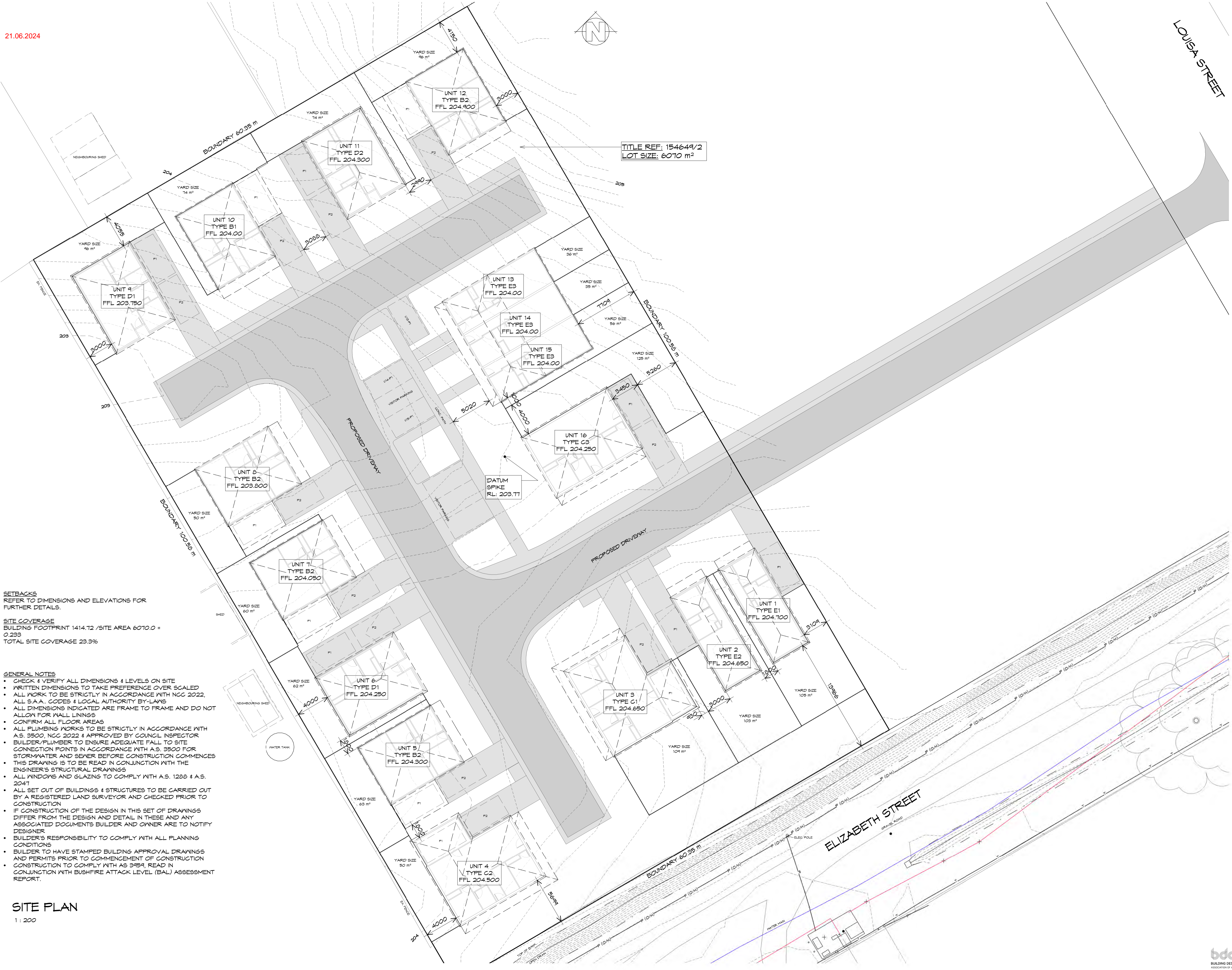


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 info@primedesigntas.com.au primedesigntas.com.au
 Accredited Building Practitioner: Frank Geskus -No CC246A

FEBRUARY 2024

PLANNING

21.06.2024



SETBACKS
REFER TO DIMENSIONS AND ELEVATIONS FOR FURTHER DETAILS.

SITE COVERAGE
BUILDING FOOTPRINT 1414.12 / SITE AREA 6070.0 = 0.233
TOTAL SITE COVERAGE 23.3%

- GENERAL NOTES**
- CHECK & VERIFY ALL DIMENSIONS & LEVELS ON SITE
 - WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALED
 - ALL WORK TO BE STRICTLY IN ACCORDANCE WITH NCC 2022
 - ALL S.A.A., CODES & LOCAL AUTHORITY BY-LAWS
 - ALL DIMENSIONS INDICATED ARE FRAME TO FRAME AND DO NOT ALLOW FOR WALL LININGS
 - CONFIRM ALL FLOOR AREAS
 - ALL PLUMBING WORKS TO BE STRICTLY IN ACCORDANCE WITH A.S. 3500, NCC 2022 & APPROVED BY COUNCIL INSPECTOR
 - BUILDER/PLUMBER TO ENSURE ADEQUATE FALL TO SITE CONNECTION POINTS IN ACCORDANCE WITH A.S. 3500 FOR STORMWATER AND SEWER BEFORE CONSTRUCTION COMMENCES
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ENGINEER'S STRUCTURAL DRAWINGS
 - ALL WINDOWS AND GLAZING TO COMPLY WITH A.S. 1288 & A.S. 2041
 - ALL SET OUT OF BUILDINGS & STRUCTURES TO BE CARRIED OUT BY A REGISTERED LAND SURVEYOR AND CHECKED PRIOR TO CONSTRUCTION
 - IF CONSTRUCTION OF THE DESIGN IN THIS SET OF DRAWINGS DIFFER FROM THE DESIGN AND DETAIL IN THESE AND ANY ASSOCIATED DOCUMENTS BUILDER AND OWNER ARE TO NOTIFY DESIGNER
 - BUILDER'S RESPONSIBILITY TO COMPLY WITH ALL PLANNING CONDITIONS
 - BUILDER TO HAVE STAMPED BUILDING APPROVAL DRAWINGS AND PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION
 - CONSTRUCTION TO COMPLY WITH AS 3959, READ IN CONJUNCTION WITH BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT REPORT.

SITE PLAN
1 : 200

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

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Project:
PROPOSED RESIDENTIAL DEVELOPMENT LOT 2 LOUISA STREET, KEMPTON
Client name:
CENTACARE EVOLVE HOUSING
Drawing:
SITE PLAN

Drafted by: Author	Approved by: Approver
Date: 22.01.2024	Scale: 1 : 200@A1
Project/Drawing no: PD21285-01	Revision: 04

Accredited building practitioner: Frank Geskus -No CC246A

21.06.2024



- LEGEND**
- PROPOSED TREE
 - PROPOSED SHRUB
 - PROPOSED GROUNDCOVER/GRASS
 - LAWN
 - MULCH OR SIMILAR
 - CONCRETE PATH/PAVING
 - CONCRETE DRIVEWAY
 - LETTER BOX
 - WASTE STORAGE 1.5m2
 - 1.5x1.5m GARDEN SHED
 - FENCE 1.8m HIGH
 - SECURITY LIGHTS
 - KERB
 - CLOTHES LINES - WALL MOUNT

SITE COVERAGE
 BUILDING FOOTPRINT 1414.72 / SITE AREA 6070.0 = 0.233
 TOTAL SITE COVERAGE 23.3%

IMPERVIOUS SURFACES
 NON-IMPERVIOUS SURFACES 2363.00 / SITE AREA 6070.0 = 0.389
 TOTAL SITE FREE FROM IMPERVIOUS SURFACES 30.9%

LANDSCAPING PLAN
1 : 200

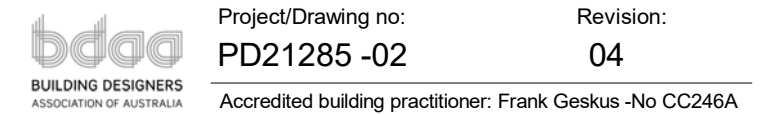
PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

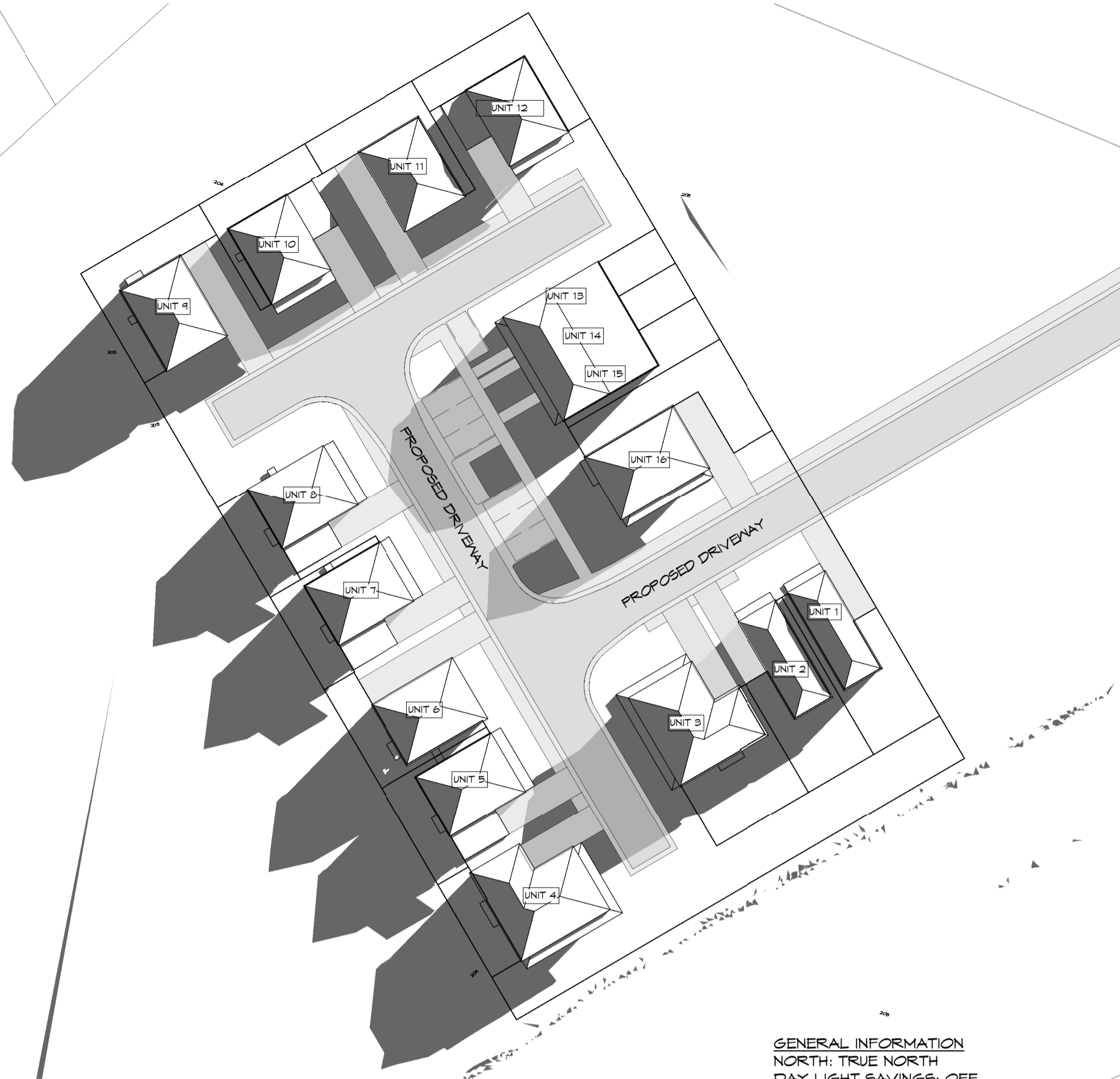
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Project:
PROPOSED RESIDENTIAL DEVELOPMENT
 LOT 2 LOUISA STREET,
 KEMPTON
 Client name:
CENTACARE EVOLVE HOUSING
 Drawing:
SITE LANDSCAPING PLAN

Drafted by:	Approved by:
Author	Approver
Date:	Scale:
22.01.2024	1 : 200@A1
Project/Drawing no:	Revision:
PD21285-02	04

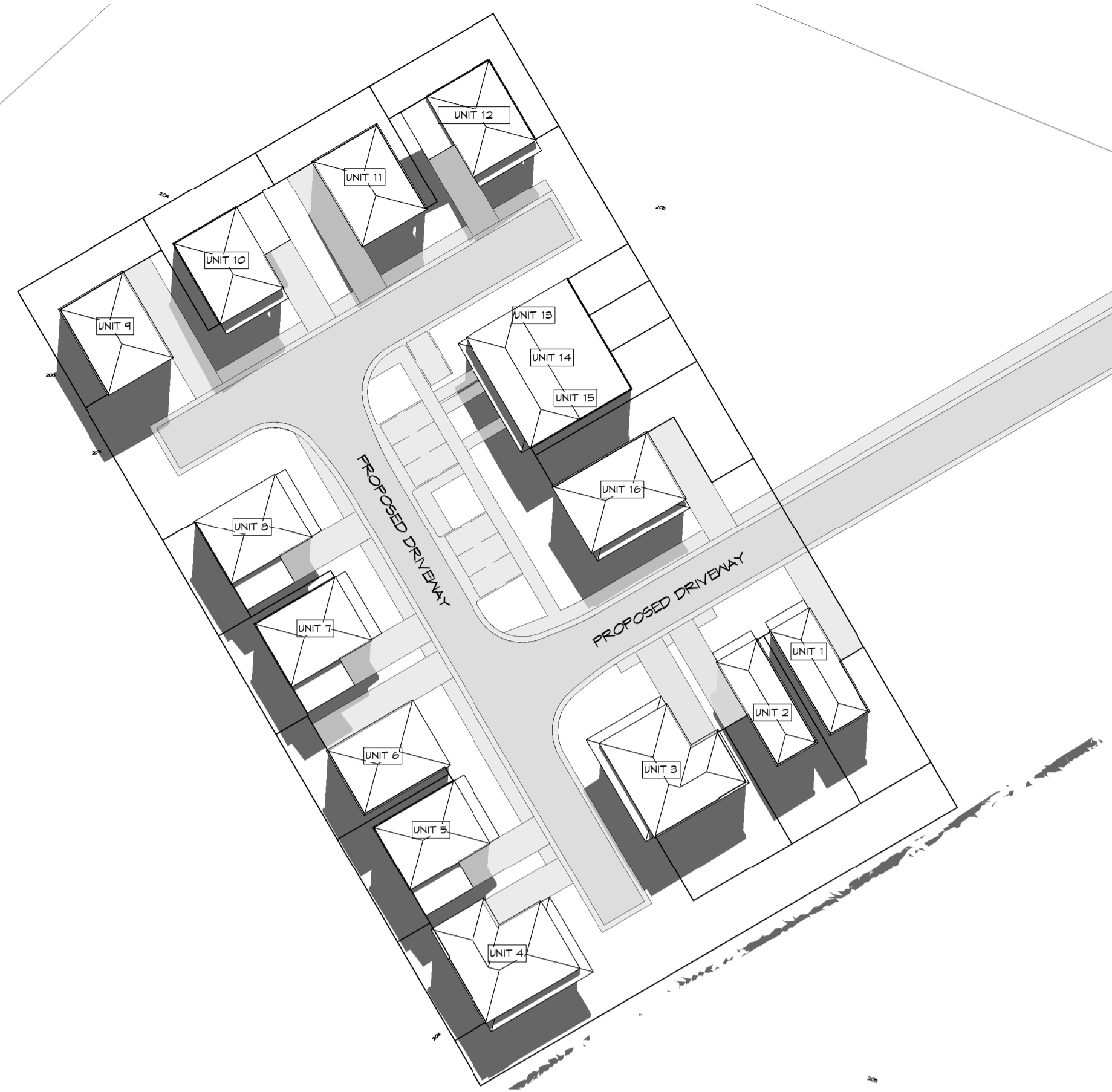
Accredited building practitioner: Frank Geskus -No CC246A





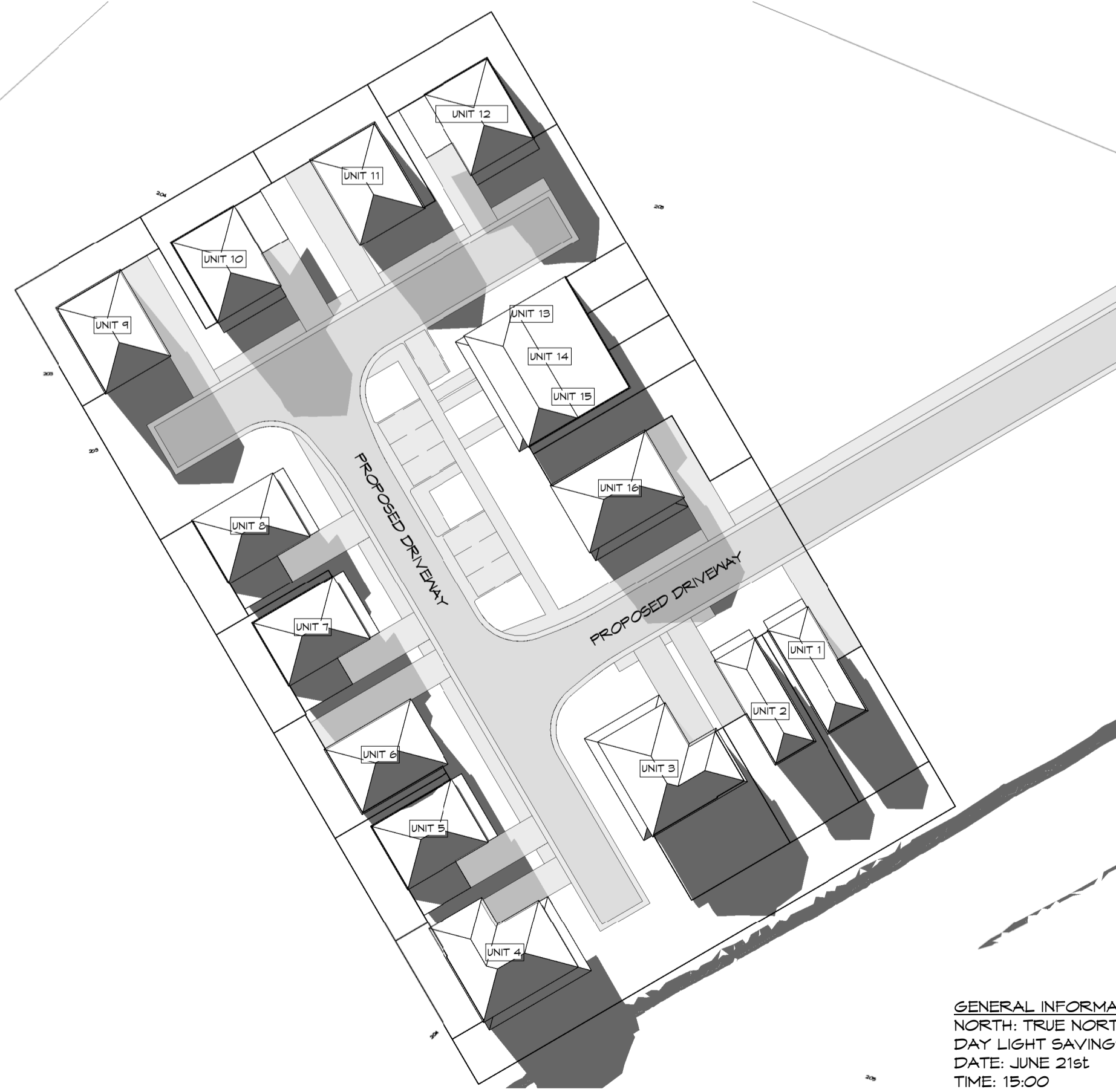
SHADOW DIAGRAM - 9AM
1 : 500

GENERAL INFORMATION
NORTH: TRUE NORTH
DAY LIGHT SAVINGS: OFF
DATE: JUNE 21st
TIME: 09:00



SHADOW DIAGRAM - 12PM
1 : 500

GENERAL INFORMATION
NORTH: TRUE NORTH
DAY LIGHT SAVINGS: OFF
DATE: JUNE 21st
TIME: 12:00



SHADOW DIAGRAM - 3PM
1 : 500

GENERAL INFORMATION
NORTH: TRUE NORTH
DAY LIGHT SAVINGS: OFF
DATE: JUNE 21st
TIME: 15:00

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS



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Project:
PROPOSED RESIDENTIAL DEVELOPMENT LOT 2 LOUISA STREET, KEMPTON
Client name:
CENTACARE EVOLVE HOUSING
Drawing:
SHADOW DIAGRAMS

Drafted by: Author
Approved by: Approver

Date: 22.01.2024
Scale: 1 : 500@A1

Project/Drawing no: PD21285 -03
Revision: 04

21.06.2024



PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

LOCALITY PLAN

1 : 1000

CONFIRM BAL REQUIREMENT - ADJOINING SITE HAS BUSHFIRE OVERLAY

THIS SITE IS ZONED VILLAGE, AND IS NEXT TO A BUSHFIRE PRONE AREA OVERLAY, DEVELOPMENT IS NOT OVER 100m FROM UNMANAGED BUSH/GRASSLANDS GREATER THAN 1 HECTARE, THEREFORE **REQUIRES** A BUSHFIRE ASSESSMENT.

REFER TO BUSHFIRE ASSESSMENT REPORT FOR MANAGEMENT PLAN



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Project:
PROPOSED RESIDENTIAL DEVELOPMENT LOT 2 LOUISA STREET, KEMPTON
Client name:
CENTACARE EVOLVE HOUSING
Drawing:
LOCALITY PLAN

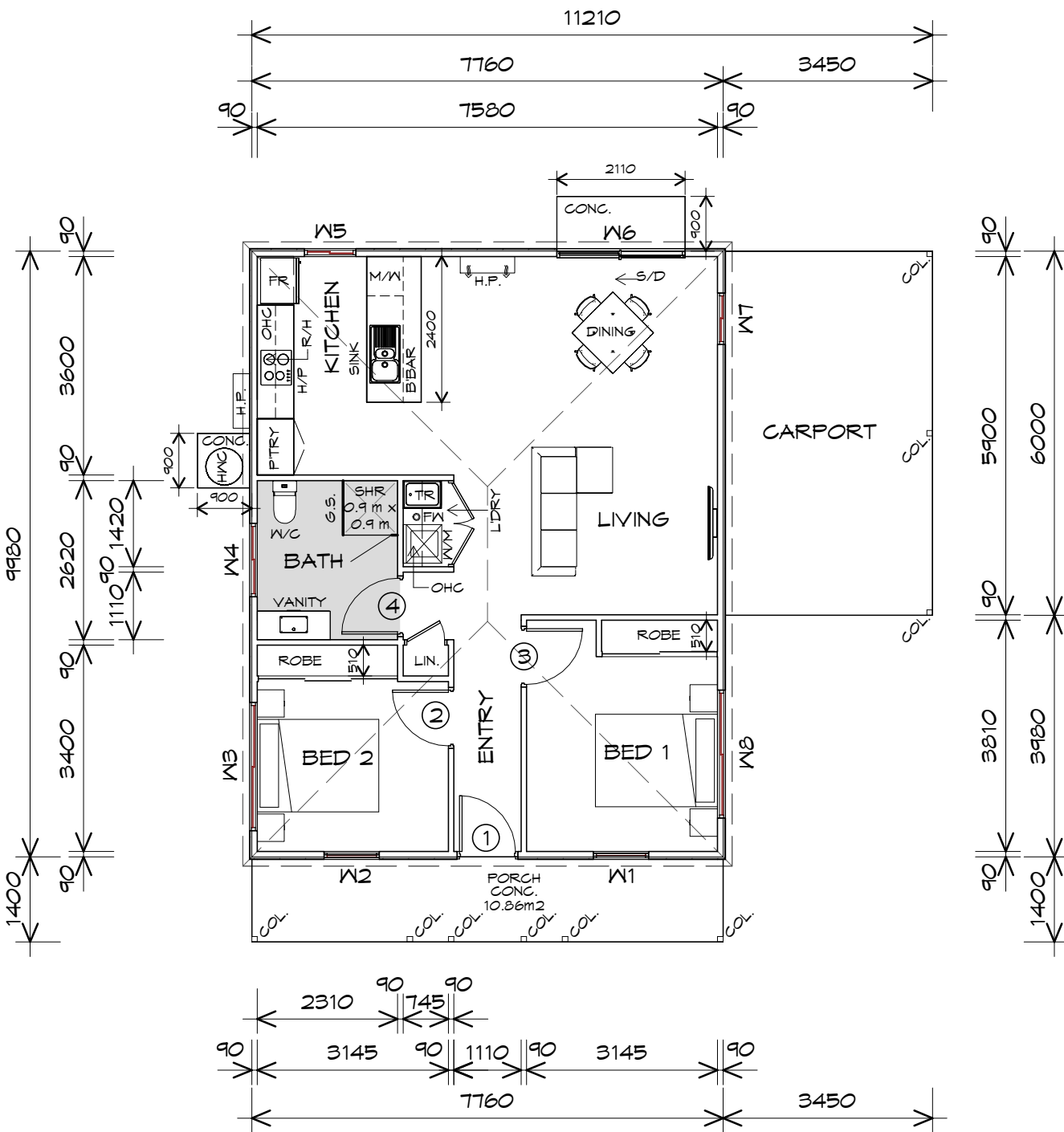
Drafted by: Author	Approved by: Approver
Date: 22.01.2024	Scale: 1 : 1000@A1
Project/Drawing no: PD21285 -04	Revision: 04

bdaa
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA
Accredited building practitioner: Frank Geskus -No CC246A

21.06.2024

LEGEND

- S/D SLIDING DOOR
- o FW FLOOR WASTE
- COL COLUMN
- G.S. GLASS SCREEN
- R/H RANGE HOOD



PLANNING
 NOTE: DO NOT SCALE OFF DRAWINGS

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

WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1500	910	AWNING WINDOW	
W2	1500	910	AWNING WINDOW	
W3	600	2110	SLIDING WINDOW	
W4	600	1210	SLIDING WINDOW	OPAQUE
W5	1800	850	SLIDING WINDOW	
W6	2100	2110	SLIDING DOOR	RECESSED SILL
W7	1800	850	SLIDING WINDOW	
W8	600	2110	SLIDING WINDOW	

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

FLOOR PLAN

1 : 100

FLOOR AREA	77.59	m2	(8.34 SQUARES)
CARPORT AREA	20.85	m2	(2.24 SQUARES)
PORCH AREA	11.17	m2	(1.20 SQUARES)
TOTAL AREA	109.61		11.79

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



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Project:
PROPOSED REISIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET, KEMPTON

Drawing:
FLOOR PLAN

Client name:
CENTACARE EVOLVE HOUSING

Date: 18.01.2024
Scale: 1 : 100

Drafted by:
T.W.

Approved by:
B.P.

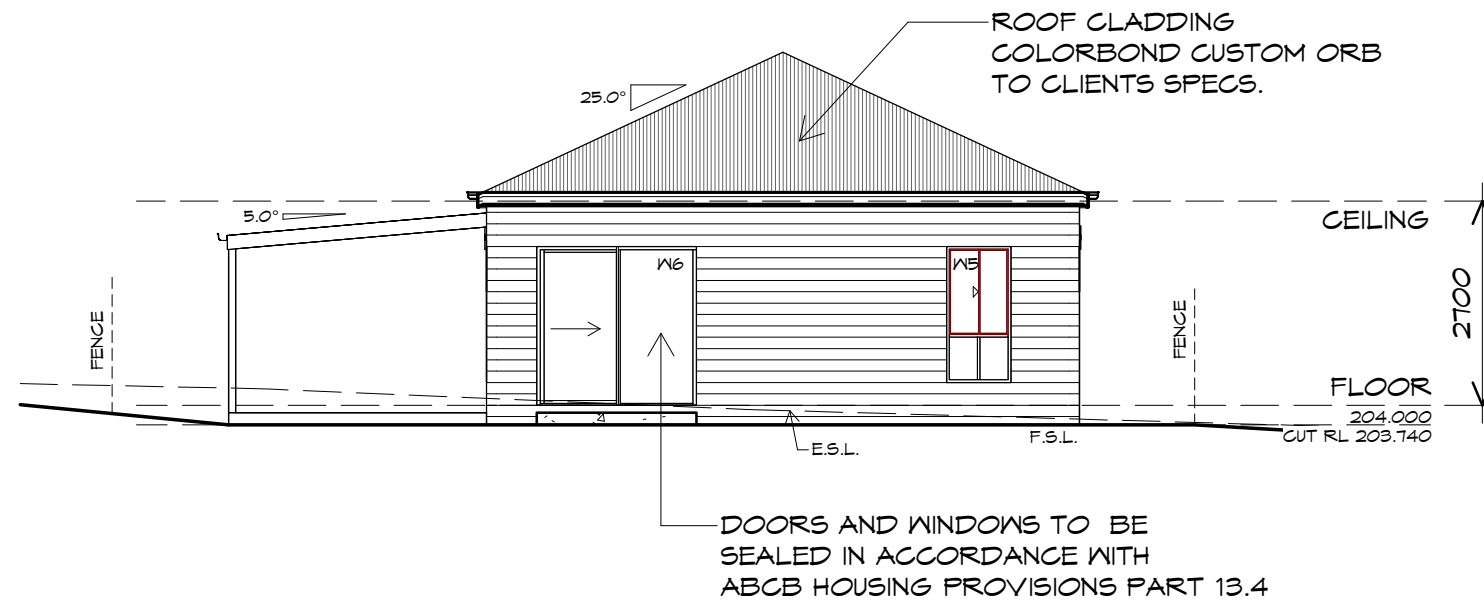


Project/Drawing no: PD21285 -B1-01
Revision: 05

Accredited building practitioner: Frank Geskus -No CC246A

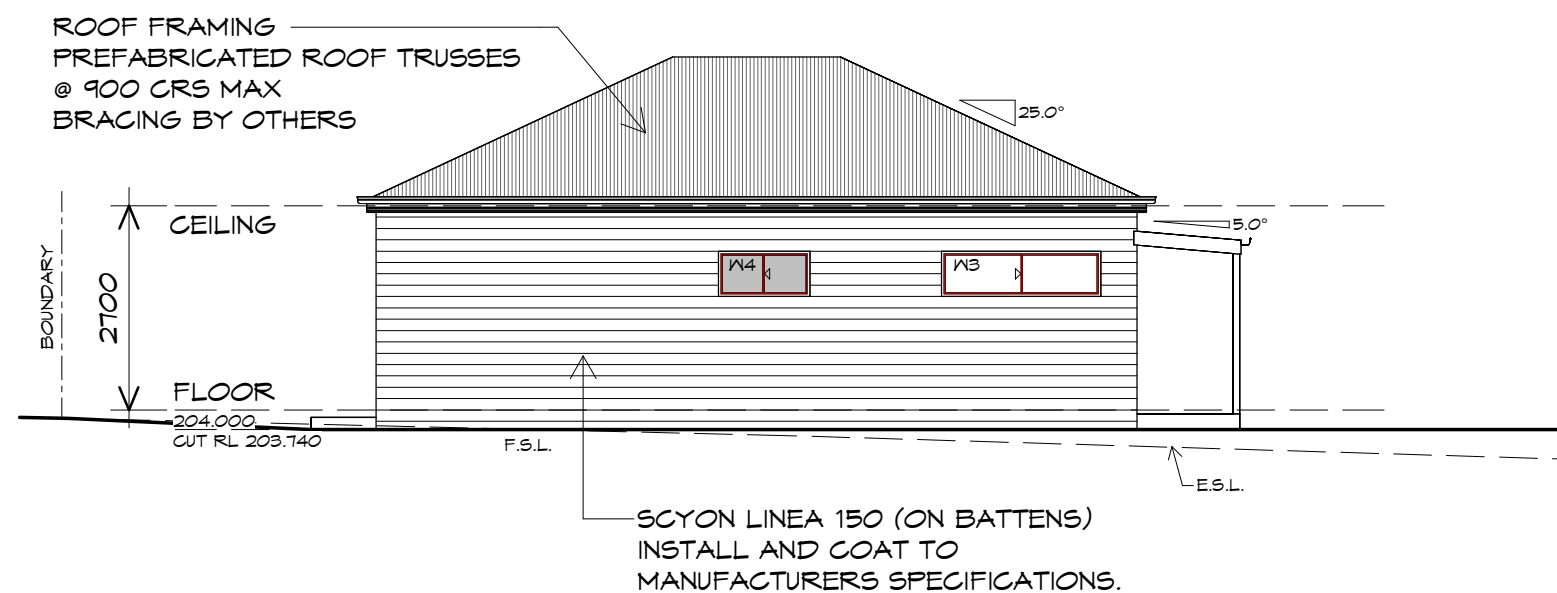
TYPE B1

21.06.2024



NORTH WESTERN ELEVATION

1 : 100



SOUTH WESTERN ELEVATION

1 : 100

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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Project:
PROPOSED REISIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET,
KEMPTON
Client name:
CENTACARE EVOLVE HOUSING

Drawing:
ELEVATIONS

Drafted by: T.W. Approved by: B.P.

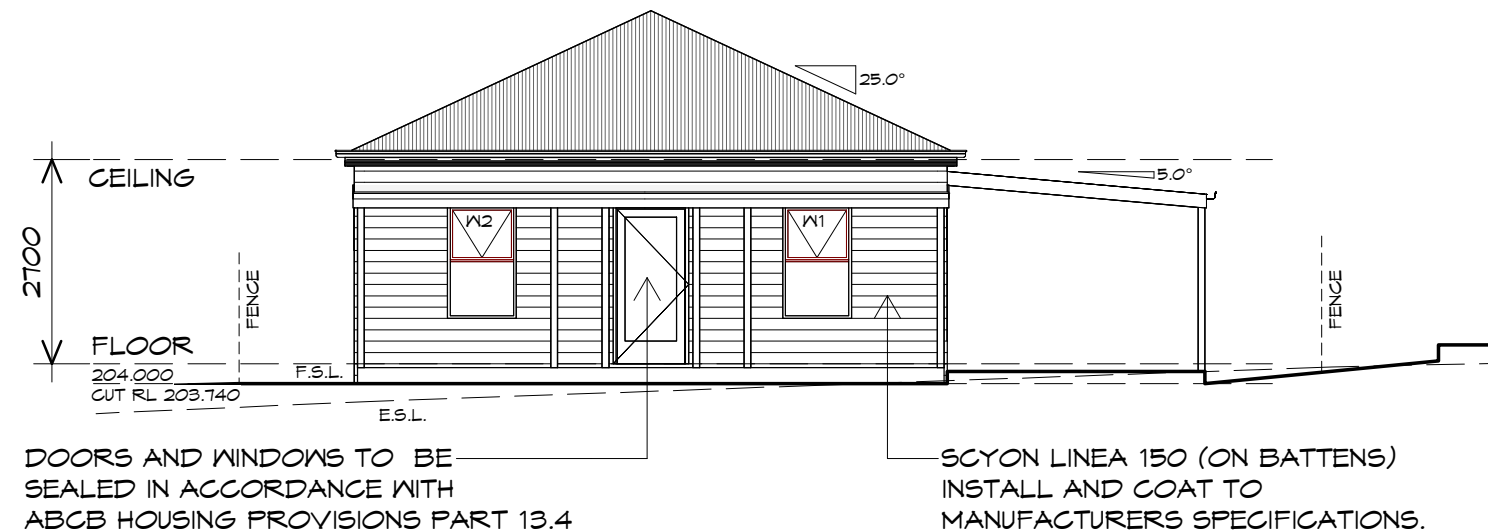
Date: 18.01.2024 Scale: 1 : 100

Project/Drawing no: PD21285 -B1-02 Revision: 05

Accredited building practitioner: Frank Geskus -No CC246A

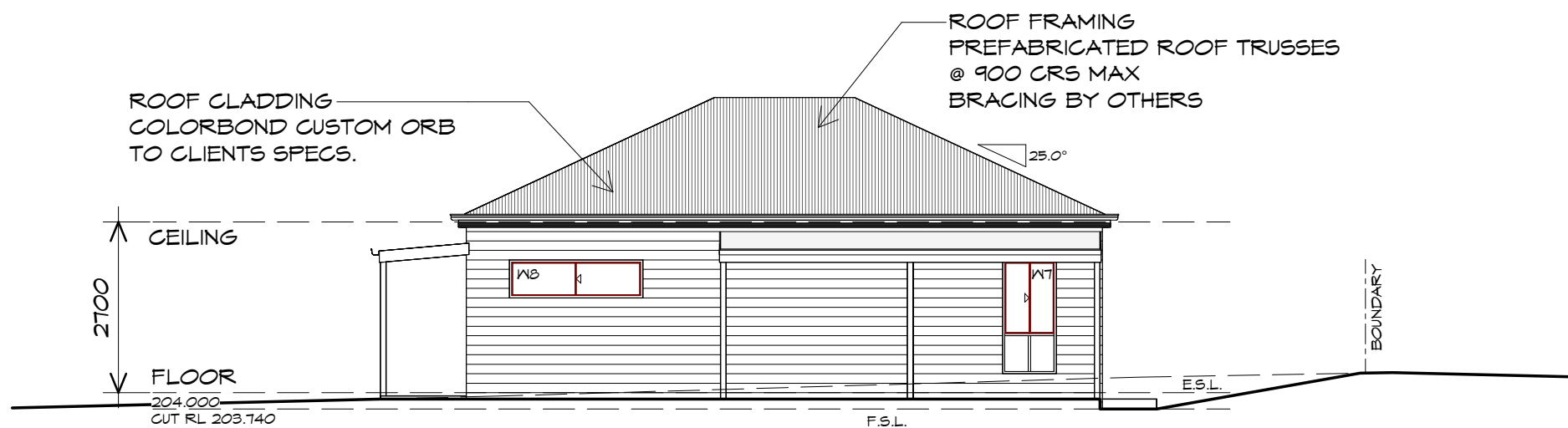


21.06.2024



SOUTH EASTERN ELEVATION

1 : 100



NORTH EASTERN ELEVATION

1 : 100

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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Project:
PROPOSED REISIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET,
KEMPTON
Client name:
CENTACARE EVOLVE HOUSING

Drawing:
ELEVATIONS

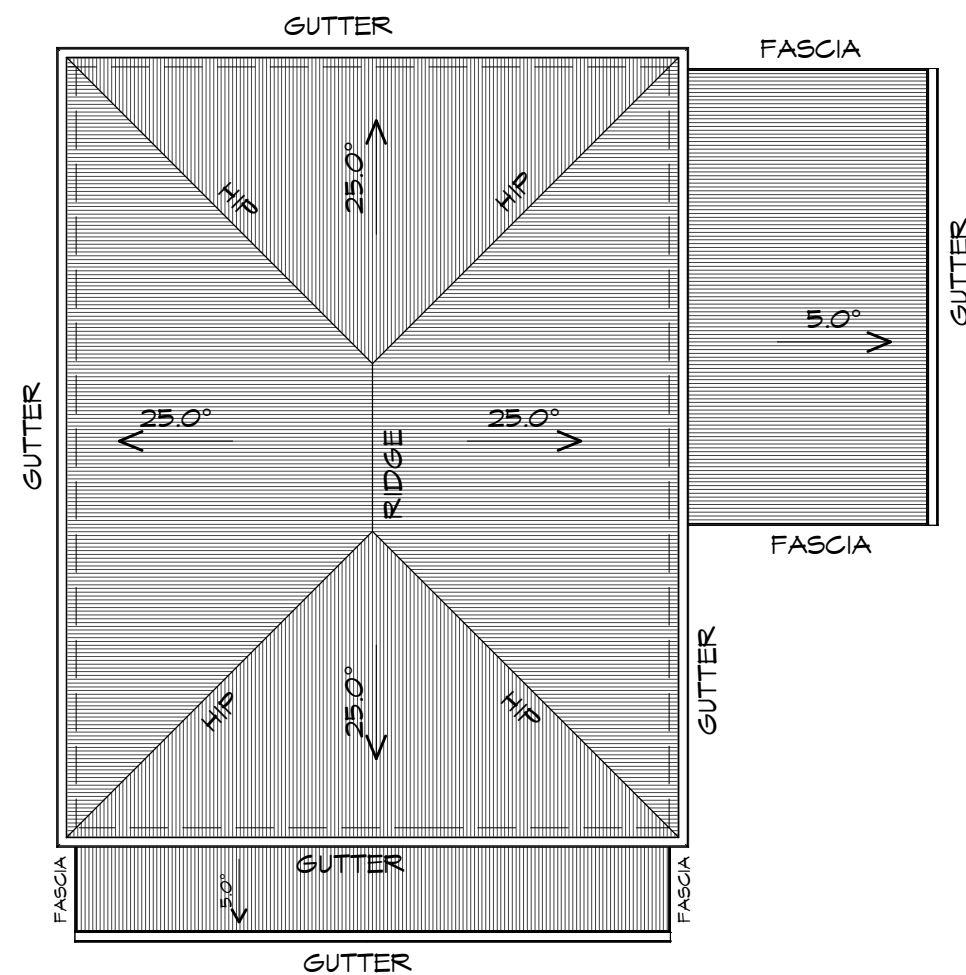
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Date: 18.01.2024 Scale: 1 : 100

Project/Drawing no: PD21285 -B1-03 Revision: 05
Accredited building practitioner: Frank Geskus -No CC246A



21.06.2024



ROOF PLAN

1 : 100

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

TYPE B1



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Project:
PROPOSED REISIDENTIAL
DEVELOPMENT
LOT 2 LOUISA STREET,
KEMPTON

Client name:
CENTACARE EVOLVE HOUSING

Drafted by:
T.W.

Approved by:
B.P.



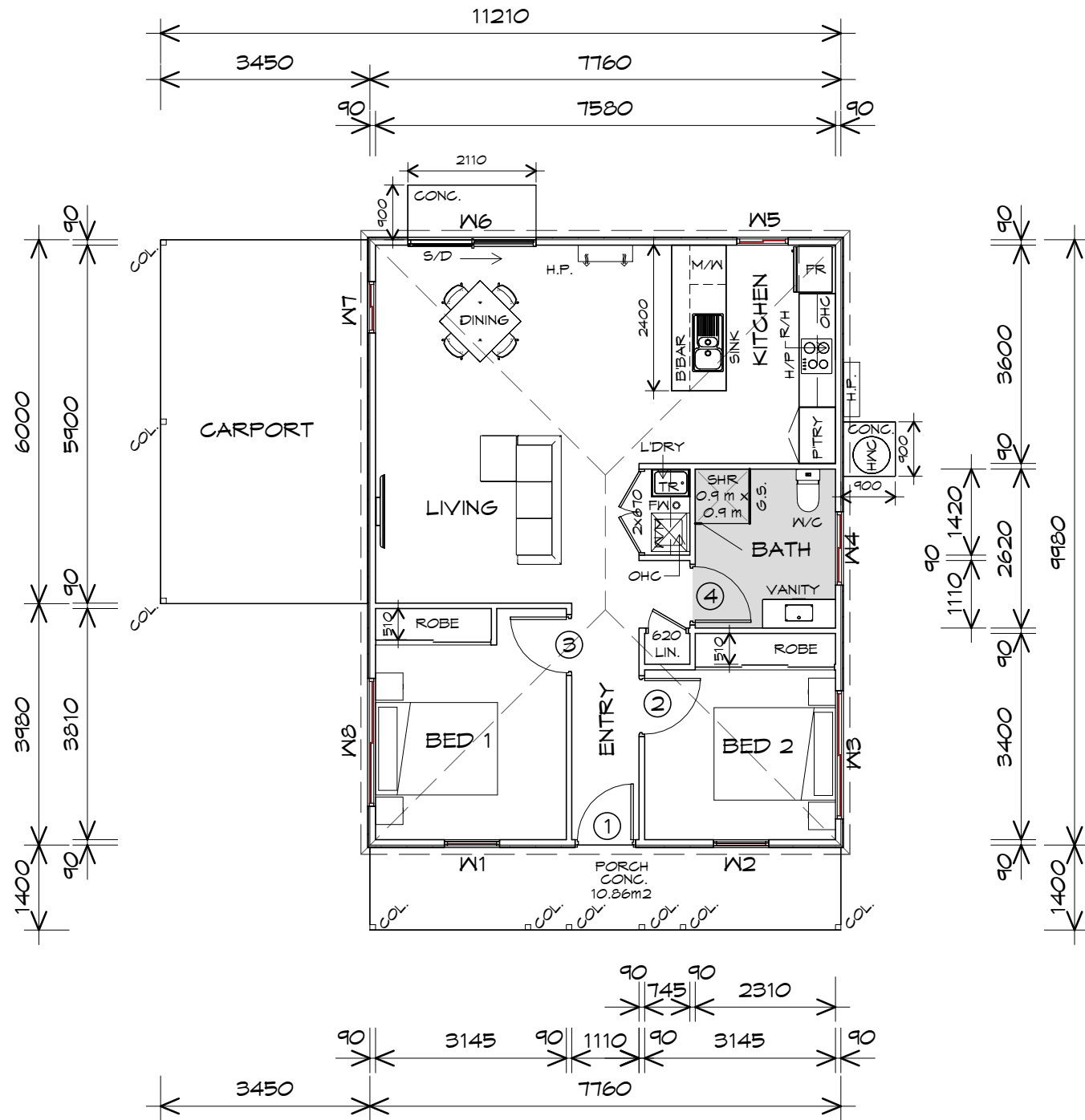
Drawing:
ROOF PLAN

Date: 18.01.2024
Scale: 1 : 100

Project/Drawing no: PD21285 -B1-04
Revision: 05

Accredited building practitioner: Frank Geskus -No CC246A

21.06.2024



- S/D SLIDING DOOR
- o FW FLOOR WASTE
- COL COLUMN
- G.S. GLASS SCREEN
- R/H RANGE HOOD

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

WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1500	910	AWNING WINDOW	
W2	1500	910	AWNING WINDOW	
W3	600	2110	SLIDING WINDOW	
W4	600	1210	SLIDING WINDOW	OPAQUE
W5	1800	850	SLIDING WINDOW	
W6	2100	2110	SLIDING DOOR	RECESSED SILL
W7	1800	850	SLIDING WINDOW	
W8	600	2110	SLIDING WINDOW	

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

FLOOR PLAN

1 : 100

FLOOR AREA	77.59	m ²	(8.34 SQUARES)
CARPORT AREA	20.85	m ²	(2.24 SQUARES)
PORCH AREA	11.17	m ²	(1.20 SQUARES)
TOTAL AREA	109.61		11.79

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



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Project:
PROPOSED REISIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET,
KEMPTON

Drawing:
FLOOR PLAN

Client name:
CENTACARE EVOLVE HOUSING

Date: 18.01.2024
Scale: 1 : 100

Drafted by:
T.W.

Approved by:
B.P.



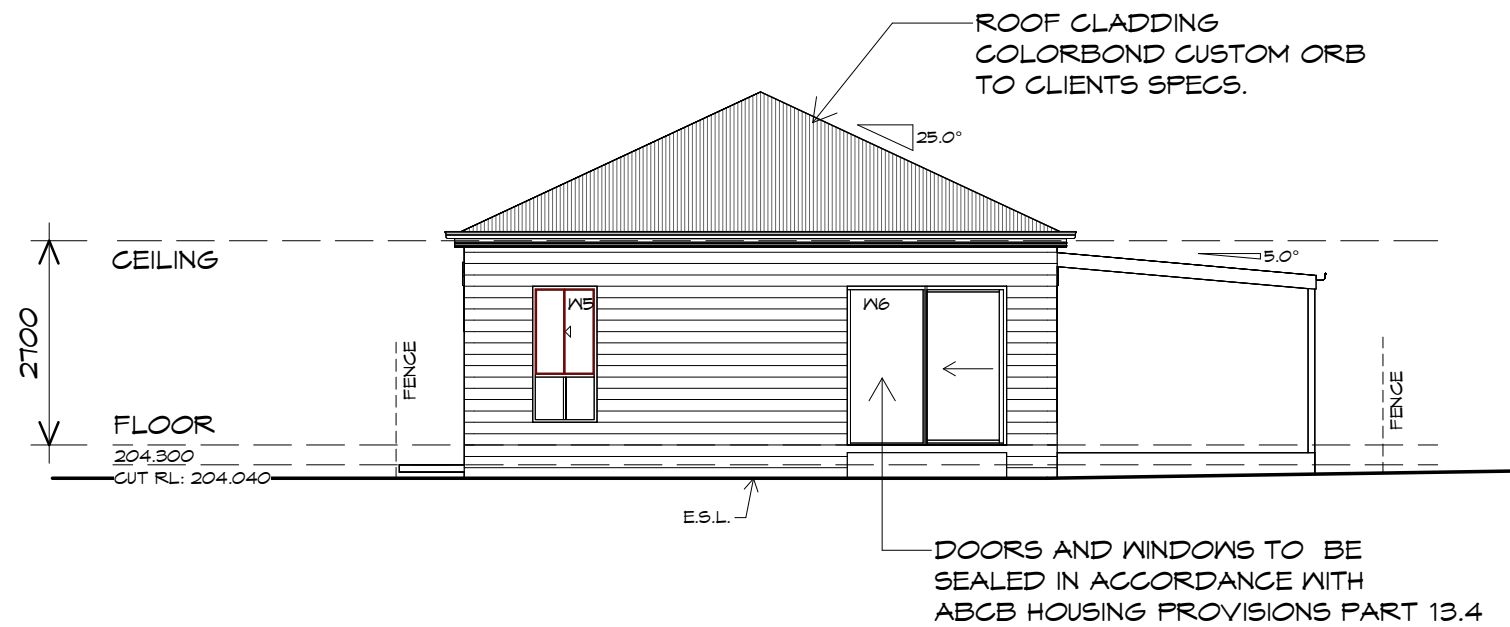
Project/Drawing no: PD21285 -B2-01
Revision: 05

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PLANNING

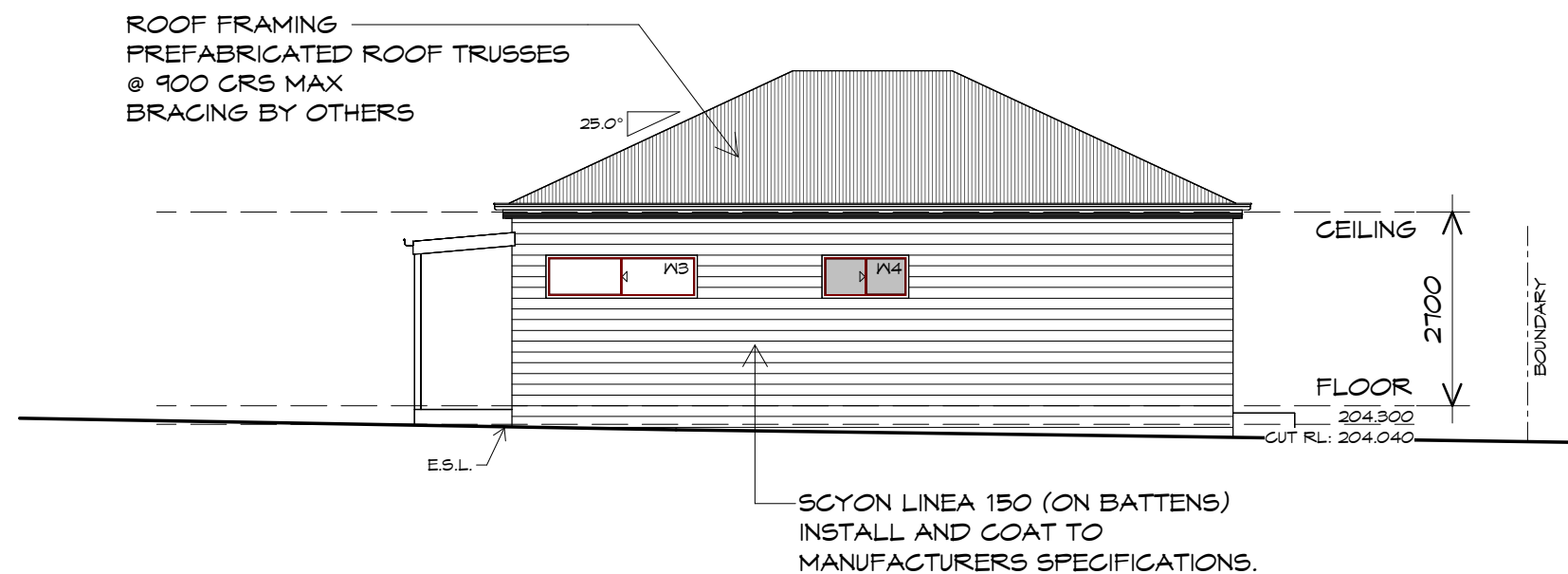
NOTE: DO NOT SCALE OFF DRAWINGS

21.06.2024



U5 SOUTH WESTERN ELEVATION

1 : 100



U5 NORTH WESTERN ELEVATION

1 : 100

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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Project:
PROPOSED REISIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET, KEMPTON
Client name:
CENTACARE EVOLVE HOUSING

Drawing:
ELEVATIONS

Drafted by: T.W. Approved by: B.P.

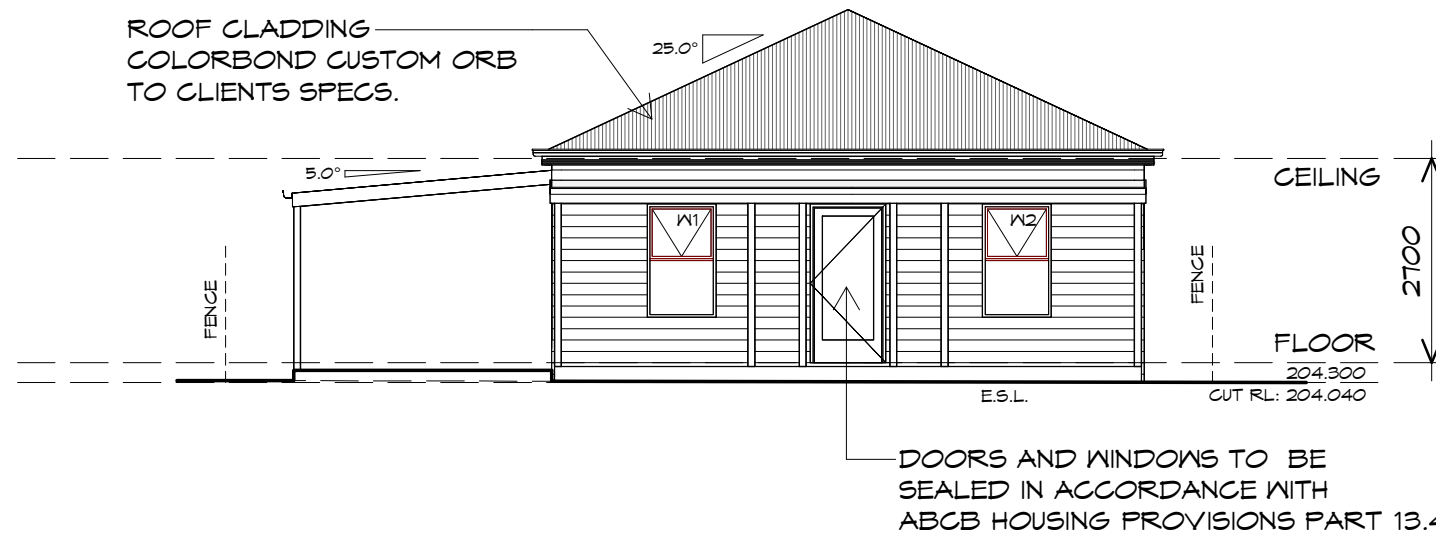
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Accredited building practitioner: Frank Geskus -No CC246A

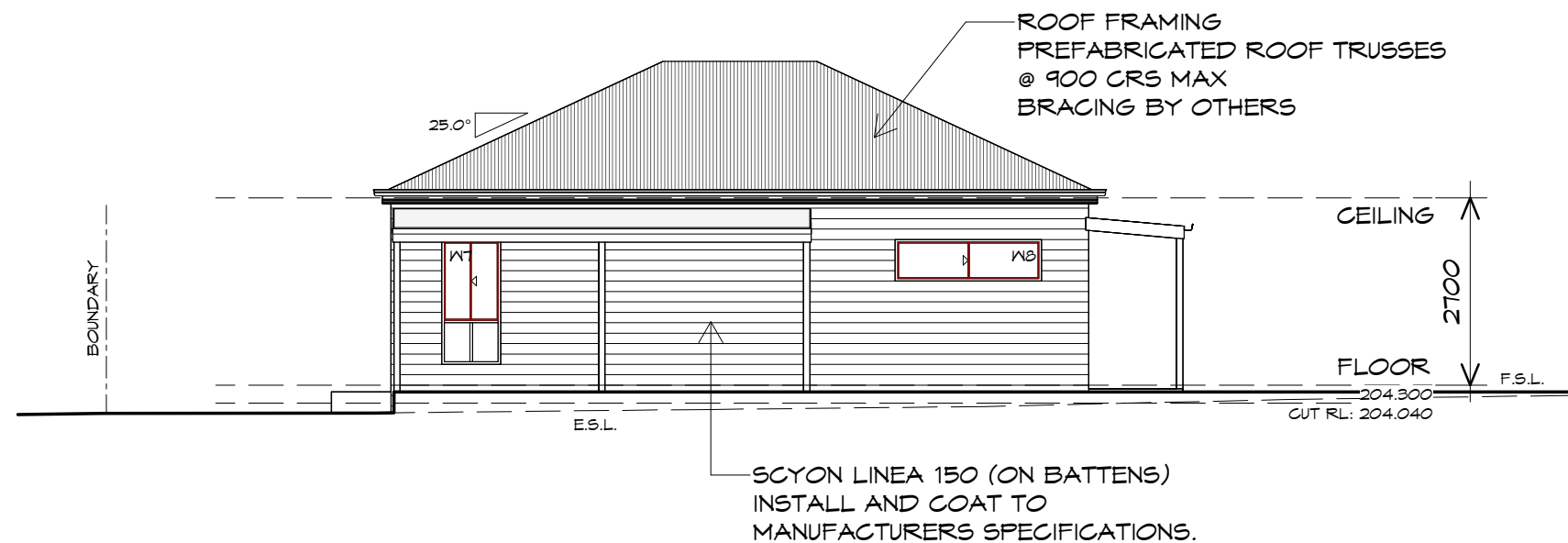


21.06.2024



U5 NORTH EASTERN ELEVATION

1 : 100



U5 SOUTH EASTERN ELEVATION

1 : 100

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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Project:
PROPOSED REISIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET,
KEMPTON
Client name:
CENTACARE EVOLVE HOUSING

Drawing:
ELEVATIONS

Drafted by: T.W. Approved by: B.P.

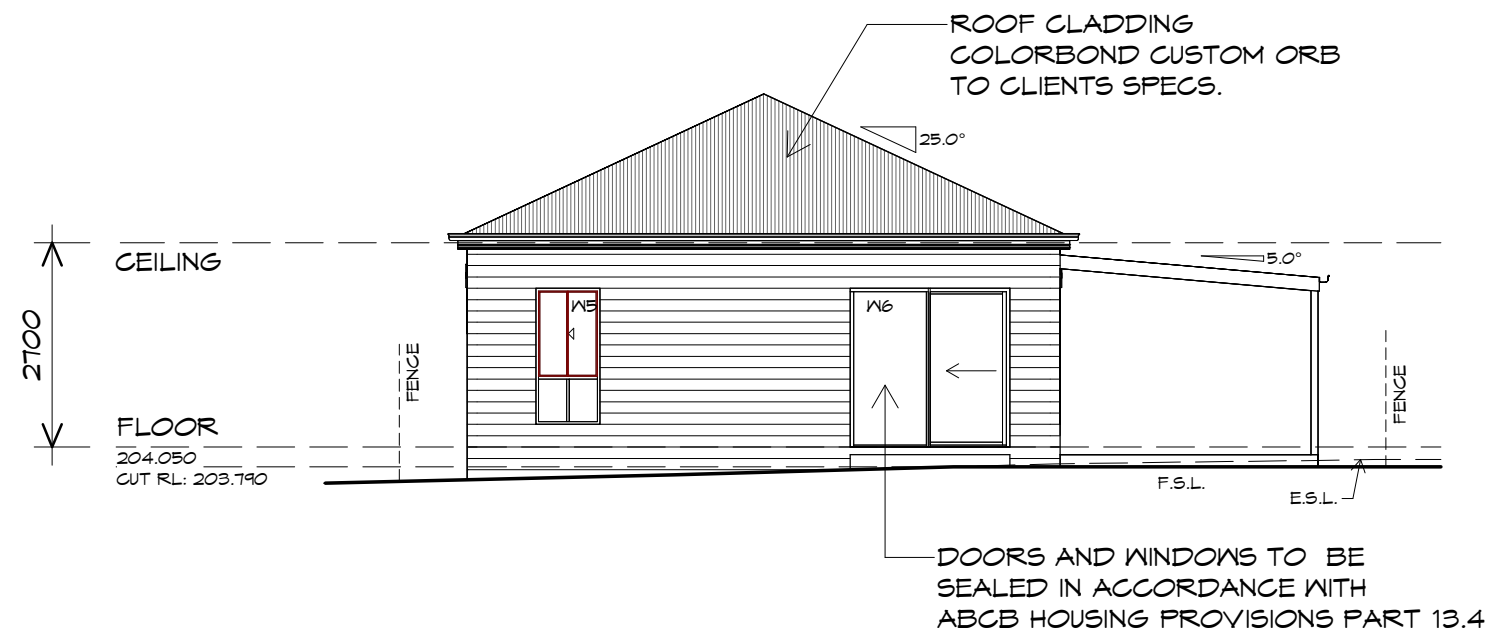
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Project/Drawing no: PD21285 -B2-03 Revision: 05

Accredited building practitioner: Frank Geskus -No CC246A

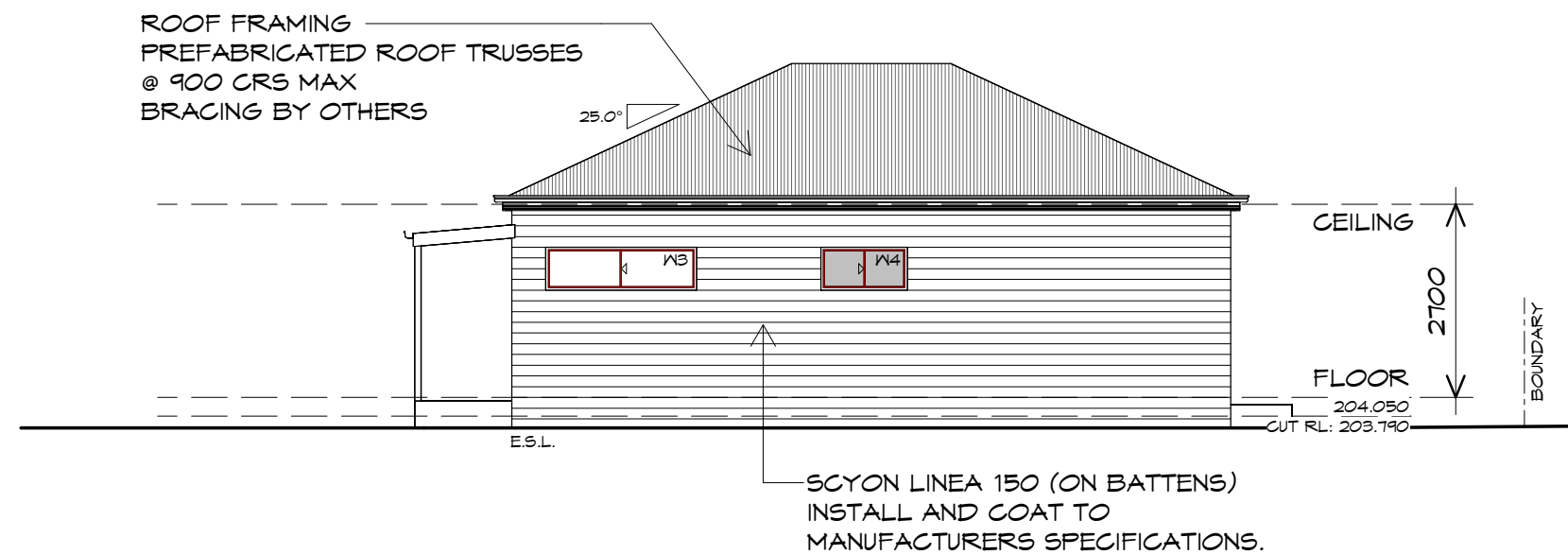


21.06.2024



U7 SOUTH WESTERN ELEVATION

1 : 100



U7 NORTH WESTERN ELEVATION

1 : 100

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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Project:
PROPOSED REISIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET, KEMPTON
Client name:
CENTACARE EVOLVE HOUSING

Drawing:
ELEVATIONS

Drafted by: Author
Approved by: Approver

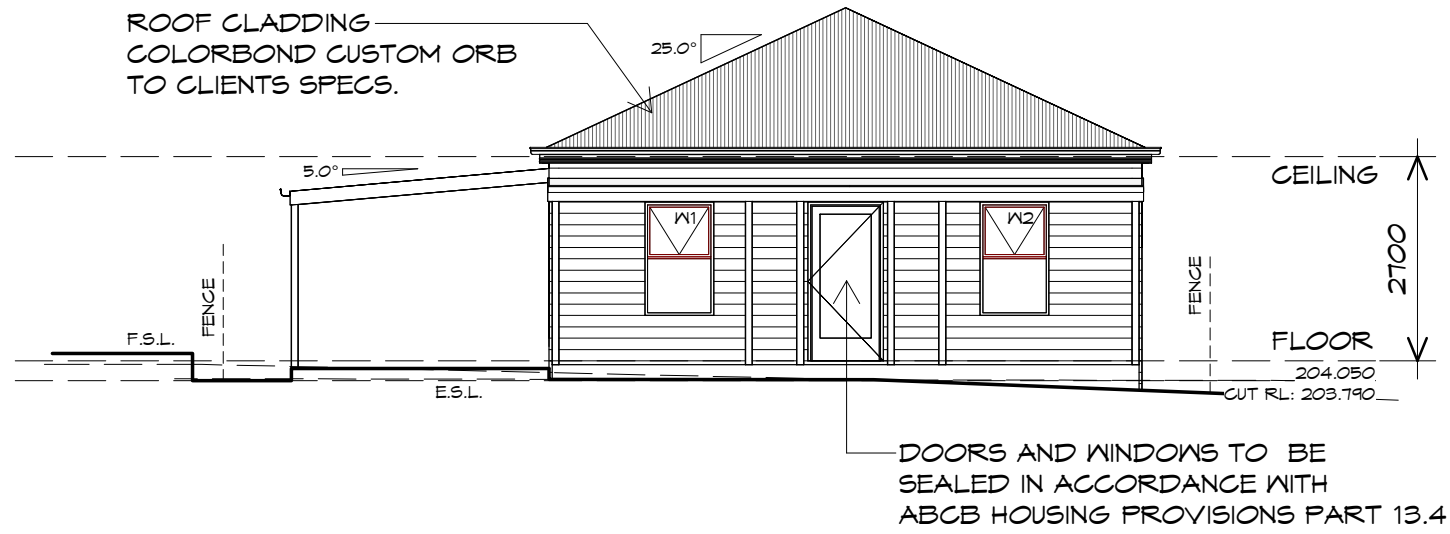
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Revision: 05

Accredited building practitioner: Frank Geskus -No CC246A

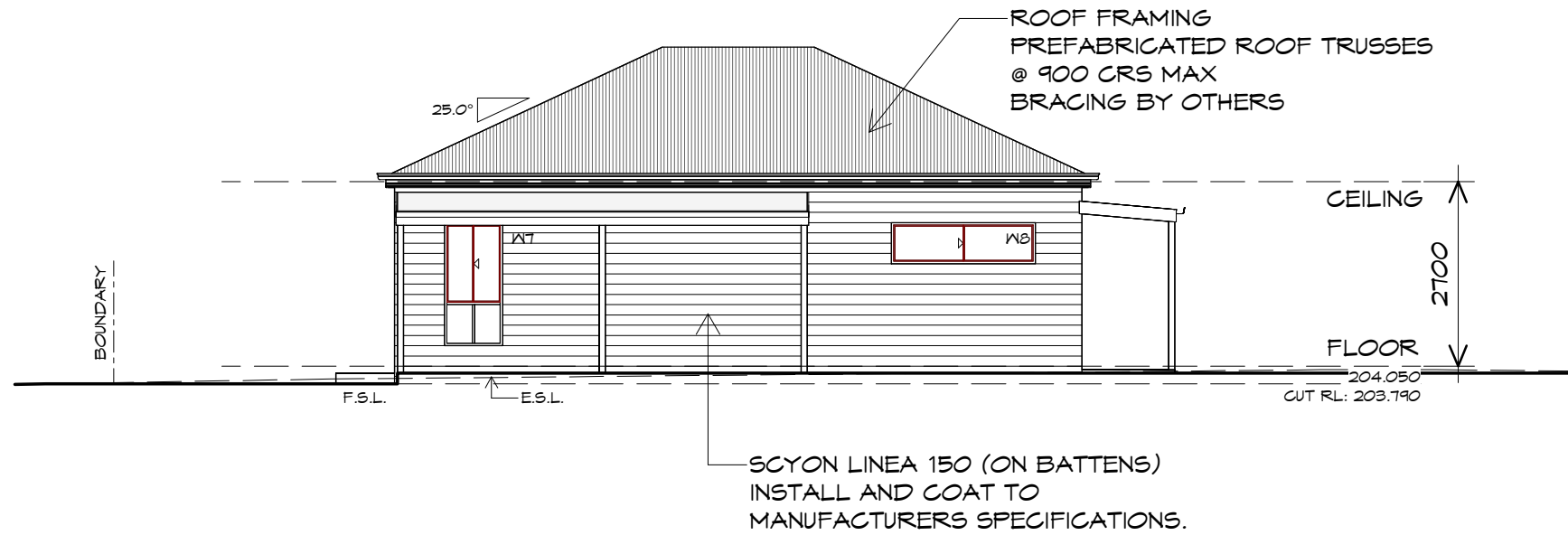


21.06.2024



U7 NORTH EASTERN ELEVATION

1 : 100



U7 SOUTH EASTERN ELEVATION

1 : 100

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS



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Project:
**PROPOSED REISIDENTIAL
DEVELOPMENT
LOT 2 LOUISA STREET,
KEMPTON**
Client name:
CENTACARE EVOLVE HOUSING

Drawing:
ELEVATIONS

Drafted by: Author
Approved by: Approver

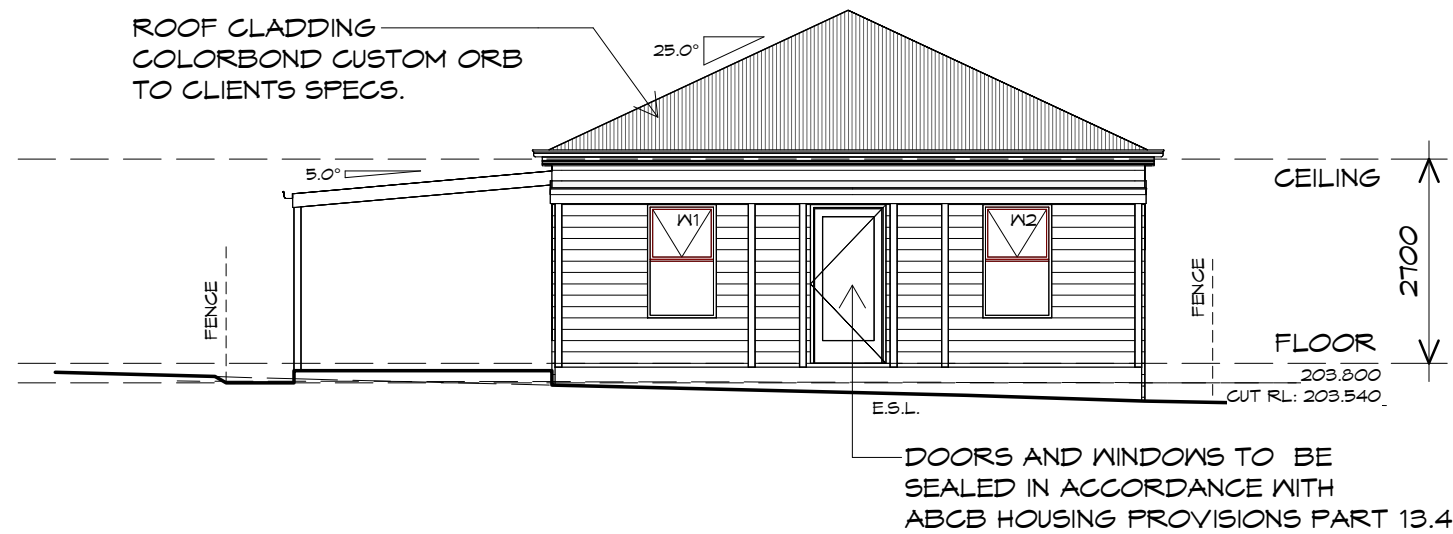
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Revision: 05

Accredited building practitioner: Frank Geskus -No CC246A

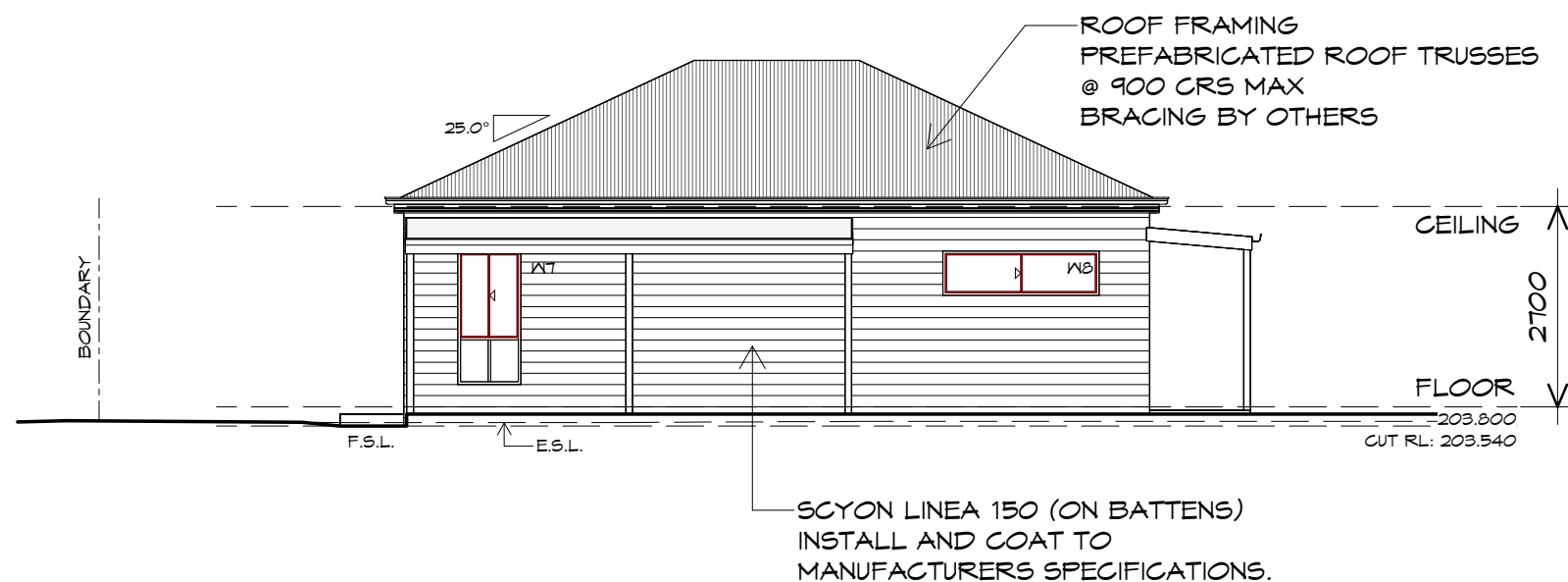


21.06.2024



U8 NORTH EASTERN ELEVATION

1 : 100



U8 SOUTH EASTERN ELEVATION

1 : 100

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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Project:
PROPOSED REISIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET, KEMPTON
Client name:
CENTACARE EVOLVE HOUSING

Drawing:
ELEVATIONS

Drafted by: Author
Approved by: Approver

Date: 18.01.2024
Scale: 1 : 100

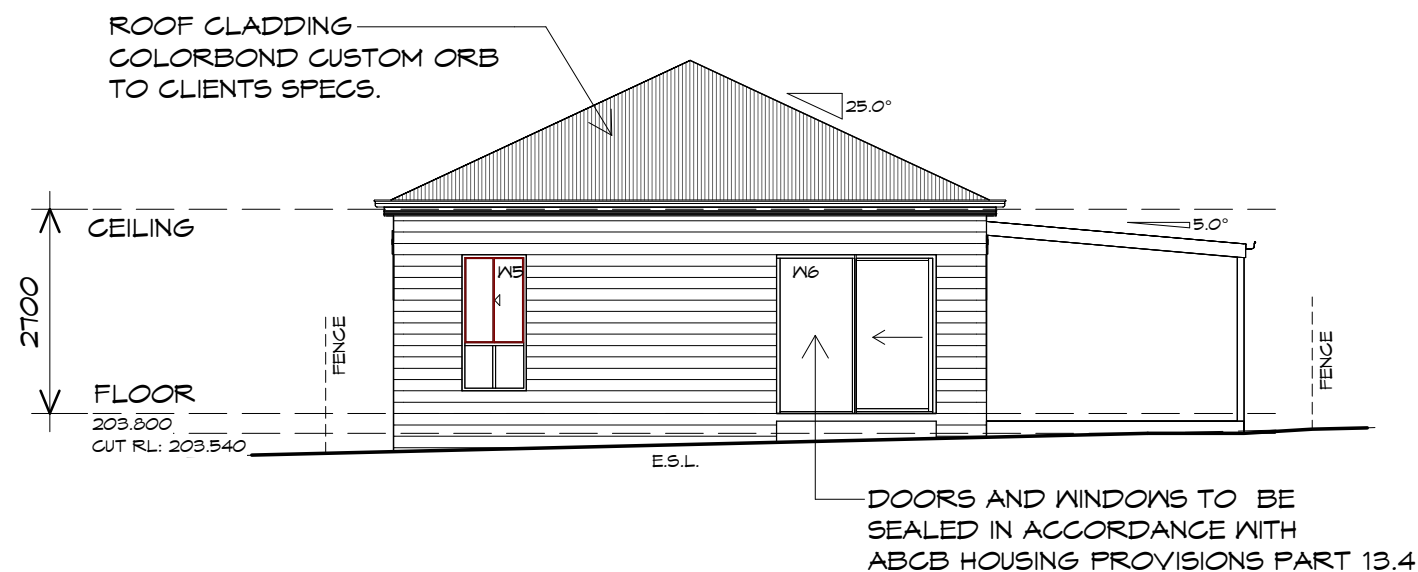
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Revision: 05
Accredited building practitioner: Frank Geskus -No CC246A



21.06.2024

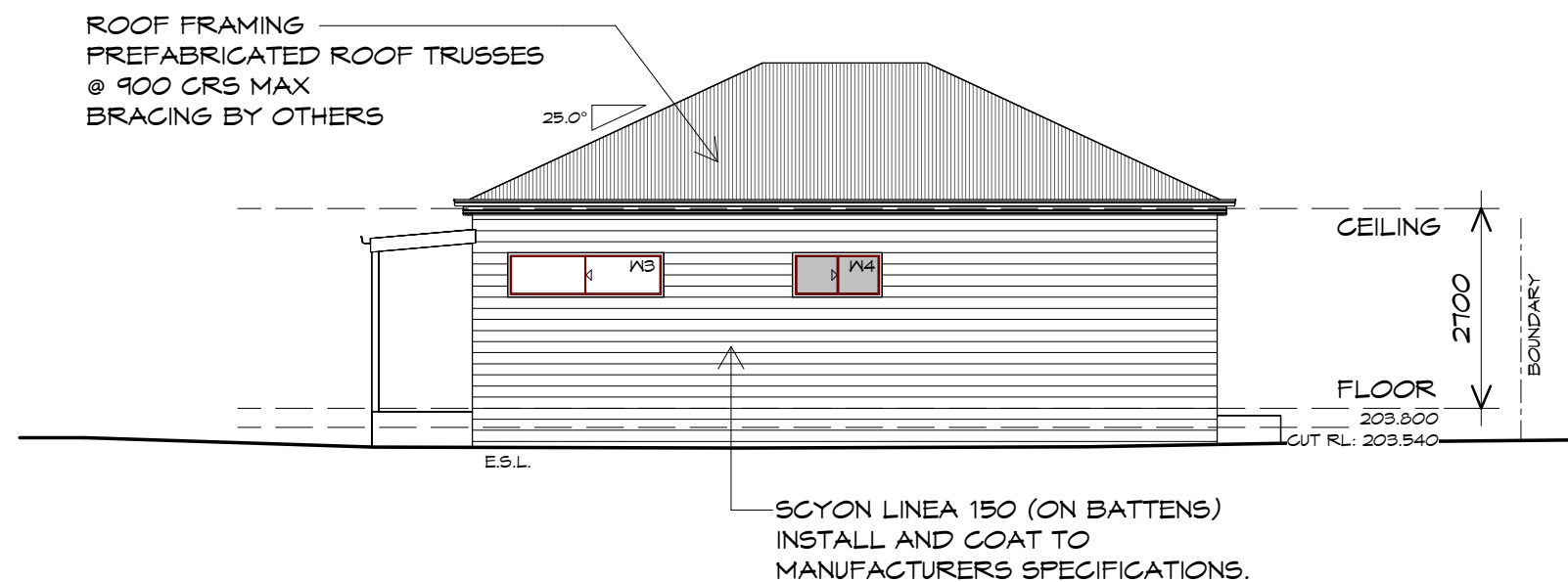
PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



U8 SOUTH WESTERN ELEVATION

1 : 100



U8 NORTH WESTERN ELEVATION

1 : 100



10 Goodman Court, Invermay Tasmania 7248,
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info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED REISIDENTIAL
DEVELOPMENT
LOT 2 LOUISA STREET,
KEMPTON
Client name:
CENTACARE EVOLVE HOUSING

Drawing:
ELEVATIONS

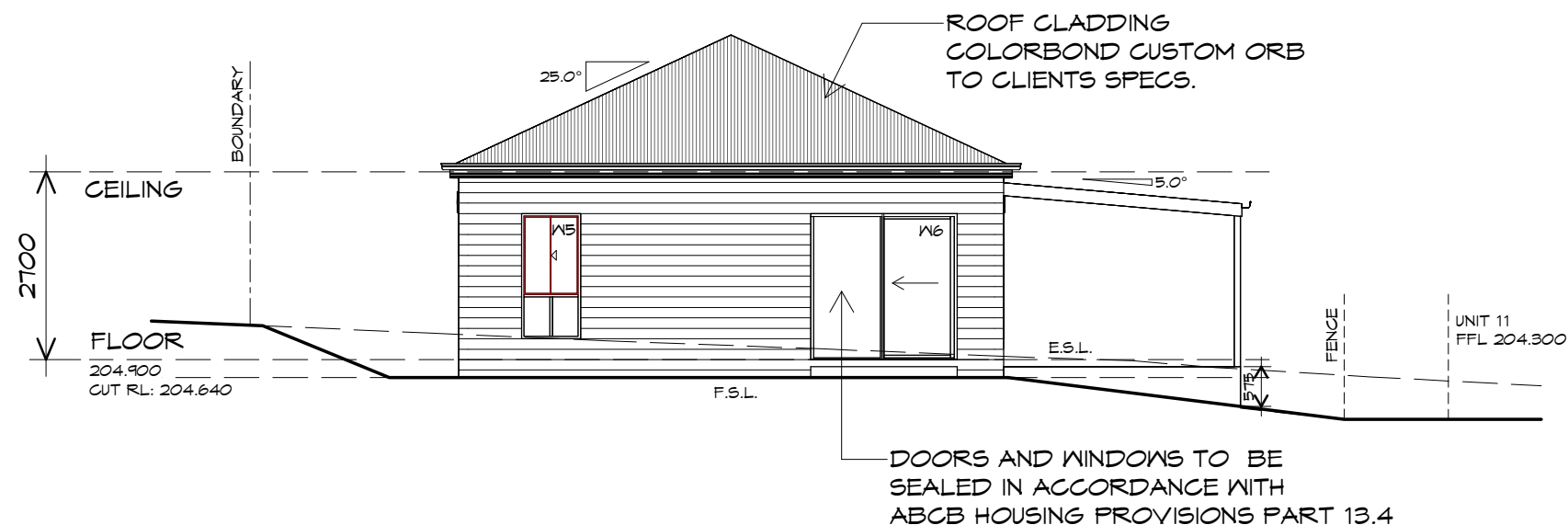
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Approved by: Approver

Date: 18.01.2024
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Project/Drawing no: PD21285 -B2-07
Revision: 05
Accredited building practitioner: Frank Geskus -No CC246A

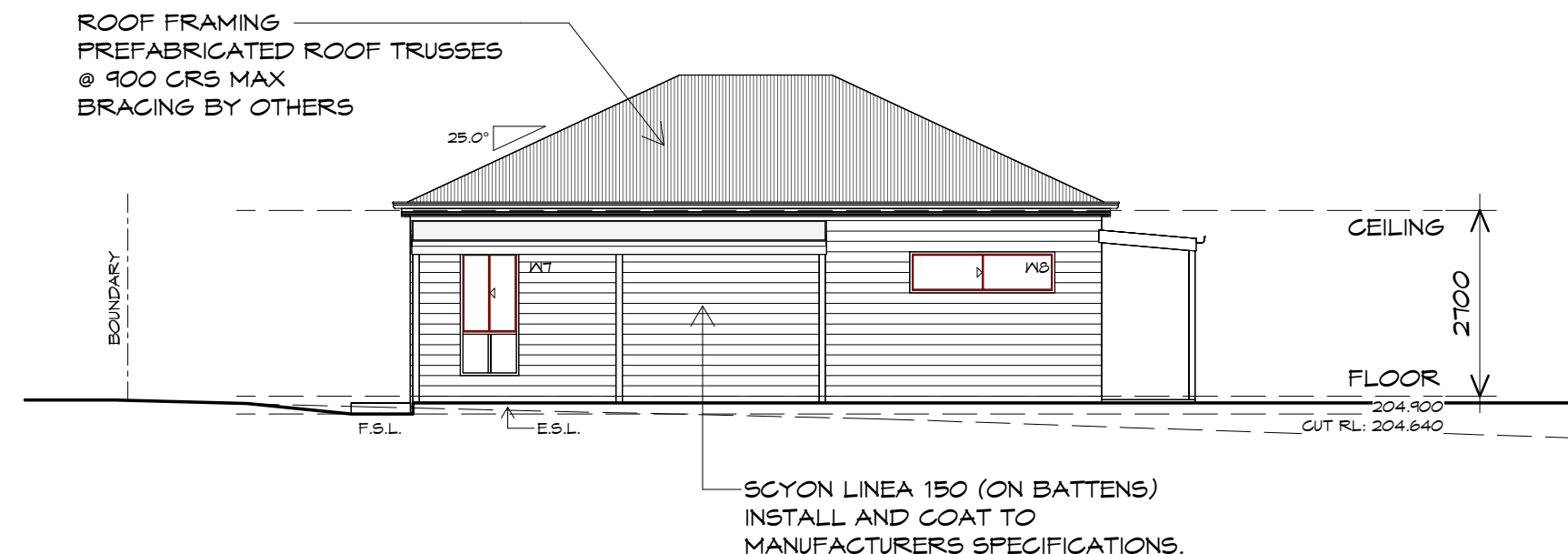


21.06.2024



U12 NORTH WESTERN ELEVATION

1 : 100



U12 SOUTH WESTERN ELEVATION

1 : 100

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



10 Goodman Court, Invermay Tasmania 7248,
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Project:
PROPOSED REISIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET, KEMPTON
Client name:
CENTACARE EVOLVE HOUSING

Drawing:
ELEVATIONS

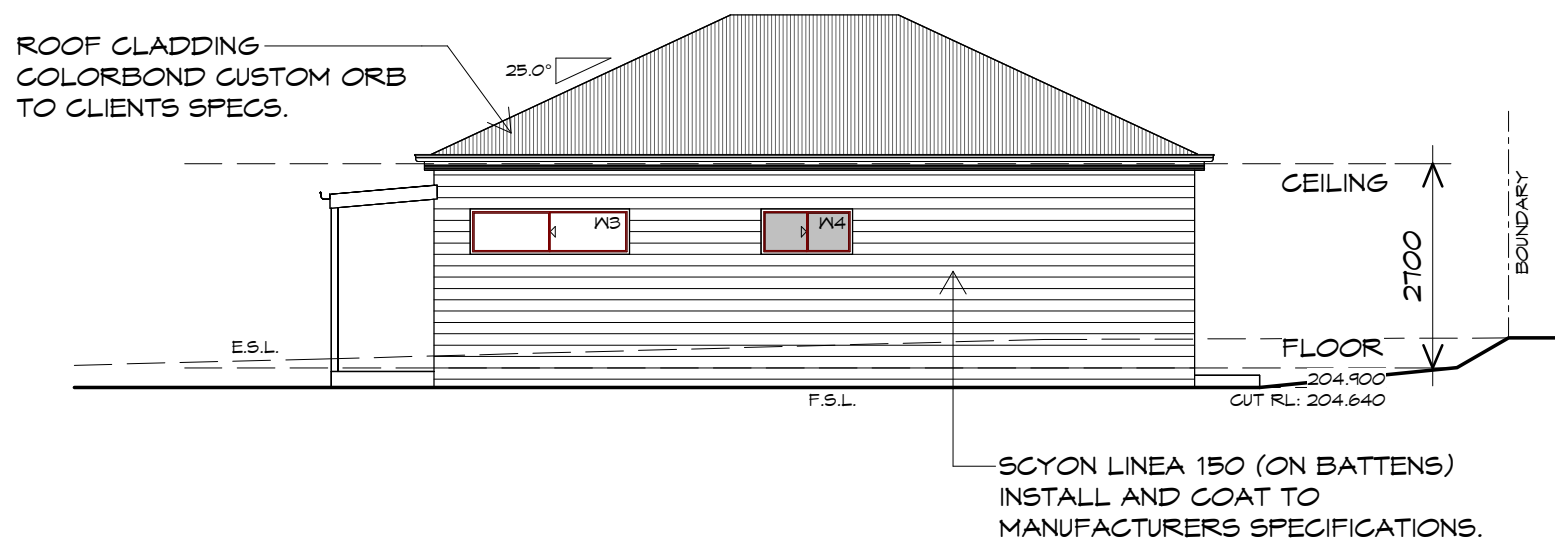
Drafted by: Author
Approved by: Approver

Date: 18.01.2024
Scale: 1 : 100

Project/Drawing no: PD21285 -B2-08
Revision: 05
Accredited building practitioner: Frank Geskus -No CC246A

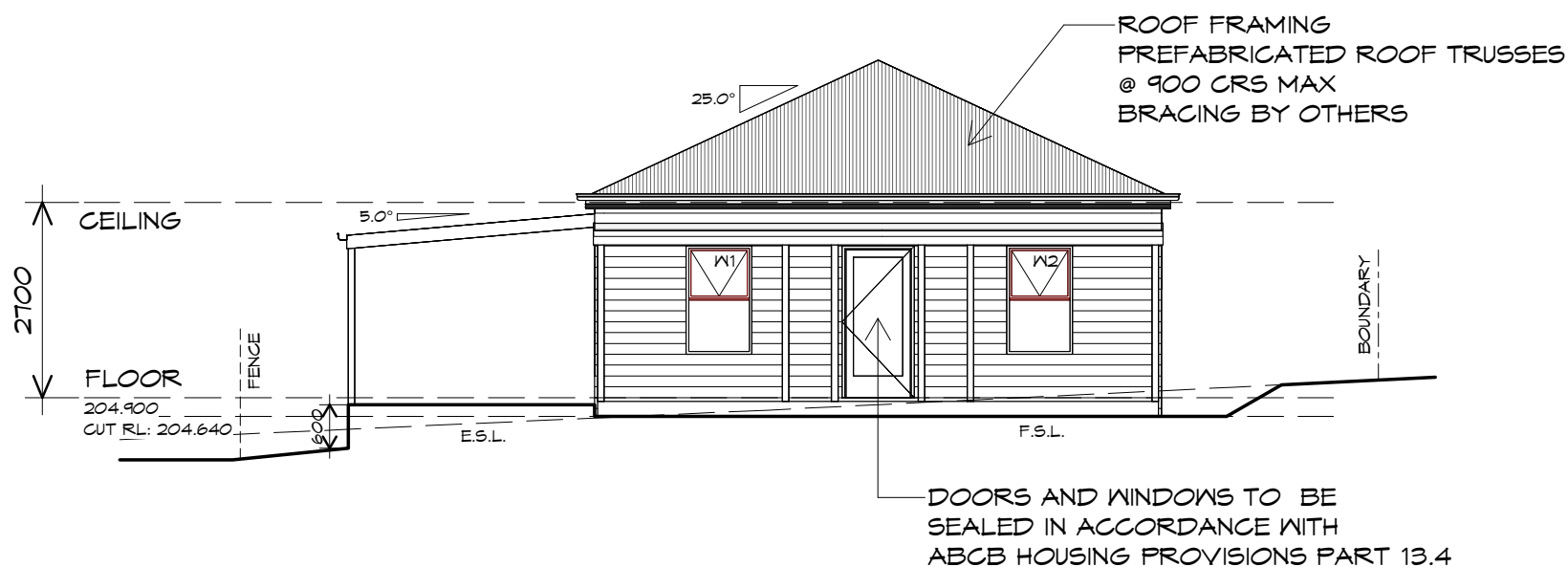


21.06.2024



U12 NORTH EASTERN ELEVATION

1 : 100



U12 SOUTH EASTERN ELEVATION

1 : 100

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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Project:
PROPOSED REISIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET, KEMPTON
Client name:
CENTACARE EVOLVE HOUSING

Drawing:
ELEVATIONS

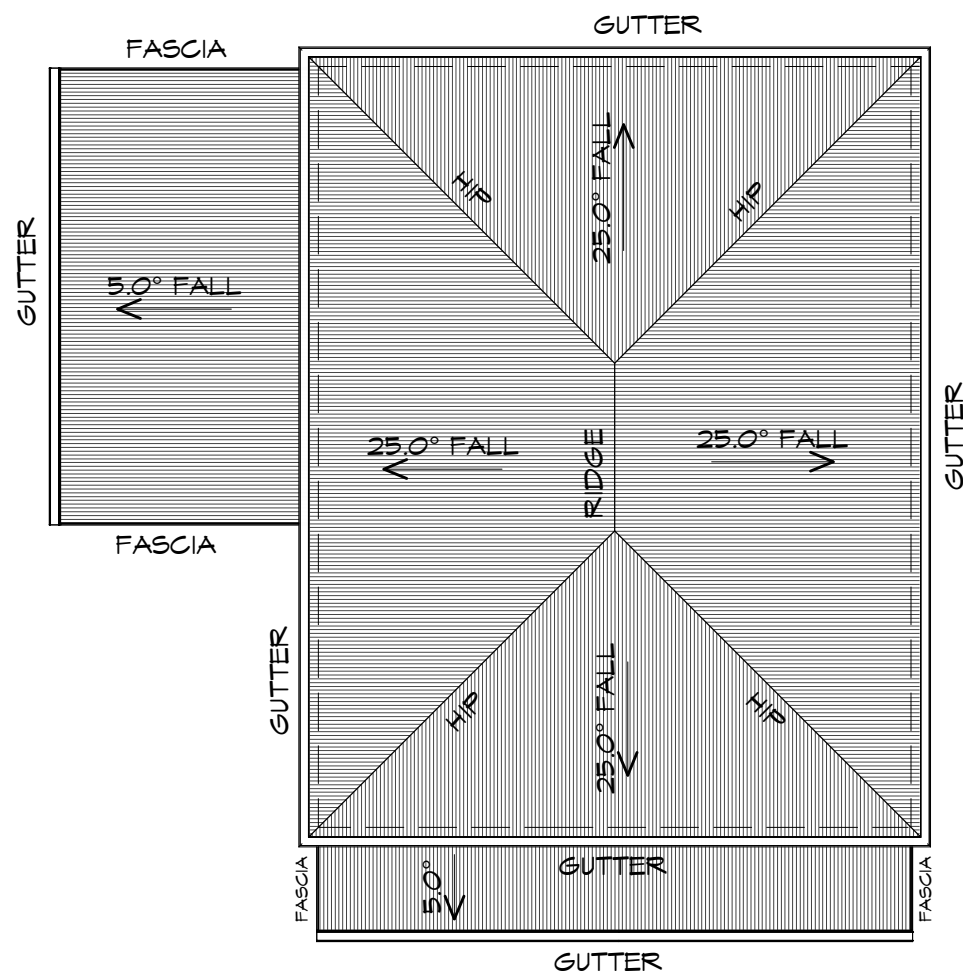
Drafted by: Author
Approved by: Approver

Date: 18.01.2024
Scale: 1 : 100

Project/Drawing no: PD21285 -B2-09
Revision: 05
Accredited building practitioner: Frank Geskus -No CC246A



21.06.2024



ROOF PLAN

1 : 100

ADDITIONAL ROOF LOAD

NO SOLAR P.V. SYSTEM HAS BEEN ALLOWED FOR,
NO SOLAR HOT WATER HAS BEEN ALLOWED FOR.

ROOF PLUMBING NOTES:

GUTTER INSTALLATION

TO BE IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS PART 7.4.4
WITH FALL NO LESS THAN
1:100 FOR BOX GUTTERS
1:500 FOR EAVES GUTTER

UNLESS FIXED TO METAL FASCIA
EAVES GUTTER TO BE FIXED
@ 1200 CRS MAX.

VALLEY GUTTERS ON A ROOF WITH A PITCH:

A) MORE THAN 12.5° DEGREES - MUST
HAVE A WIDTH OF NOT LESS THAN
400mm AND ROOF OVERHANG OF NOT
LESS THAN 150mm EACH SIDE OF VALLEY
GUTTER.
B) LESS THAN 12.5° DEGREES, MUST BE
DESIGNED AS A BOX GUTTER.

LAP GUTTERS 75mm IN THE DIRECTION
OF FLOW, RIVET & SEAL WITH AN
APPROVED SILICONE SEALANT.

DOWNPIPE POSITIONS SHOWN ON THIS
PLAN ARE NOMINAL ONLY.

EXACT LOCATION & NUMBER OF D.P.'S
REQUIRED ARE TO BE IN ACCORDANCE
WITH ABCB HOUSING PROVISIONS PART 7.4.5
REQUIREMENTS.

SPACING BETWEEN DOWNPIPES MUST NOT
BE MORE THAN 12m & LOCATED AS CLOSE AS
POSSIBLE TO VALLEY GUTTERS

METAL ROOF

METAL SHEETING ROOF TO BE INSTALLED IN
ACCORDANCE WITH ABCB HOUSING PROVISIONS PART
7.2. REFER TO TABLE 7.2.2a FOR ACCEPTABLE
CORROSION PROTECTION FOR SHEET ROOFING,
REFER TO TABLE 7.2.2b-7.2.2e FOR ACCEPTABILITY
OF CONTACT BETWEEN DIFFERENT ROOFING
MATERIALS. FOR FIXING, SHEET LAYING SEQUENCE,
FASTENER FREQUENCY FOR TRANSVERSE FLASHINGS
AND CAPPINGS, ANTI CAPILLARY BREAKS, FLASHING
DETAILS REFER TO ABCB HOUSING PROVISIONS PART
7.2.5- 7.2.7. ROOF PENETRATION FLASHING DETAILS.
REFER TO TO ABCB HOUSING PROVISIONS PART
7.2.5- 7.2.7. ROOF SHEETING MUST OVERHANG MIN
35mm AS PER ABCB HOUSING PROVISIONS PART 7.2.8

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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Project:
PROPOSED REISIDENTIAL
DEVELOPMENT
LOT 2 LOUISA STREET,
KEMPTON

Client name:
CENTACARE EVOLVE HOUSING

Drafted by:
T.W.

Approved by:
B.P.



Drawing:
ROOF PLAN

Date: 18.01.2024
Scale: 1 : 100

Project/Drawing no: PD21285 -B2-10
Revision: 05

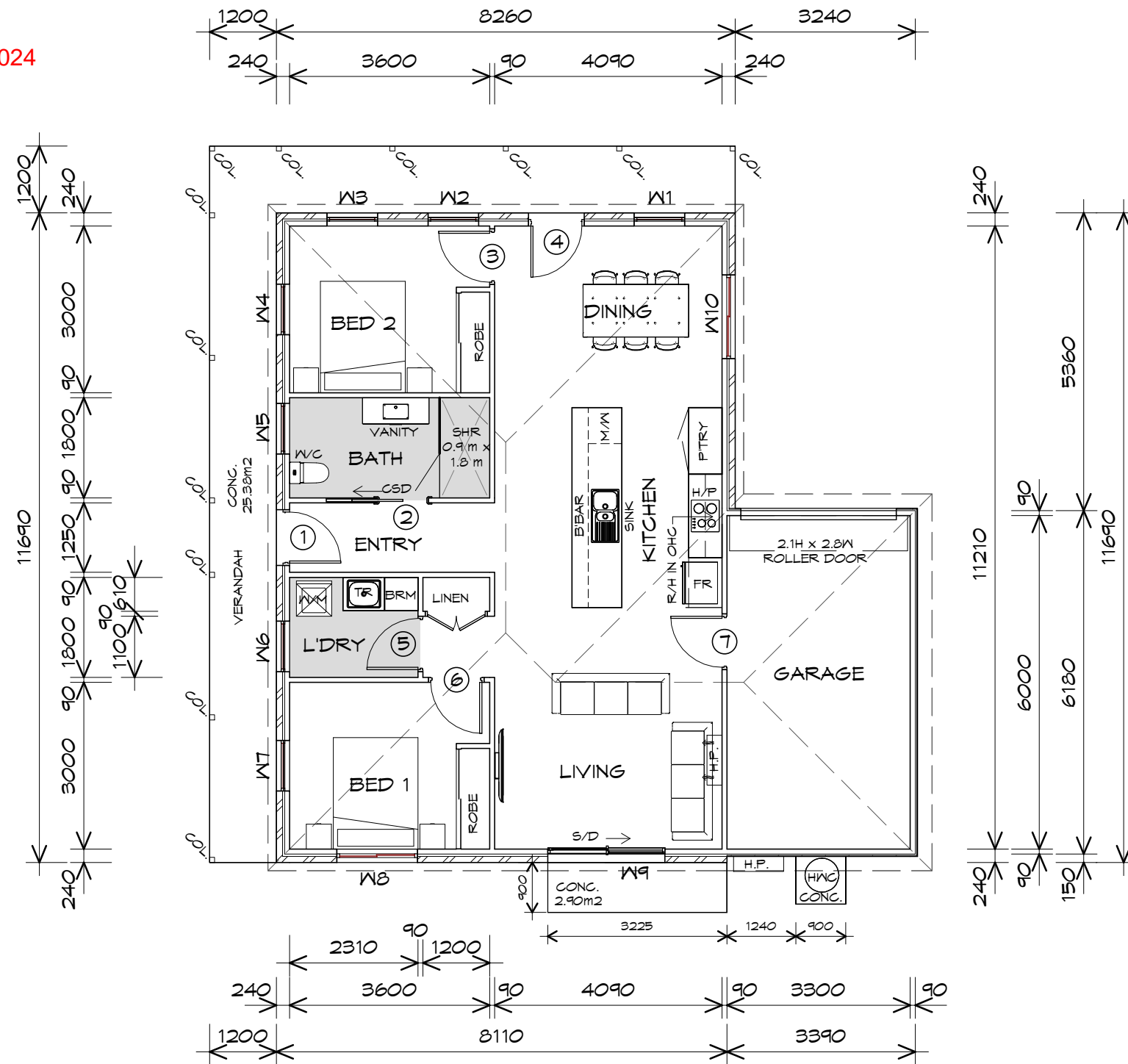
Accredited building practitioner: Frank Geskus -No CC246A

TYPE B2

LEGEND

- (F) EXHAUST FAN-VENT TO OUTSIDE AIR.
- (S) 240V SMOKE ALARM
- S/D SLIDING DOOR
- o FW FLOOR WASTE
- COL COLUMN
- G.S. GLASS SCREEN

21.06.2024



PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
1	920	EXTERNAL SOLID DOOR	
2	920	CAVITY SLIDING DOOR	
3	920	INTERNAL TIMBER DOOR	
4	920	GLAZED EXTERNAL DOOR	
5	920	INTERNAL TIMBER DOOR	
6	920	INTERNAL TIMBER DOOR	
7	920	INTERNAL TIMBER DOOR	

WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1500	910	AWNING WINDOW	
W2	1500	910	AWNING WINDOW	
W3	1500	910	AWNING WINDOW	
W4	1500	910	AWNING WINDOW	
W5	1500	910	AWNING WINDOW	OPAQUE
W6	1500	910	AWNING WINDOW	OPAQUE
W7	1500	910	AWNING WINDOW	
W8	1200	1450	SLIDING WINDOW	
W9	2100	2110	SLIDING DOOR	RECESSED SILL
W10	1500	1510	SLIDING WINDOW	

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

FLOOR PLAN

1 : 100

FLOOR AREA	92.95 m2	(9.99 SQUARES)
GARAGE AREA	21.77 m2	(2.34 SQUARES)
VERANDAH AREA	27.76 m2	(2.98 SQUARES)
	142.48	15.32

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

TYPE C1 - UNIT 3



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Project:
PROPOSED RESIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET,
KEMPTON

Client name:
CENTACARE EVLOVE HOUSING

Drafted by:
Author

Approved by:
Approver

Drawing:
FLOOR PLAN

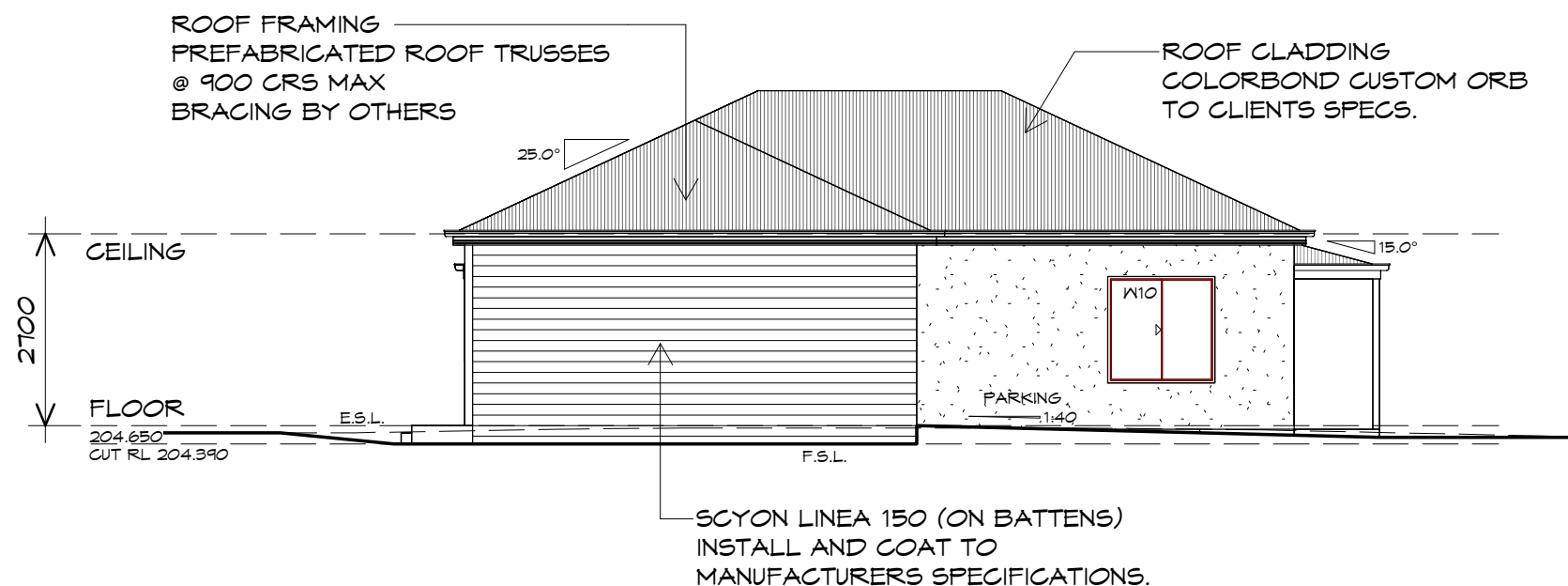
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Scale: 1 : 100

Project/Drawing no: PD21285 -C1-01
Revision: 05



Accredited building practitioner: Frank Geskus -No CC246A

21.06.2024



NORTH EASTERN ELEVATION

1 : 100



NORTH WESTERN ELEVATION

1 : 100

PLANNING
 NOTE: DO NOT SCALE OFF DRAWINGS



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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 RESIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET,
KEMPTON
 Client name:
CENTACARE EVLOVE HOUSING

Drawing:
ELEVATIONS

Drafted by: Author
 Approved by: Approver

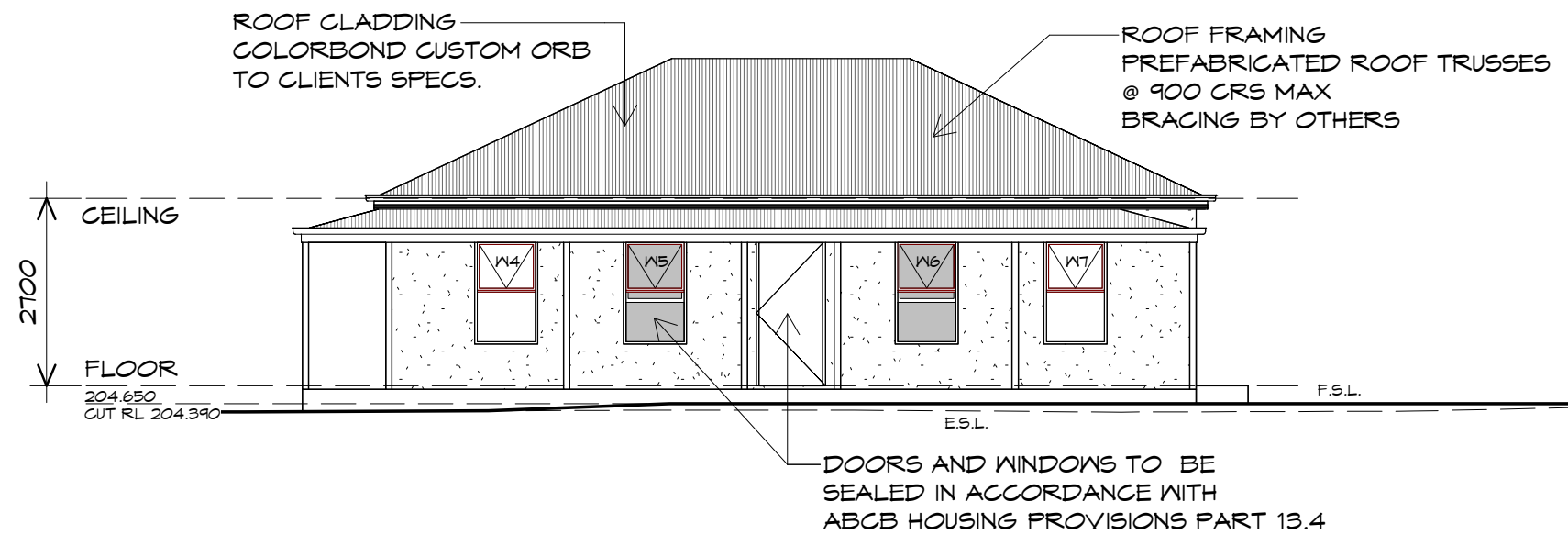
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Project/Drawing no: PD21285 -C1-02
 Revision: 05



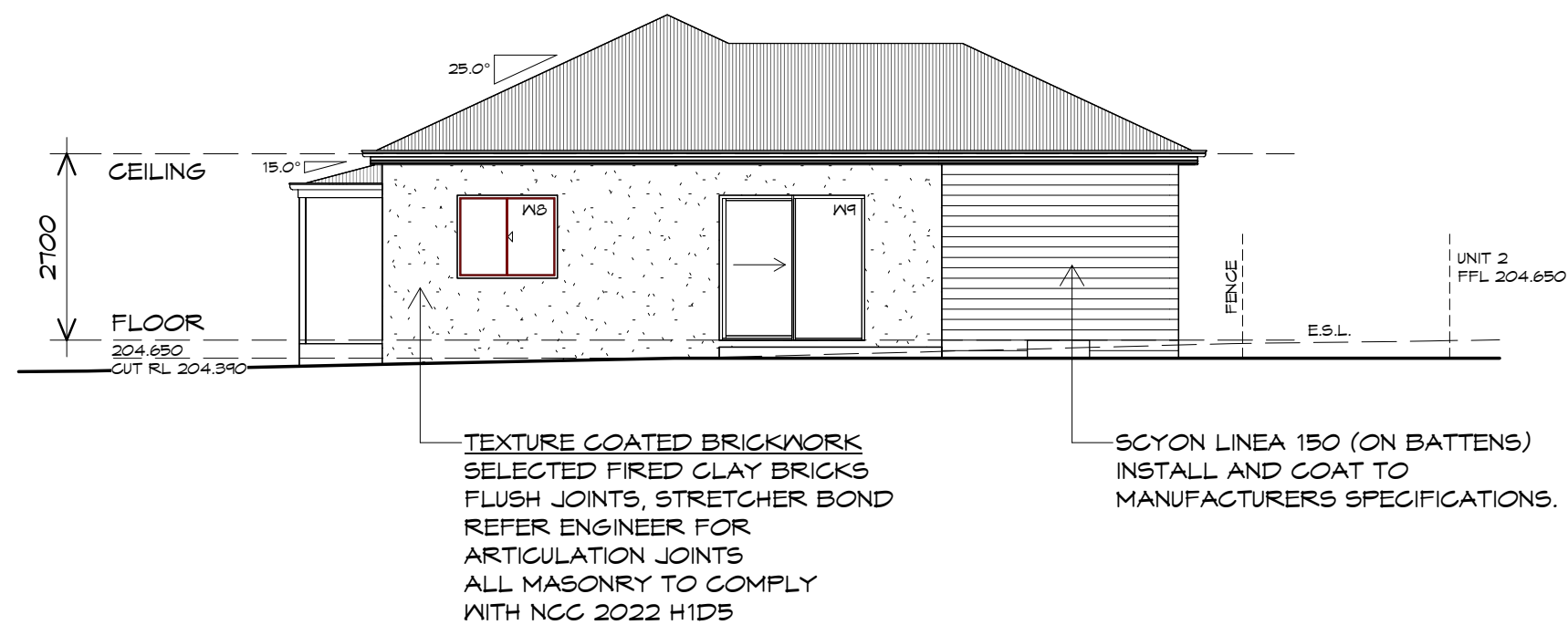
Accredited building practitioner: Frank Geskus -No CC246A

21.06.2024



SOUTH WESTERN ELEVATION

1 : 100



SOUTH EASTERN ELEVATION

1 : 100

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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Project:
PROPOSED RESIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET, KEMPTON
Client name:
CENTACARE EVLOVE HOUSING

Drawing:
ELEVATIONS

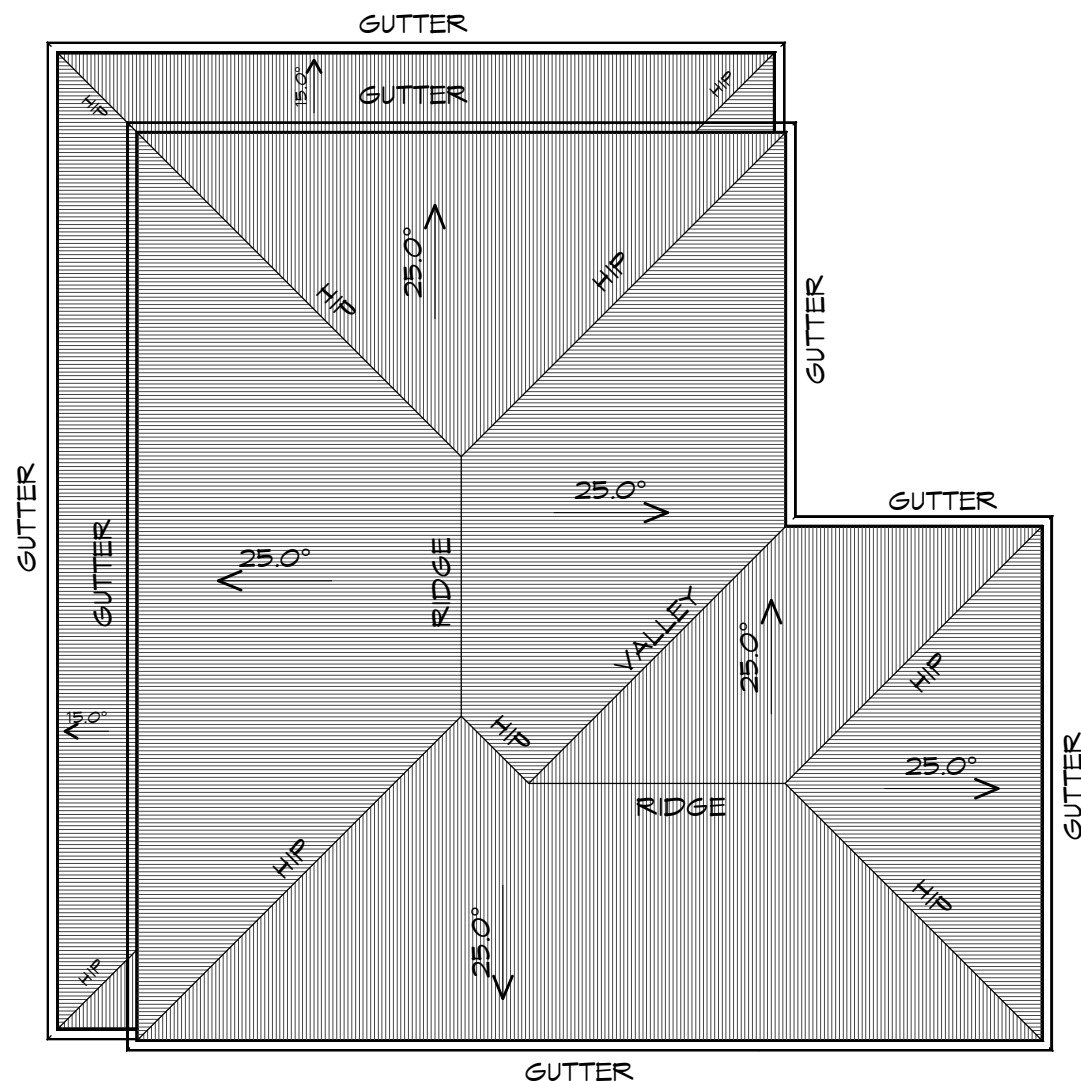
Drafted by:	Approved by:
Author	Approver
Date:	Scale:
18.01.2024	1 : 100

Project/Drawing no:	Revision:
PD21285 -C1-03	05



Accredited building practitioner: Frank Geskus -No CC246A

21.06.2024



ROOF PLAN

1 : 100

ADDITIONAL ROOF LOAD

NO SOLAR P.V. SYSTEM HAS BEEN ALLOWED FOR,
NO SOLAR HOT WATER HAS BEEN ALLOWED FOR.

ROOF PLUMBING NOTES:

GUTTER INSTALLATION

TO BE IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS PART 7.4.4
WITH FALL NO LESS THAN
1:100 FOR BOX GUTTERS
1:500 FOR EAVES GUTTER

UNLESS FIXED TO METAL FASCIA
EAVES GUTTER TO BE FIXED
@ 1200 CRS MAX.

VALLEY GUTTERS ON A ROOF WITH A PITCH:

- A) MORE THAN 12.5° DEGREES - MUST HAVE A WIDTH OF NOT LESS THAN 400mm AND ROOF OVERHANG OF NOT LESS THAN 150mm EACH SIDE OF VALLEY GUTTER.
- B) LESS THAN 12.5° DEGREES, MUST BE DESIGNED AS A BOX GUTTER.

LAP GUTTERS 75mm IN THE DIRECTION OF FLOW, RIVET & SEAL WITH AN APPROVED SILICONE SEALANT.

DOWNPIPE POSITIONS SHOWN ON THIS PLAN ARE NOMINAL ONLY.

EXACT LOCATION & NUMBER OF D.P.'S REQUIRED ARE TO BE IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.4.5 REQUIREMENTS.

SPACING BETWEEN DOWNPIPES MUST NOT BE MORE THAN 12m & LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS

METAL ROOF

METAL SHEETING ROOF TO BE INSTALLED IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.2. REFER TO TABLE 7.2.2a FOR ACCEPTABLE CORROSION PROTECTION FOR SHEET ROOFING, REFER TO TABLE 7.2.2b-7.2.2e FOR ACCEPTABILITY OF CONTACT BETWEEN DIFFERENT ROOFING MATERIALS. FOR FIXING, SHEET LAYING SEQUENCE, FASTENER FREQUENCY FOR TRANSVERSE FLASHINGS AND CAPPINGS, ANTI CAPILLARY BREAKS, FLASHING DETAILS REFER TO ABCB HOUSING PROVISIONS PART 7.2.5- 7.2.7. ROOF PENETRATION FLASHING DETAILS. REFER TO TO ABCB HOUSING PROVISIONS PART 7.2.5- 7.2.7. ROOF SHEETING MUST OVERHANG MIN 35mm AS PER ABCB HOUSING PROVISIONS PART 7.2.8

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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Project:
PROPOSED RESIDENTIAL
DEVELOPMENT
LOT 2 LOUISA STREET,
KEMPTON

Client name:
CENTACARE EVLOVE HOUSING

Drafted by:
Author

Approved by:
Approver



Drawing:
ROOF PLAN

Date: 18.01.2024
Scale: 1 : 100

Project/Drawing no: PD21285 -C1-04
Revision: 05

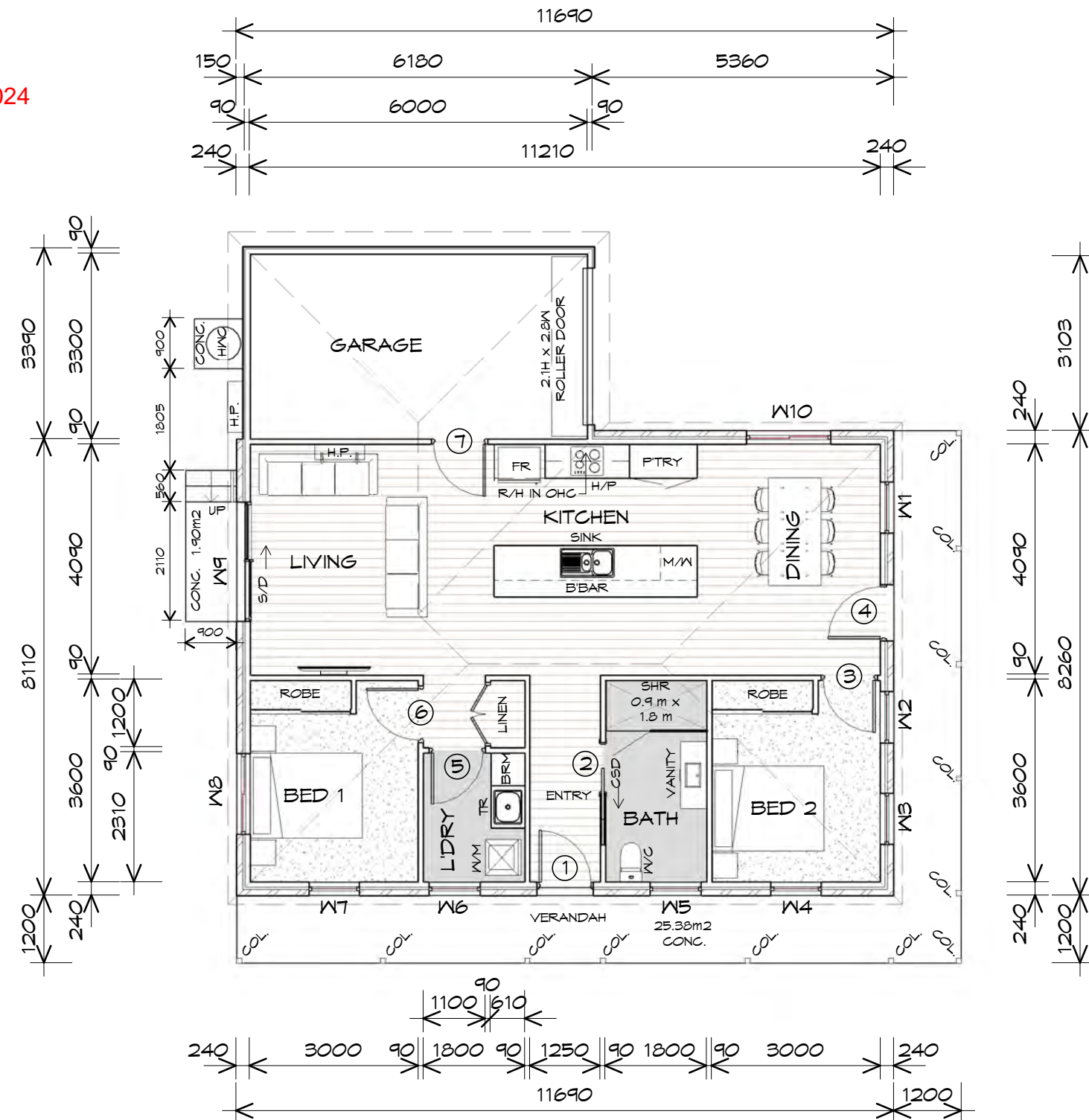
Accredited building practitioner: Frank Geskus -No CC246A

21.06.2024

LEGEND

- Ⓡ EXHAUST FAN-VENT TO OUTSIDE AIR.
- Ⓢ 240V SMOKE ALARM
- S/D SLIDING DOOR
- Ⓢ FW FLOOR WASTE
- COL COLUMN
- G.S. GLASS SCREEN

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS



FLOOR PLAN

1 : 100

FLOOR AREA	92.95 m ²	(9.99 SQUARES)
GARAGE AREA	21.77 m ²	(2.34 SQUARES)
VERANDAH AREA	27.76 m ²	(2.98 SQUARES)
	142.48	15.32

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

TYPE C2 - UNIT 4

MARK	WIDTH	TYPE	REMARKS
1	920	EXTERNAL SOLID DOOR	
2	920	CAVITY SLIDING DOOR	
3	920	INTERNAL TIMBER DOOR	
4	920	GLAZED EXTERNAL DOOR	
5	920	INTERNAL TIMBER DOOR	
6	920	INTERNAL TIMBER DOOR	
7	920	INTERNAL TIMBER DOOR	

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1500	910	AWNING WINDOW	
W2	1500	910	AWNING WINDOW	
W3	1500	910	AWNING WINDOW	
W4	1500	910	AWNING WINDOW	
W5	1500	910	AWNING WINDOW	OPAQUE
W6	1500	910	AWNING WINDOW	OPAQUE
W7	1500	910	AWNING WINDOW	
W8	1200	1450	SLIDING WINDOW	
W9	2100	2110	SLIDING DOOR	RECESSED SILL
W10	1500	1510	SLIDING 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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Project:
PROPOSED RESIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET, KEMPTON

Client name:
CENTACARE EVLOVE HOUSING

Drafted by:
Author

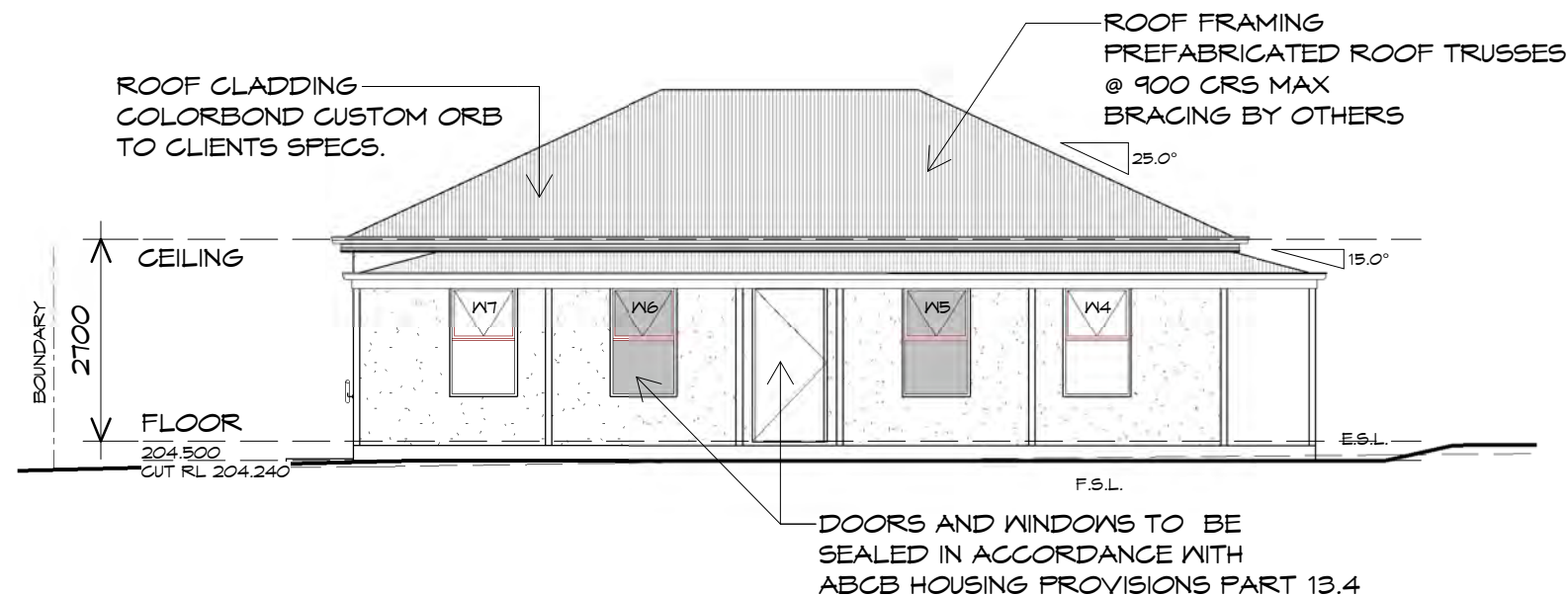
Approved by:
Approver

Drawing:
FLOOR PLAN

Date: 18.01.2024
Scale: 1 : 100

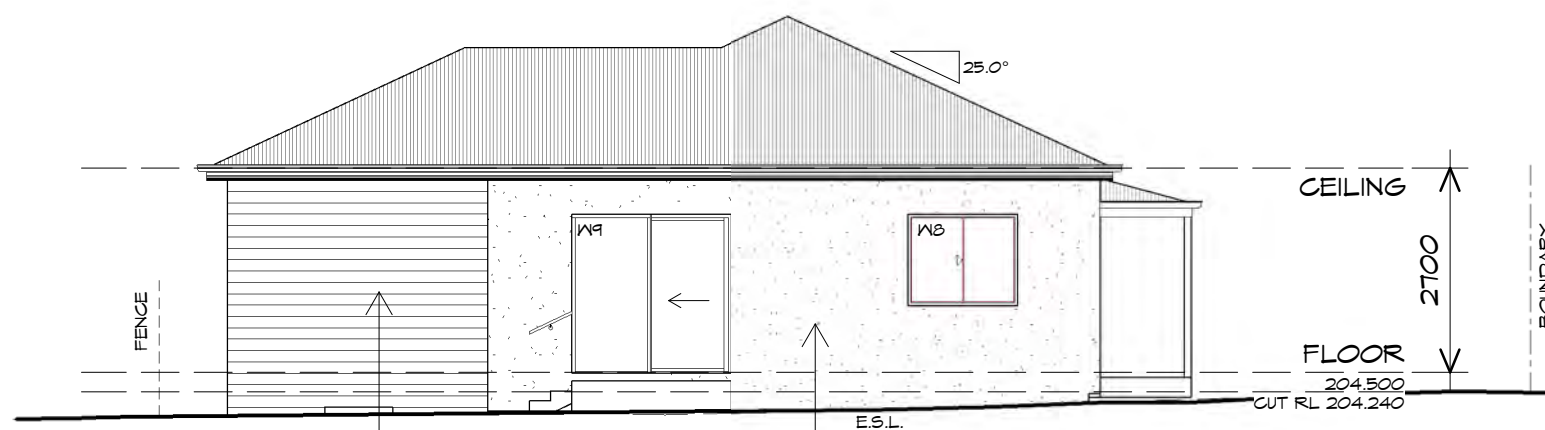
Project/Drawing no: PD21285 -C2-01
Revision: 05

21.06.2024



SOUTH EASTERN ELEVATION

1 : 100



SCYON LINEA 150 (ON BATTENS)
INSTALL AND COAT TO
MANUFACTURERS SPECIFICATIONS.

TEXTURE COATED BRICKWORK
SELECTED FIRED CLAY BRICKS
FLUSH JOINTS, STRETCHER BOND
REFER ENGINEER FOR
ARTICULATION JOINTS
ALL MASONRY TO COMPLY
WITH NCC 2022 H1D5

SOUTH WESTERN ELEVATION

1 : 100

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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Project:
**PROPOSED RESIDENTIAL
DEVELOPMENT
LOT 2 LOUISA STREET,
KEMPTON**
Client name:
CENTACARE EVLOVE HOUSING

Drawing:
ELEVATIONS

Drafted by: Author
Approved by: Approver

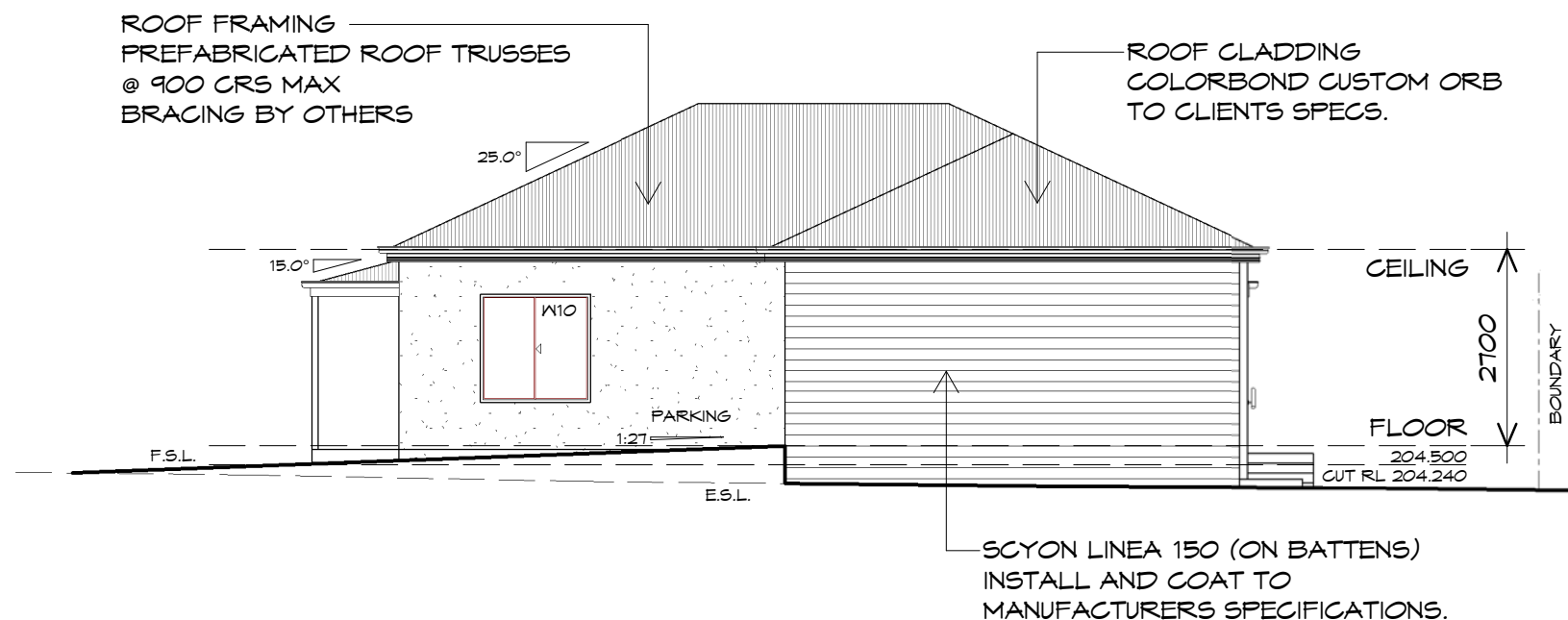
Date: 18.01.2024
Scale: 1 : 100

Project/Drawing no: PD21285 -C2-03
Revision: 05



Accredited building practitioner: Frank Geskus -No CC246A

21.06.2024

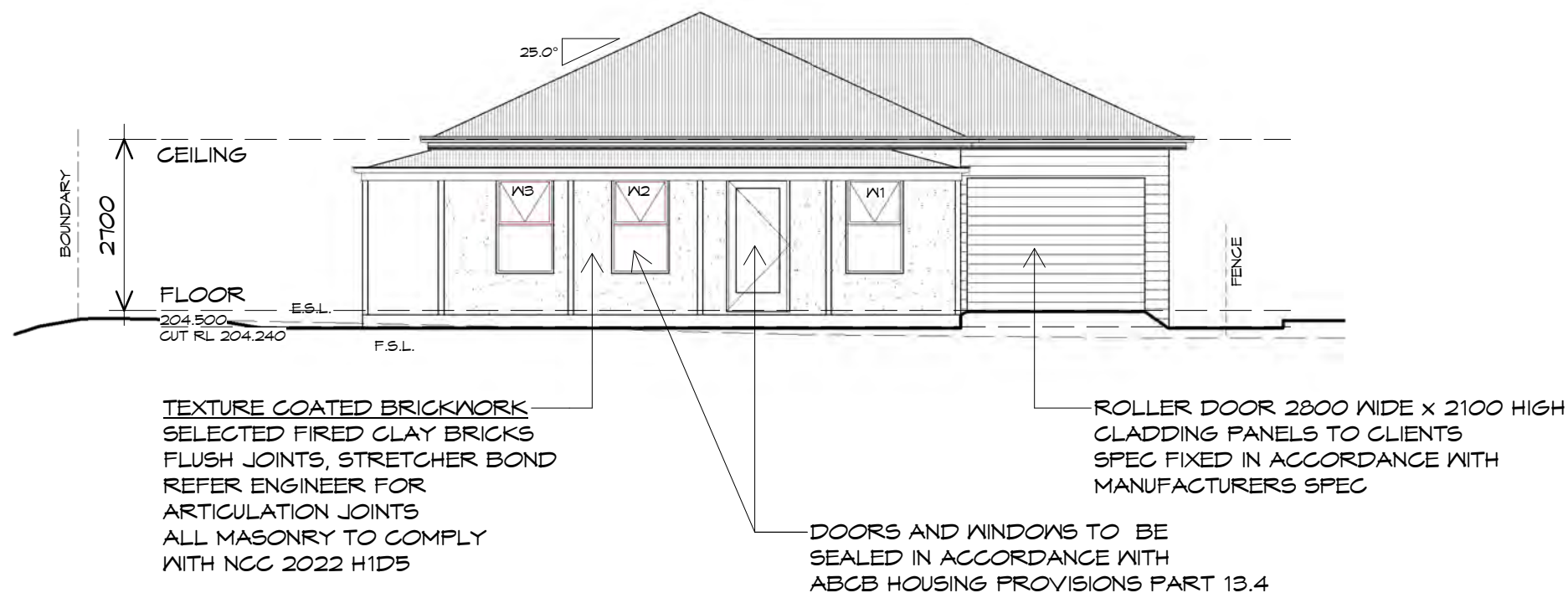


NORTH WESTERN ELEVATION

1 : 100

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



NORTH EASTERN ELEVATION

1 : 100



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

Project:
PROPOSED RESIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET, KEMPTON
Client name:
CENTACARE EVLOVE HOUSING

Drawing:
ELEVATIONS

Drafted by: Author
Approved by: Approver

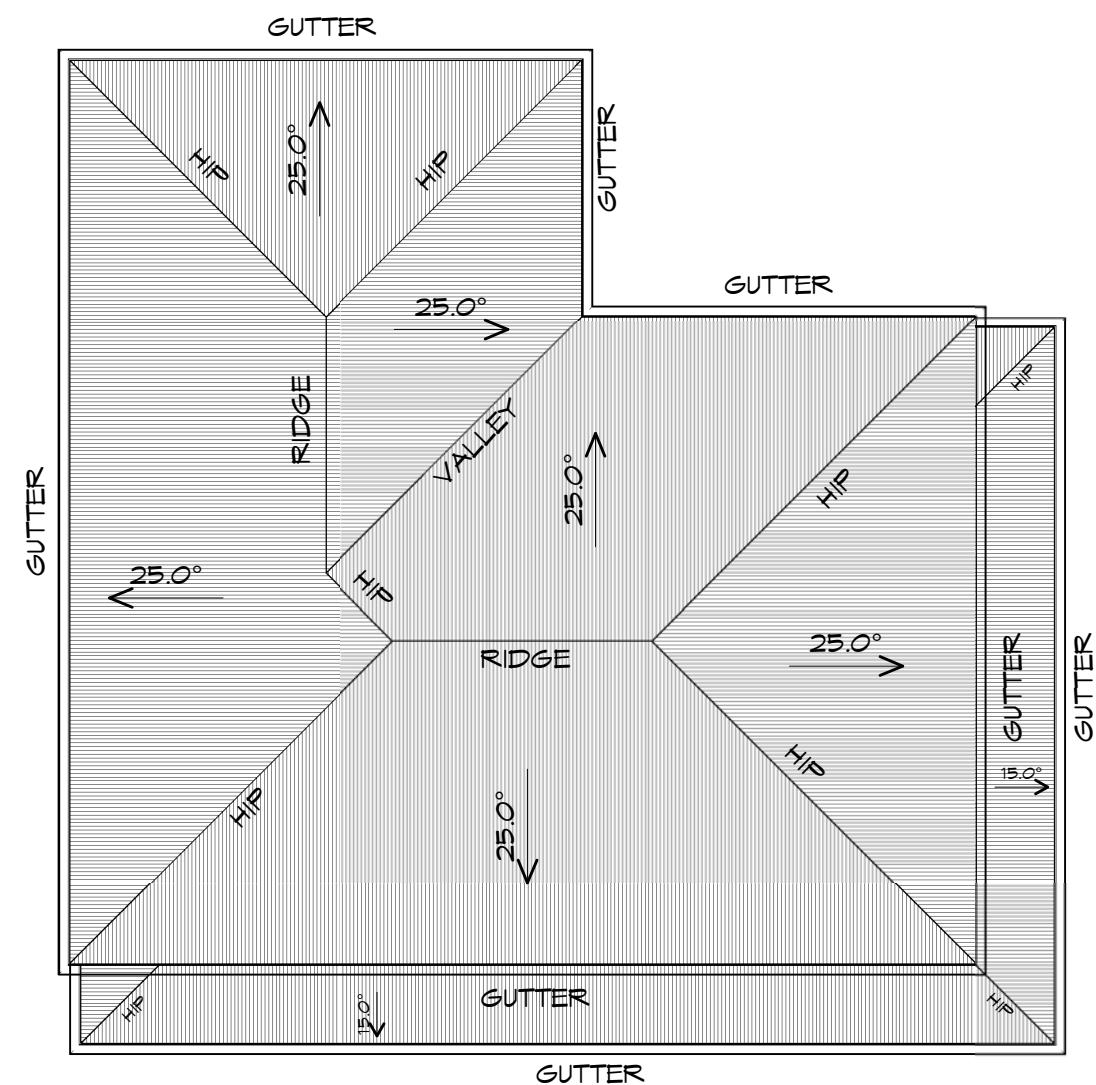
Date: 18.01.2024
Scale: 1 : 100

Project/Drawing no: PD21285 -C2-02
Revision: 05



Accredited building practitioner: Frank Geskus -No CC246A

21.06.2024



ROOF PLAN

1 : 100

ADDITIONAL ROOF LOAD

NO SOLAR P.V. SYSTEM HAS BEEN ALLOWED FOR,
NO SOLAR HOT WATER HAS BEEN ALLOWED FOR.

ROOF PLUMBING NOTES:

GUTTER INSTALLATION

TO BE IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS PART 7.4.4
WITH FALL NO LESS THAN
1:100 FOR BOX GUTTERS
1:500 FOR EAVES GUTTER

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@ 1200 CRS MAX.

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A) MORE THAN 12.5° DEGREES - MUST
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400mm AND ROOF OVERHANG OF NOT
LESS THAN 150mm EACH SIDE OF VALLEY
GUTTER.
B) LESS THAN 12.5° DEGREES, MUST BE
DESIGNED AS A BOX GUTTER.

LAP GUTTERS 75mm IN THE DIRECTION
OF FLOW, RIVET & SEAL WITH AN
APPROVED SILICONE SEALANT.

DOWNPIPE POSITIONS SHOWN ON THIS
PLAN ARE NOMINAL ONLY.

EXACT LOCATION & NUMBER OF D.P'S
REQUIRED ARE TO BE IN ACCORDANCE
WITH ABCB HOUSING PROVISIONS PART 7.4.5
REQUIREMENTS.

SPACING BETWEEN DOWNPIPES MUST NOT
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OF CONTACT BETWEEN DIFFERENT ROOFING
MATERIALS. FOR FIXING, SHEET LAYING SEQUENCE,
FASTENER FREQUENCY FOR TRANVERSE FLASHINGS
AND CAPPINGS, ANTI CAPILLARY BREAKS, FLASHING
DETAILS REFER TO ABCB HOUSING PROVISIONS PART
7.2.5- 7.2.7. ROOF PENETRATION FLASHING DETAILS.
REFER TO TO ABCB HOUSING PROVISIONS PART
7.2.5- 7.2.7. ROOF SHEETING MUST OVERHANG MIN
35mm AS PER ABCB HOUSING PROVISIONS PART 7.2.8

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

TYPE C2 - UNIT 4



10 Goodman Court, Invermay Tasmania 7248,
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160 New Town Road, New Town, Hobart 7008
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Project:
PROPOSED RESIDENTIAL
DEVELOPMENT
LOT 2 LOUISA STREET,
KEMPTON

Client name:
CENTACARE EVLOVE HOUSING

Drafted by:
Author

Approved by:
Approver



Drawing:
ROOF PLAN

Date: 18.01.2024
Scale: 1 : 100

Project/Drawing no: PD21285 -C2-04
Revision: 05

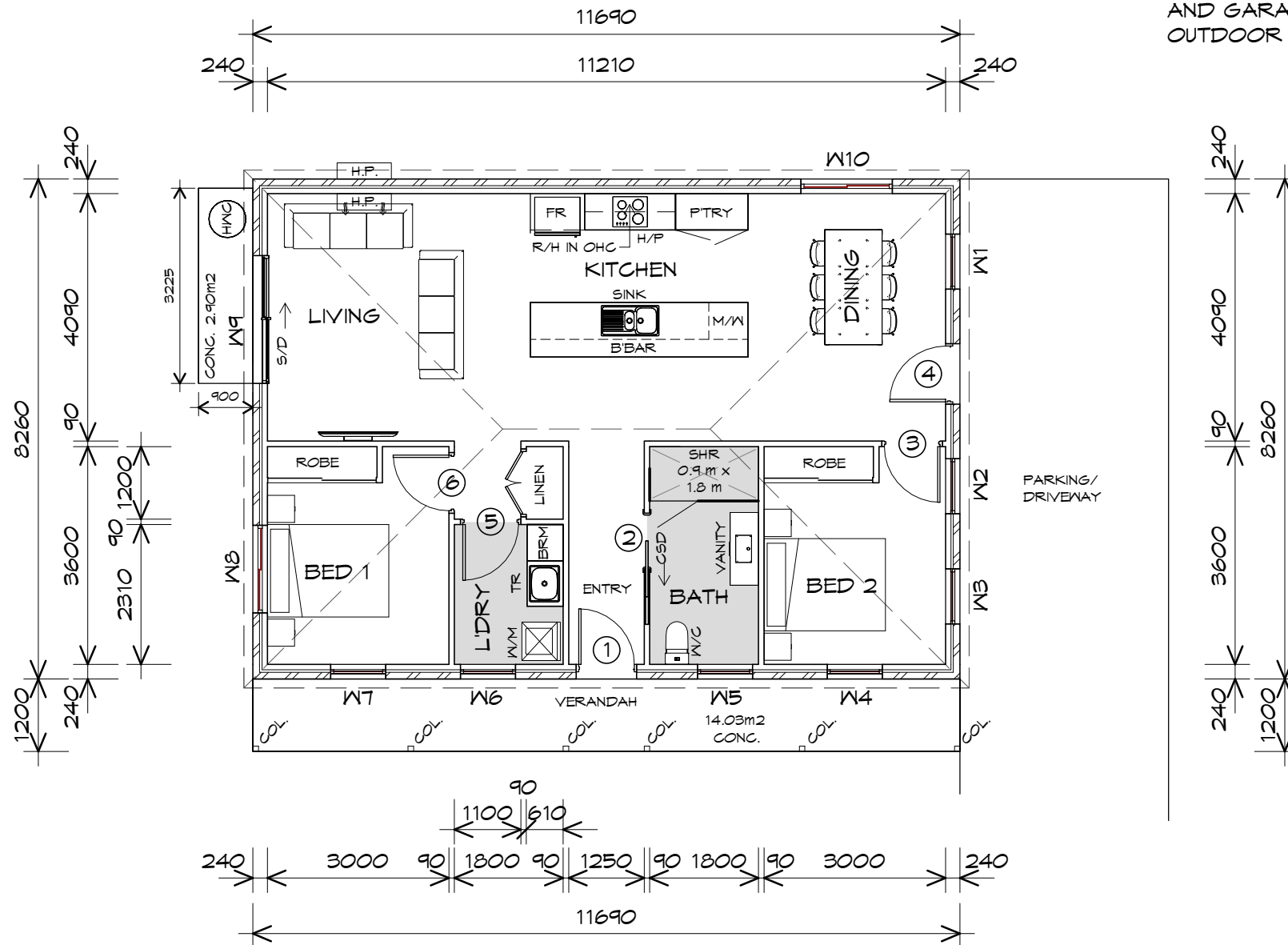
Accredited building practitioner: Frank Geskus -No CC246A

21.06.2024

FLOOR AREA	94.18	m ²	(10.13	SQUARES)
VERANDAH AREA	27.76	m ²	(2.98	SQUARES)
	121.94		13.11	

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

- ⊕ EXHAUST FAN-VENT TO OUTSIDE AIR.
- ⊙ 240V SMOKE ALARM
- S/D SLIDING DOOR
- ⊙ FW FLOOR WASTE
- COL COLUMN
- G.S. GLASS SCREEN



DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
1	920	EXTERNAL SOLID DOOR	
2	920	CAVITY SLIDING DOOR	
3	920	INTERNAL TIMBER DOOR	
4	920	GLAZED EXTERNAL DOOR	
5	920	INTERNAL TIMBER DOOR	
6	920	INTERNAL TIMBER DOOR	

WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1500	910	AWNING WINDOW	
W2	1500	910	AWNING WINDOW	
W3	1500	910	AWNING WINDOW	
W4	1500	910	AWNING WINDOW	
W5	1500	910	AWNING WINDOW	OPAQUE
W6	1500	910	AWNING WINDOW	OPAQUE
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W8	1200	1450	SLIDING WINDOW	
W9	2100	2110	SLIDING DOOR	RECESSED SILL
W10	1500	1510	SLIDING WINDOW	

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

FLOOR PLAN

1 : 100



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Project:
PROPOSED RESIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET,
KEMPTON

Client name:
CENTACARE EVLOVE HOUSING

Drafted by:
Author

Approved by:
Approver

Drawing:
FLOOR PLAN

Date: 18.01.2024
Scale: 1 : 100

Project/Drawing no: PD21285 -C3-01
Revision: 05

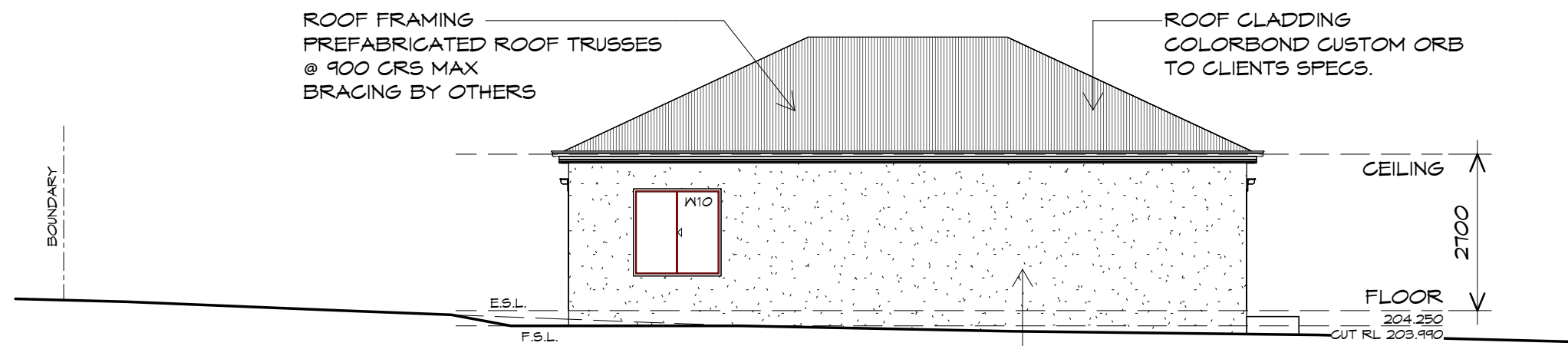


Accredited building practitioner: Frank Geskus -No CC246A

TYPE C3 - UNIT 16

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

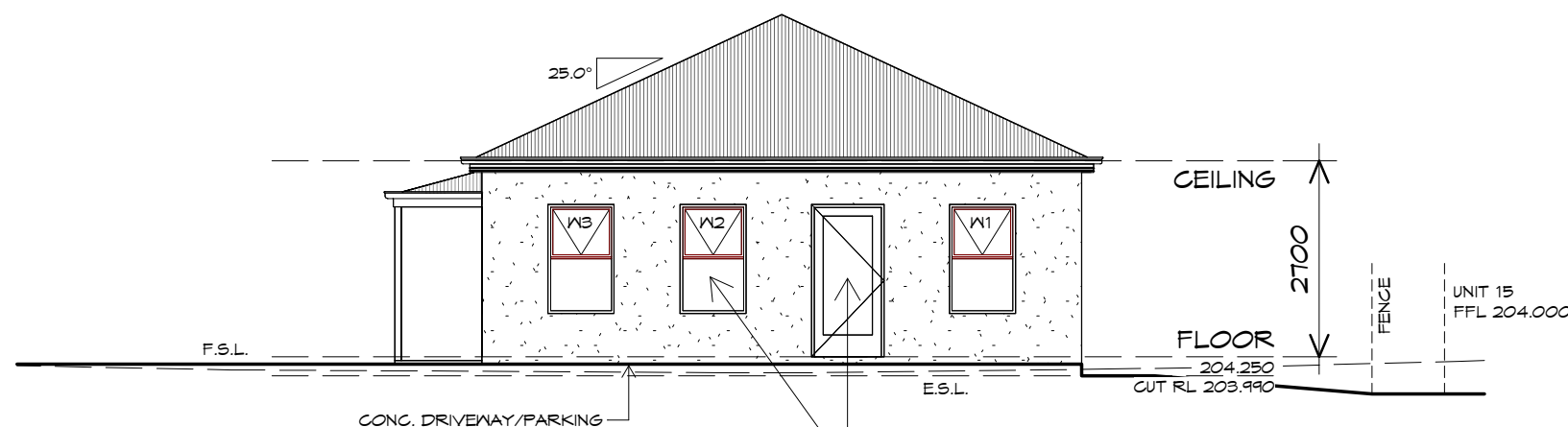
21.06.2024



NORTH WESTERN ELEVATION

1 : 100

TEXTURE COATED BRICKWORK
SELECTED FIRED CLAY BRICKS
FLUSH JOINTS, STRETCHER BOND
REFER ENGINEER FOR
ARTICULATION JOINTS
ALL MASONRY TO COMPLY
WITH NCC 2022 H1D5



NORTH EASTERN ELEVATION

1 : 100

DOORS AND WINDOWS TO BE
SEALED IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS PART 13.4

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



10 Goodman Court, Invermay Tasmania 7248,
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 RESIDENTIAL
DEVELOPMENT
LOT 2 LOUISA STREET,
KEMPTON**
Client name:
CENTACARE EVLOVE HOUSING

Drawing:
ELEVATIONS

Drafted by: Author
Approved by: Approver

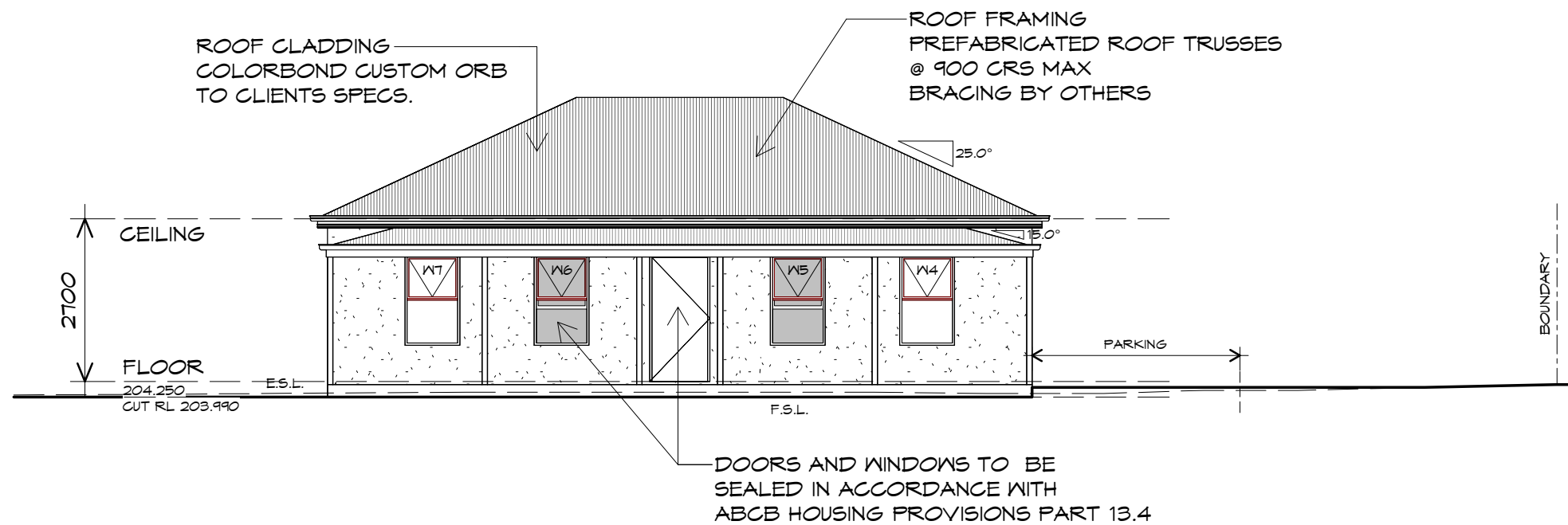
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Project/Drawing no: PD21285 -C3-02
Revision: 05



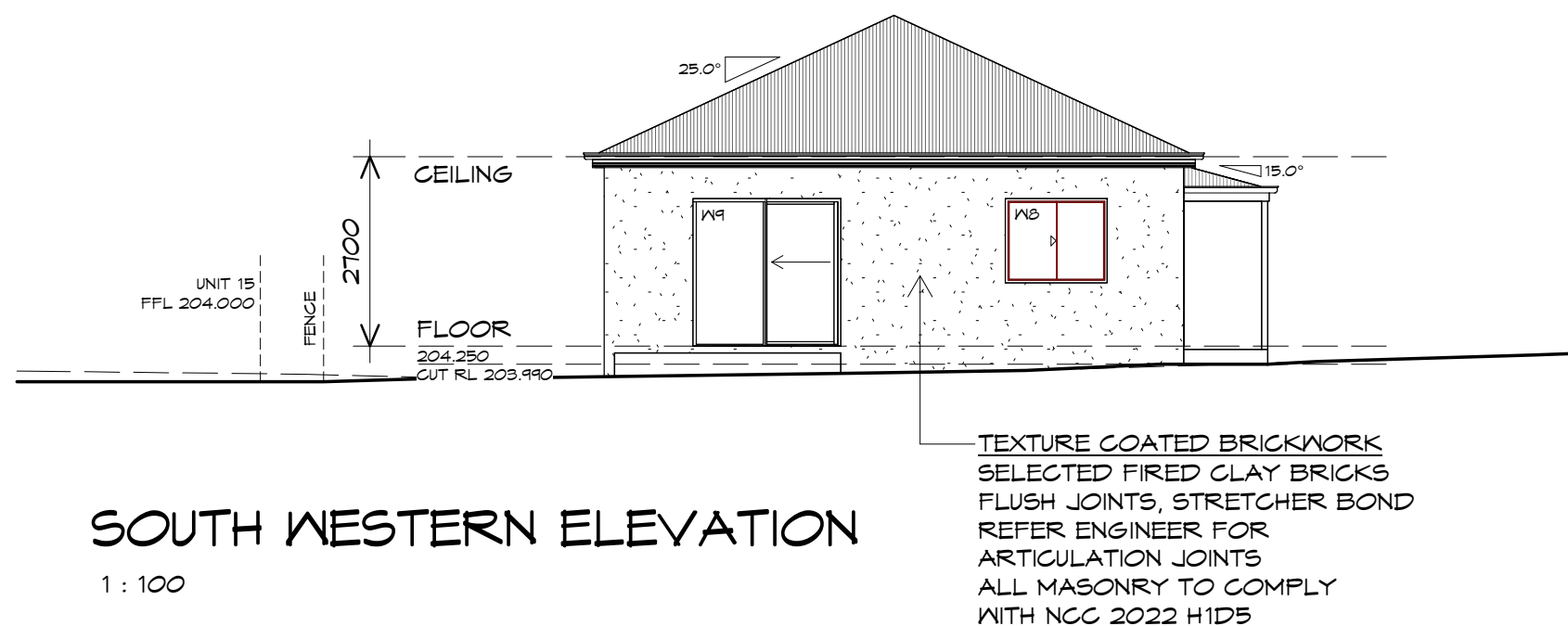
Accredited building practitioner: Frank Geskus -No CC246A

21.06.2024



SOUTH EASTERN ELEVATION

1 : 100



SOUTH WESTERN ELEVATION

1 : 100

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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Project:
PROPOSED RESIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET, KEMPTON
Client name:
CENTACARE EVLOVE HOUSING

Drawing:
ELEVATIONS

Drafted by: Author
Approved by: Approver

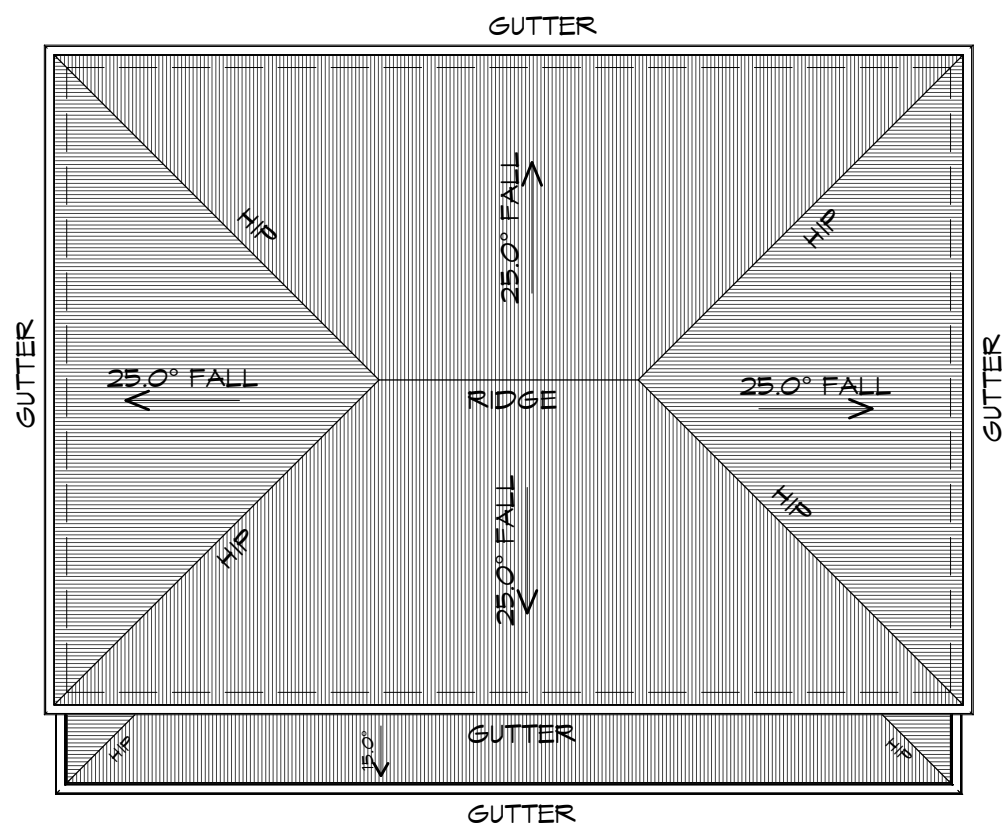
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Scale: 1 : 100

Project/Drawing no: PD21285 -C3-03
Revision: 05



Accredited building practitioner: Frank Geskus -No CC246A

21.06.2024



ROOF PLAN

1 : 100

ADDITIONAL ROOF LOAD

NO SOLAR P.V. SYSTEM HAS BEEN ALLOWED FOR,
NO SOLAR HOT WATER HAS BEEN ALLOWED FOR.

ROOF PLUMBING NOTES:

GUTTER INSTALLATION

TO BE IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS PART 7.4.4
WITH FALL NO LESS THAN
1:100 FOR BOX GUTTERS
1:500 FOR EAVES GUTTER

UNLESS FIXED TO METAL FASCIA
EAVES GUTTER TO BE FIXED
@ 1200 CRS MAX.

VALLEY GUTTERS ON A ROOF WITH A PITCH:

A) MORE THAN 12.5° DEGREES - MUST
HAVE A WIDTH OF NOT LESS THAN
400mm AND ROOF OVERHANG OF NOT
LESS THAN 150mm EACH SIDE OF VALLEY
GUTTER.
B) LESS THAN 12.5° DEGREES, MUST BE
DESIGNED AS A BOX GUTTER.

LAP GUTTERS 75mm IN THE DIRECTION
OF FLOW, RIVET & SEAL WITH AN
APPROVED SILICONE SEALANT.

DOWNPIPE POSITIONS SHOWN ON THIS
PLAN ARE NOMINAL ONLY.

EXACT LOCATION & NUMBER OF D.P'S
REQUIRED ARE TO BE IN ACCORDANCE
WITH ABCB HOUSING PROVISIONS PART 7.4.5
REQUIREMENTS.

SPACING BETWEEN DOWNPIPES MUST NOT
BE MORE THAN 12m & LOCATED AS CLOSE AS
POSSIBLE TO VALLEY GUTTERS

METAL ROOF

METAL SHEETING ROOF TO BE INSTALLED IN
ACCORDANCE WITH ABCB HOUSING PROVISIONS PART
7.2. REFER TO TABLE 7.2.2a FOR ACCEPTABLE
CORROSION PROTECTION FOR SHEET ROOFING,
REFER TO TABLE 7.2.2b-7.2.2e FOR ACCEPTABILITY
OF CONTACT BETWEEN DIFFERENT ROOFING
MATERIALS. FOR FIXING, SHEET LAYING SEQUENCE,
FASTENER FREQUENCY FOR TRANVERSE FLASHINGS
AND CAPPINGS, ANTI CAPILLARY BREAKS, FLASHING
DETAILS REFER TO ABCB HOUSING PROVISIONS PART
7.2.5- 7.2.7. ROOF PENETRATION FLASHING DETAILS.
REFER TO TO ABCB HOUSING PROVISIONS PART
7.2.5- 7.2.7. ROOF SHEETING MUST OVERHANG MIN
35mm AS PER ABCB HOUSING PROVISIONS PART 7.2.8

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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Project:
PROPOSED RESIDENTIAL
DEVELOPMENT
LOT 2 LOUISA STREET,
KEMPTON

Client name:
CENTACARE EVLOVE HOUSING

Drafted by:
Author

Approved by:
Approver

Drawing:
ROOF PLAN

Date: 18.01.2024
Scale: 1 : 100

Project/Drawing no: PD21285 -C3-04
Revision: 05

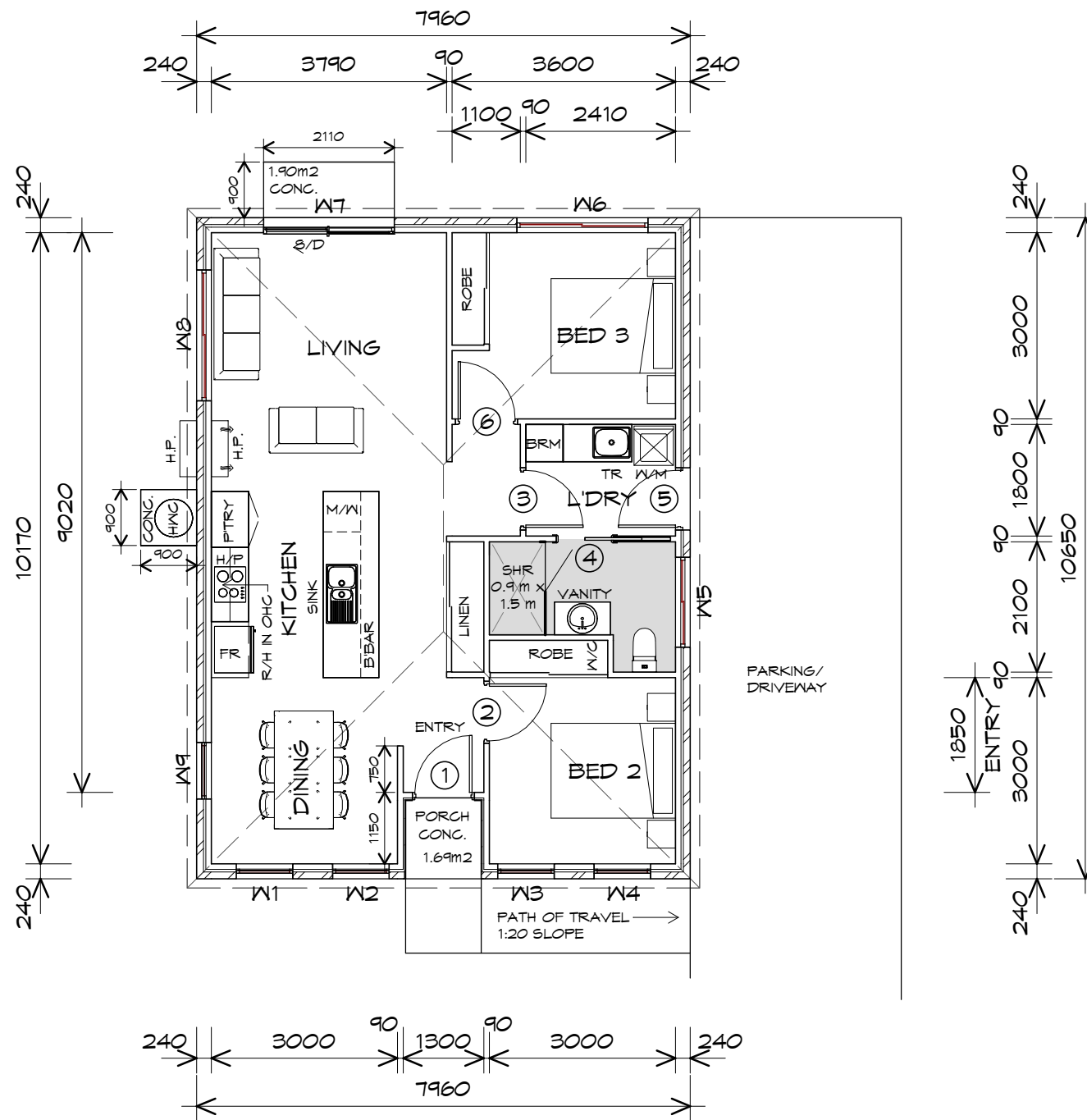


Accredited building practitioner: Frank Geskus -No CC246A

21.06.2024

LEGEND

- S/D SLIDING DOOR
- o FW FLOOR WASTE
- COL COLUMN
- G.S. GLASS SCREEN
- R/H RANGE HOOD



DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
1	920	EXTERNAL SOLID DOOR	RECESSED SILL
2	920	INTERNAL TIMBER DOOR	
3	920	INTERNAL TIMBER DOOR	
4	920	CAVITY SLIDING DOOR	
5	920	EXTERNAL SOLID DOOR	
6	920	INTERNAL TIMBER DOOR	

WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1500	910	AWNING WINDOW	
W2	1500	910	AWNING WINDOW	
W3	1500	910	AWNING WINDOW	
W4	1500	910	AWNING WINDOW	
W5	600	1450	SLIDING WINDOW	OPAQUE
W6	1500	2110	SLIDING WINDOW	
W7	2100	2110	SLIDING DOOR	RECESSED SILL
W8	600	2110	SLIDING WINDOW	
W9	1500	910	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

FLOOR PLAN

1 : 100

FLOOR AREA	82.99	m ²	(8.92 SQUARES)
PORCH AREA	1.79	m ²	(0.19 SQUARES)
TOTAL AREA	84.77		9.12

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



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Project:
PROPOSED RESIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET,
KEMPTON

Drawing:
FLOOR PLAN

Client name:
CENTACARE EVLOVE HOUSING

Date: 18.01.2024
Scale: 1 : 100

Drafted by:
T.W.

Approved by:
B.P.

Project/Drawing no: PD21285 -D1-01
Revision: 05



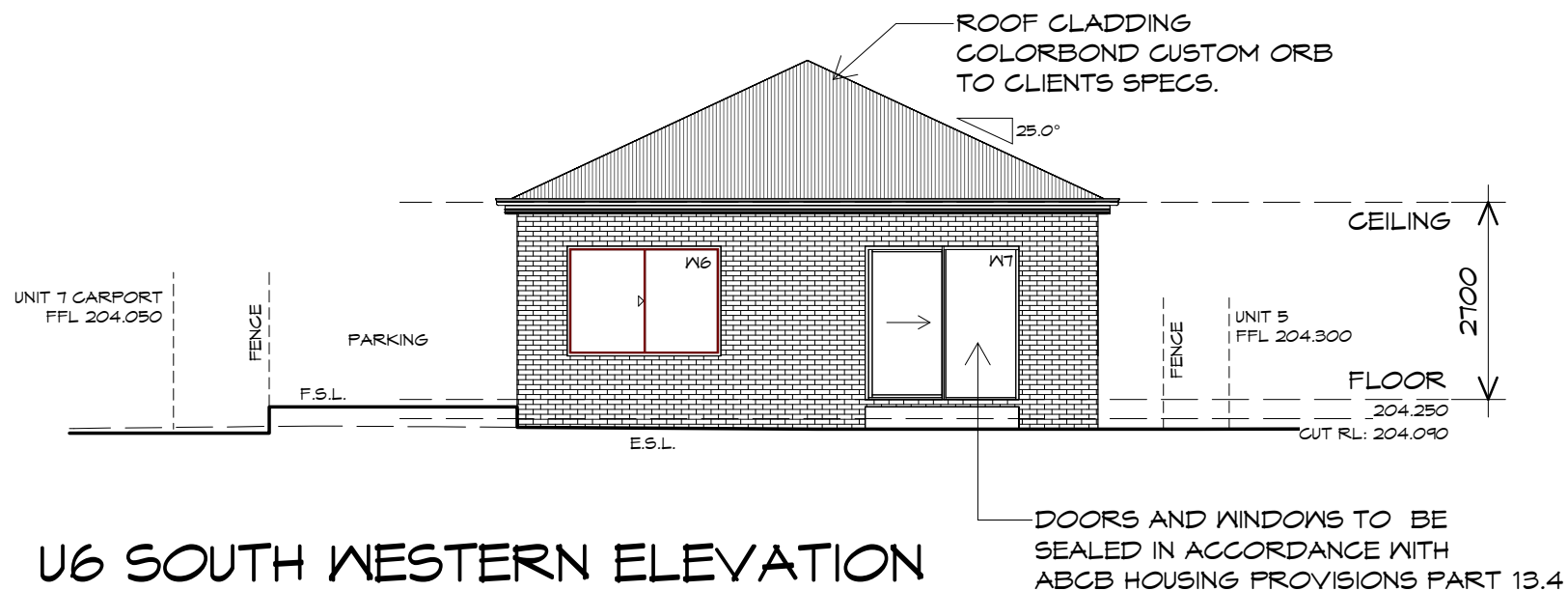
Accredited building practitioner: Frank Geskus -No CC246A

TYPE D1

PLANNING

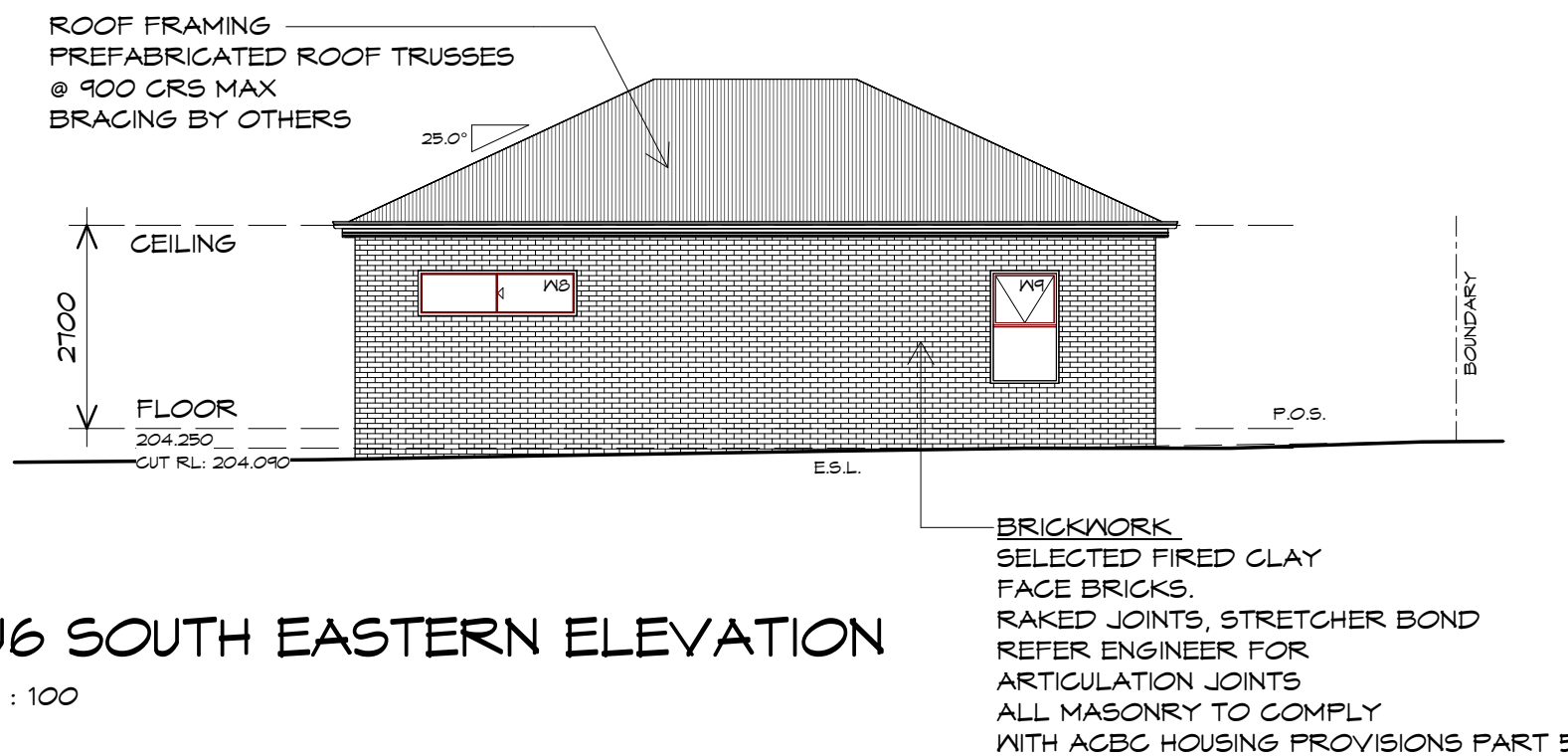
NOTE: DO NOT SCALE OFF DRAWINGS

21.06.2024



U6 SOUTH WESTERN ELEVATION

1 : 100



U6 SOUTH EASTERN ELEVATION

1 : 100

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

TYPE D1 - UNIT 6



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Project:
PROPOSED RESIDENTIAL DEVELOPMENT LOT 2 LOUISA STREET, KEMPTON

Client name:
CENTACARE EVLOVE HOUSING

Drafted by:
T.W.

Approved by:
B.P.



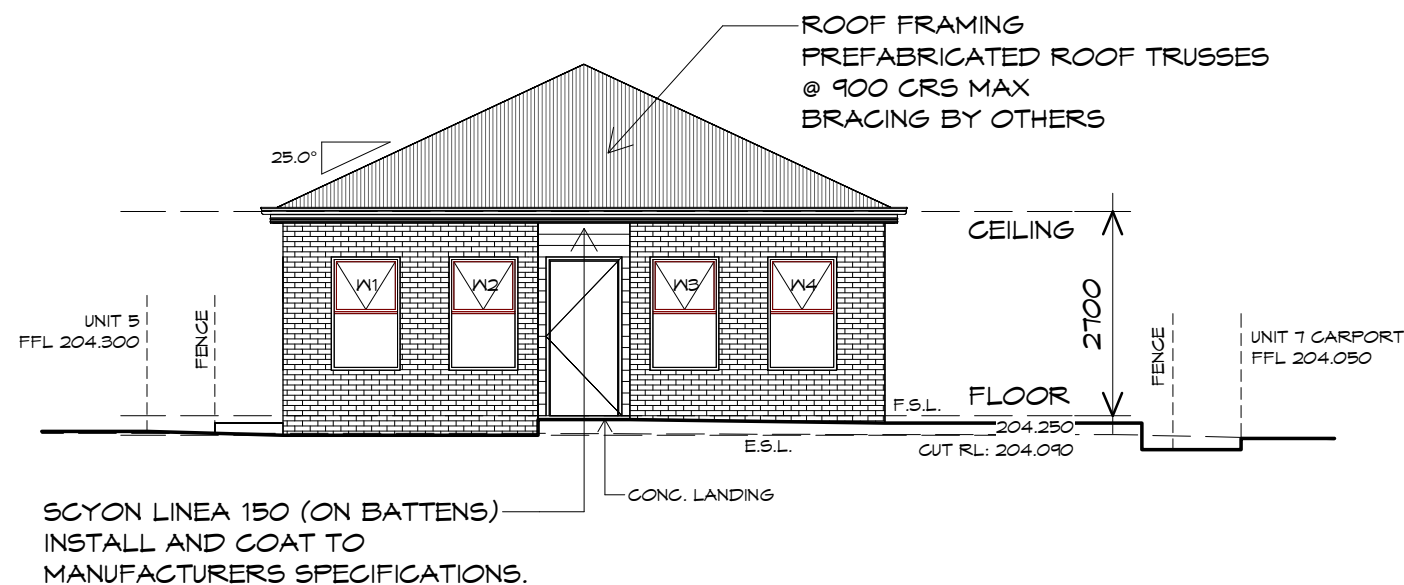
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Date: **18.01.2024** Scale: **1 : 100**

Project/Drawing no: **PD21285 -D1-02** Revision: **05**

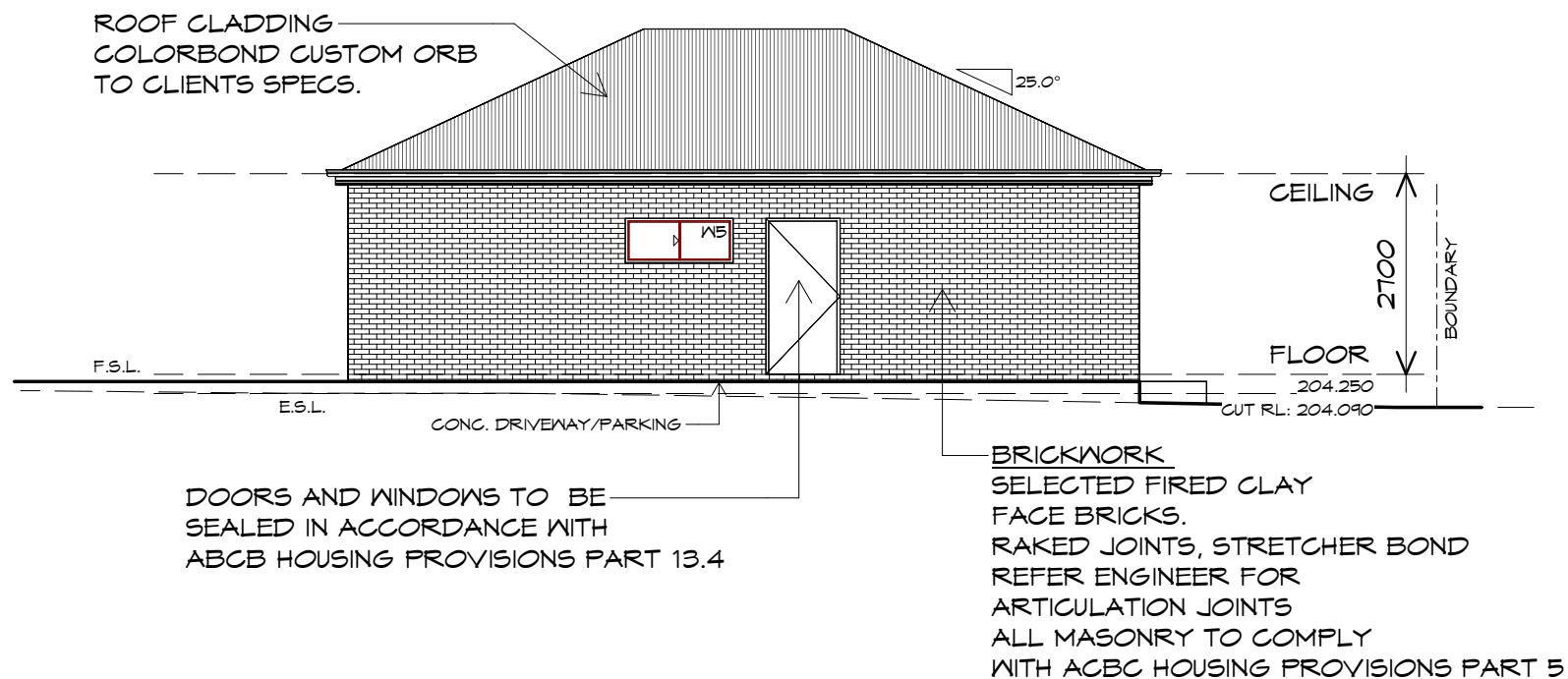
Accredited building practitioner: Frank Geskus -No CC246A

21.06.2024



U6 NORTH EASTERN ELEVATION

1 : 100



U6 NORTH WESTERN ELEVATION

1 : 100



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Project:
PROPOSED RESIDENTIAL
DEVELOPMENT
LOT 2 LOUISA STREET,
KEMPTON

Client name:
CENTACARE EVLOVE HOUSING

Drafted by:
T.W.

Approved by:
B.P.

Drawing:
ELEVATIONS

Date: 18.01.2024
Scale: 1 : 100

Project/Drawing no: PD21285 -D1-03
Revision: 05



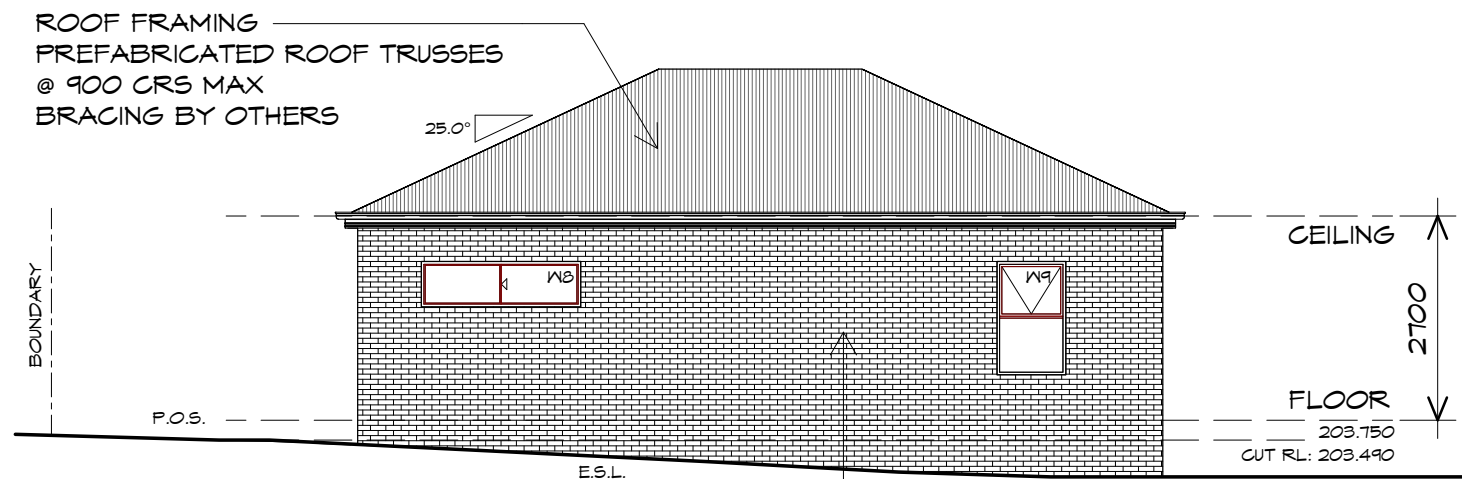
Accredited building practitioner: Frank Geskus -No CC246A

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

TYPE D1 - UNIT 6

21.06.2024



U9 SOUTH WESTERN ELEVATION

1 : 100

BRICKWORK
SELECTED FIRED CLAY
FACE BRICKS.
RAKED JOINTS, STRETCHER BOND
REFER ENGINEER FOR
ARTICULATION JOINTS
ALL MASONRY TO COMPLY
WITH ACBC HOUSING PROVISIONS PART 5



U9 SOUTH EASTERN ELEVATION

1 : 100

SCYON LINEA 150 (ON BATTENS)
INSTALL AND COAT TO
MANUFACTURERS SPECIFICATIONS.

DOORS AND WINDOWS TO BE
SEALED IN ACCORDANCE WITH
ACBC HOUSING PROVISIONS PART 13.4

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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Project:
**PROPOSED RESIDENTIAL
DEVELOPMENT
LOT 2 LOUISA STREET,
KEMPTON**
Client name:
CENTACARE EVLOVE HOUSING

Drawing:
ELEVATIONS

Drafted by: Author
Approved by: Approver

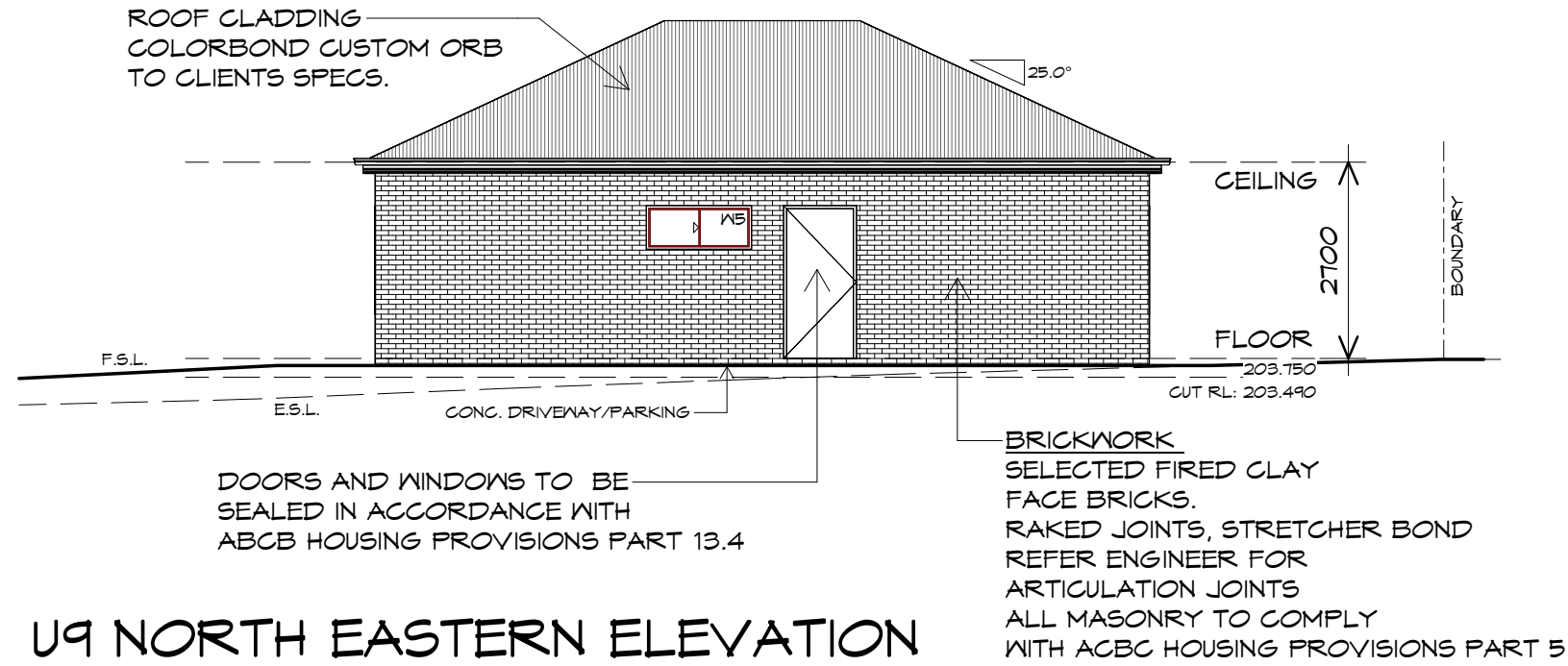
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Project/Drawing no: PD21285 -D1-04
Revision: 05



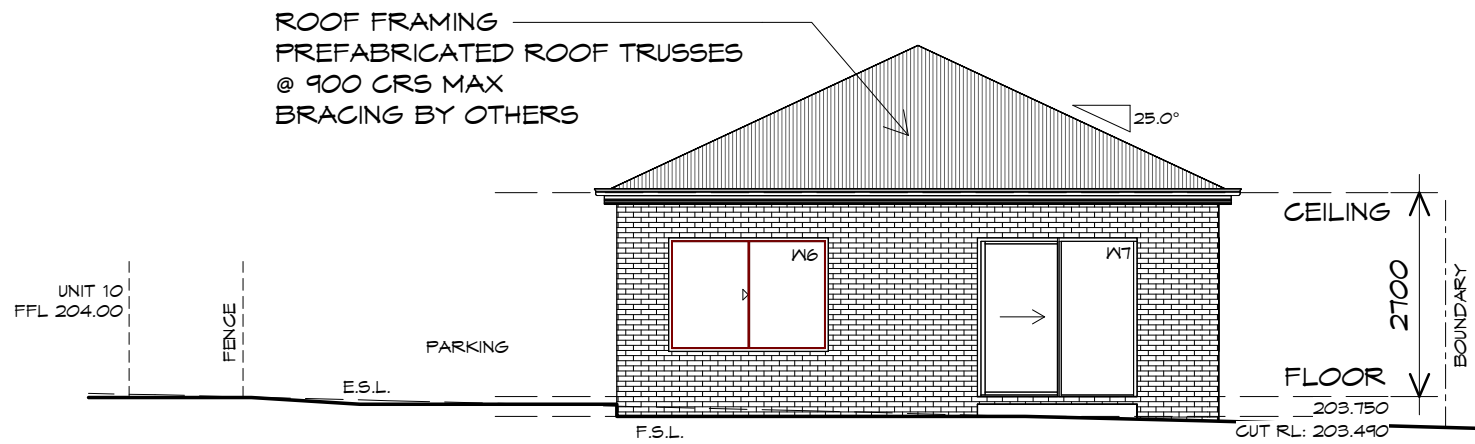
Accredited building practitioner: Frank Geskus -No CC246A

21.06.2024



U9 NORTH EASTERN ELEVATION

1 : 100



U9 NORTH WESTERN ELEVATION

1 : 100

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS



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Project:
**PROPOSED RESIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET,
KEMPTON**
Client name:
CENTACARE EVLOVE HOUSING

Drawing:
ELEVATIONS

Drafted by: Author
Approved by: Approver

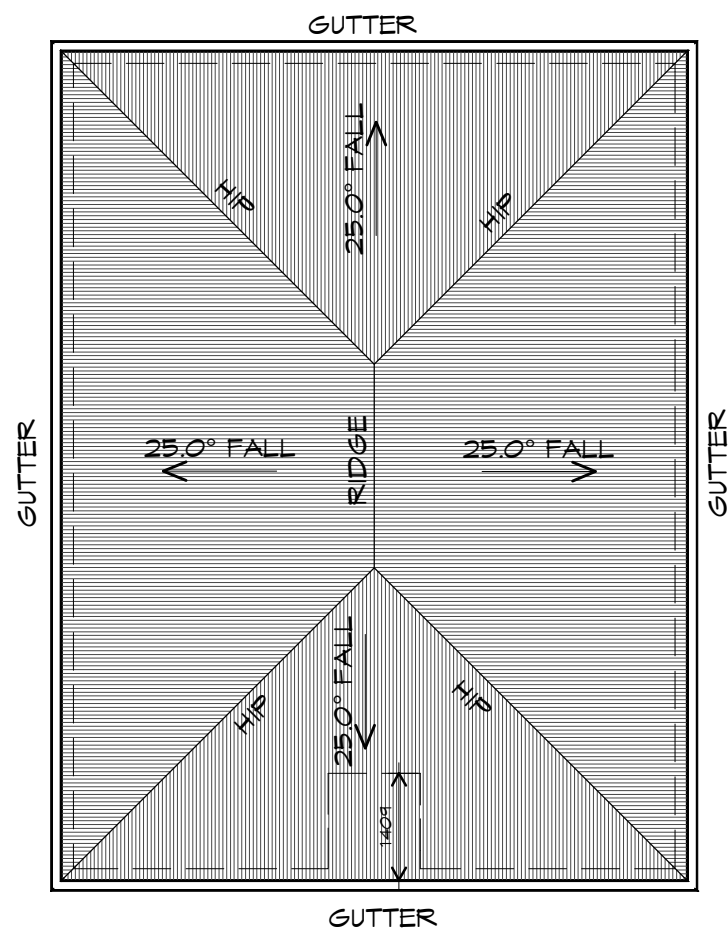
Date: 18.01.2024
Scale: 1 : 100

Project/Drawing no: PD21285 -D1-05
Revision: 05



Accredited building practitioner: Frank Geskus -No CC246A

21.06.2024



ROOF PLAN

1 : 100

ADDITIONAL ROOF LOAD

NO SOLAR P.V. SYSTEM HAS BEEN ALLOWED FOR,
NO SOLAR HOT WATER HAS BEEN ALLOWED FOR.

ROOF PLUMBING NOTES:

GUTTER INSTALLATION

TO BE IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS PART 7.4.4
WITH FALL NO LESS THAN
1:100 FOR BOX GUTTERS
1:500 FOR EAVES GUTTER

UNLESS FIXED TO METAL FASCIA
EAVES GUTTER TO BE FIXED
@ 1200 CRS MAX.

VALLEY GUTTERS ON A ROOF WITH A PITCH:

A) MORE THAN 12.5° DEGREES - MUST
HAVE A WIDTH OF NOT LESS THAN
400mm AND ROOF OVERHANG OF NOT
LESS THAN 150mm EACH SIDE OF VALLEY
GUTTER.
B) LESS THAN 12.5° DEGREES, MUST BE
DESIGNED AS A BOX GUTTER.

LAP GUTTERS 75mm IN THE DIRECTION
OF FLOW, RIVET & SEAL WITH AN
APPROVED SILICONE SEALANT.

DOWNPIPE POSITIONS SHOWN ON THIS
PLAN ARE NOMINAL ONLY.

EXACT LOCATION & NUMBER OF D.P.'S
REQUIRED ARE TO BE IN ACCORDANCE
WITH ABCB HOUSING PROVISIONS PART 7.4.5
REQUIREMENTS.

SPACING BETWEEN DOWNPIPES MUST NOT
BE MORE THAN 12m & LOCATED AS CLOSE AS
POSSIBLE TO VALLEY GUTTERS

METAL ROOF

METAL SHEETING ROOF TO BE INSTALLED IN
ACCORDANCE WITH ABCB HOUSING PROVISIONS PART
7.2. REFER TO TABLE 7.2.2a FOR ACCEPTABLE
CORROSION PROTECTION FOR SHEET ROOFING,
REFER TO TABLE 7.2.2b-7.2.2e FOR ACCEPTABILITY
OF CONTACT BETWEEN DIFFERENT ROOFING
MATERIALS. FOR FIXING, SHEET LAYING SEQUENCE,
FASTENER FREQUENCY FOR TRANVERSE FLASHINGS
AND CAPPINGS, ANTI CAPILLARY BREAKS, FLASHING
DETAILS REFER TO ABCB HOUSING PROVISIONS PART
7.2.5- 7.2.7. ROOF PENETRATION FLASHING DETAILS.
REFER TO TO ABCB HOUSING PROVISIONS PART
7.2.5- 7.2.7. ROOF SHEETING MUST OVERHANG MIN
35mm AS PER ABCB HOUSING PROVISIONS PART 7.2.8

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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Project:
PROPOSED RESIDENTIAL
DEVELOPMENT
LOT 2 LOUISA STREET,
KEMPTON

Drawing:
ROOF PLAN

Client name:
CENTACARE EVLOVE HOUSING

Date: 18.01.2024
Scale: 1 : 100

Drafted by:
T.W.

Approved by:
B.P.

Project/Drawing no:
PD21285 -D1-06

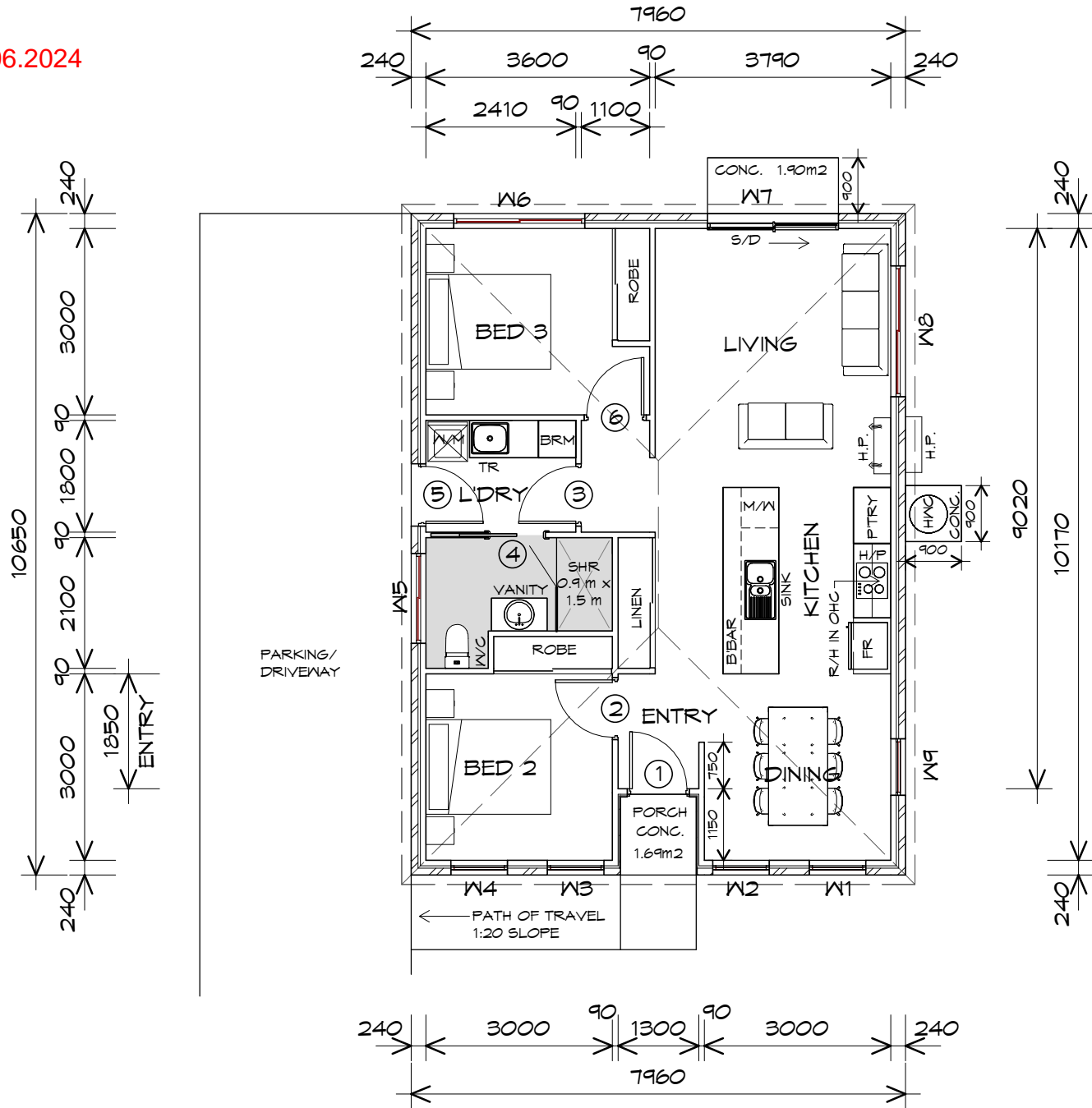
Revision:
05



Accredited building practitioner: Frank Geskus -No CC246A

TYPE D1

21.06.2024



- S/D SLIDING DOOR
- o FW FLOOR WASTE
- COL COLUMN
- G.S. GLASS SCREEN
- R/H RANGE HOOD

PLANNING
 NOTE: DO NOT SCALE OFF DRAWINGS

DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
1	920	EXTERNAL SOLID DOOR	RECESSED SILL
2	920	INTERNAL TIMBER DOOR	
3	920	INTERNAL TIMBER DOOR	
4	920	CAVITY SLIDING DOOR	
5	920	EXTERNAL SOLID DOOR	
6	920	INTERNAL TIMBER DOOR	

WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1500	910	AWNING WINDOW	
W2	1500	910	AWNING WINDOW	
W3	1500	910	AWNING WINDOW	
W4	1500	910	AWNING WINDOW	
W5	600	1450	SLIDING WINDOW	OPAQUE
W6	1500	2110	SLIDING WINDOW	
W7	2100	2110	SLIDING DOOR	RECESSED SILL
W8	600	2110	SLIDING WINDOW	
W9	1500	910	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

FLOOR PLAN

1 : 100

FLOOR AREA	82.99	m2	(8.92 SQUARES)
PORCH AREA	1.79	m2	(0.19 SQUARES)
TOTAL AREA	84.77		9.12

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

TYPE D2 - UNIT 11



10 Goodman Court, Invermay Tasmania 7248,
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 info@primedesigntas.com.au primedesigntas.com.au

Project:
**PROPOSED RESIDENTIAL
 DEVELOPMENT**
 LOT 2 LOUISA STREET,
 KEMPTON

Drawing:
FLOOR PLAN

Client name:
CENTACARE EVLOVE HOUSING

Date: 18.01.2024
 Scale: 1 : 100

Drafted by:
 T.W.

Approved by:
 B.P.



Project/Drawing no:
PD21285 -D2-01

Revision:
05

Accredited building practitioner: Frank Geskus -No CC246A

21.06.2024

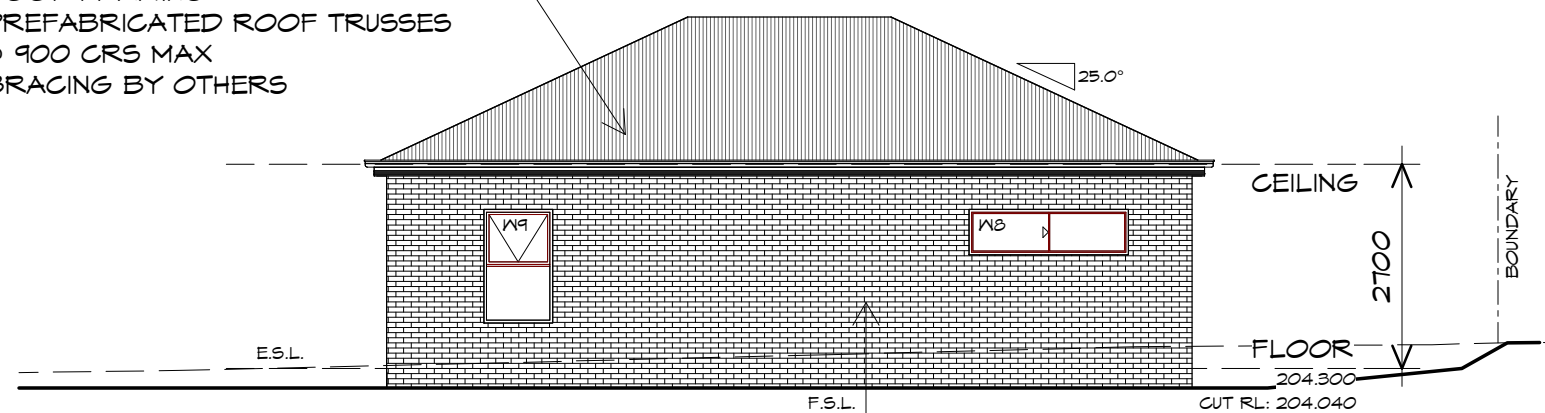


U11 NORTH WESTERN ELEVATION

1 : 100

DOORS AND WINDOWS TO BE SEALED IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 13.4

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



U11 NORTH EASTERN ELEVATION

1 : 100

BRICKWORK
SELECTED FIRED CLAY
FACE BRICKS.
RAKED JOINTS, STRETCHER BOND
REFER ENGINEER FOR
ARTICULATION JOINTS
ALL MASONRY TO COMPLY
WITH ACBC HOUSING PROVISIONS PART 5

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

TYPE D2 - UNIT 11



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Project:
PROPOSED RESIDENTIAL
DEVELOPMENT
LOT 2 LOUISA STREET,
KEMPTON

Client name:
CENTACARE EVLOVE HOUSING

Drafted by:
T.W.

Approved by:
B.P.



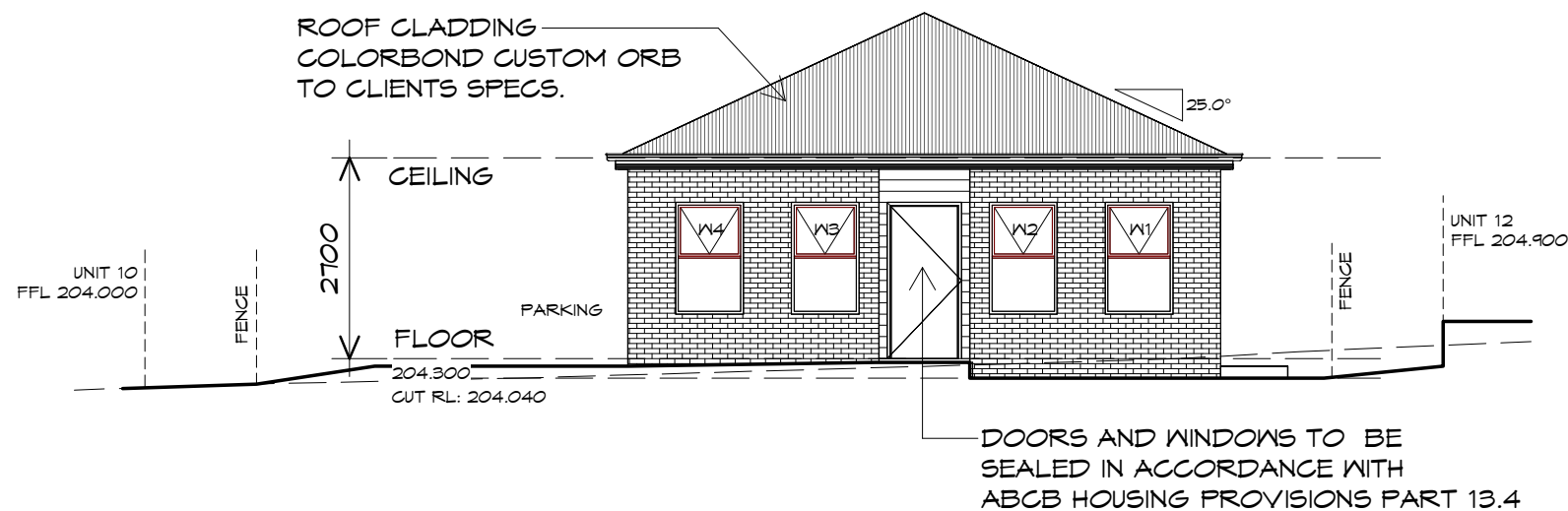
Drawing:
ELEVATIONS

Date: 18.01.2024
Scale: 1 : 100

Project/Drawing no: PD21285 -D2-02
Revision: 05

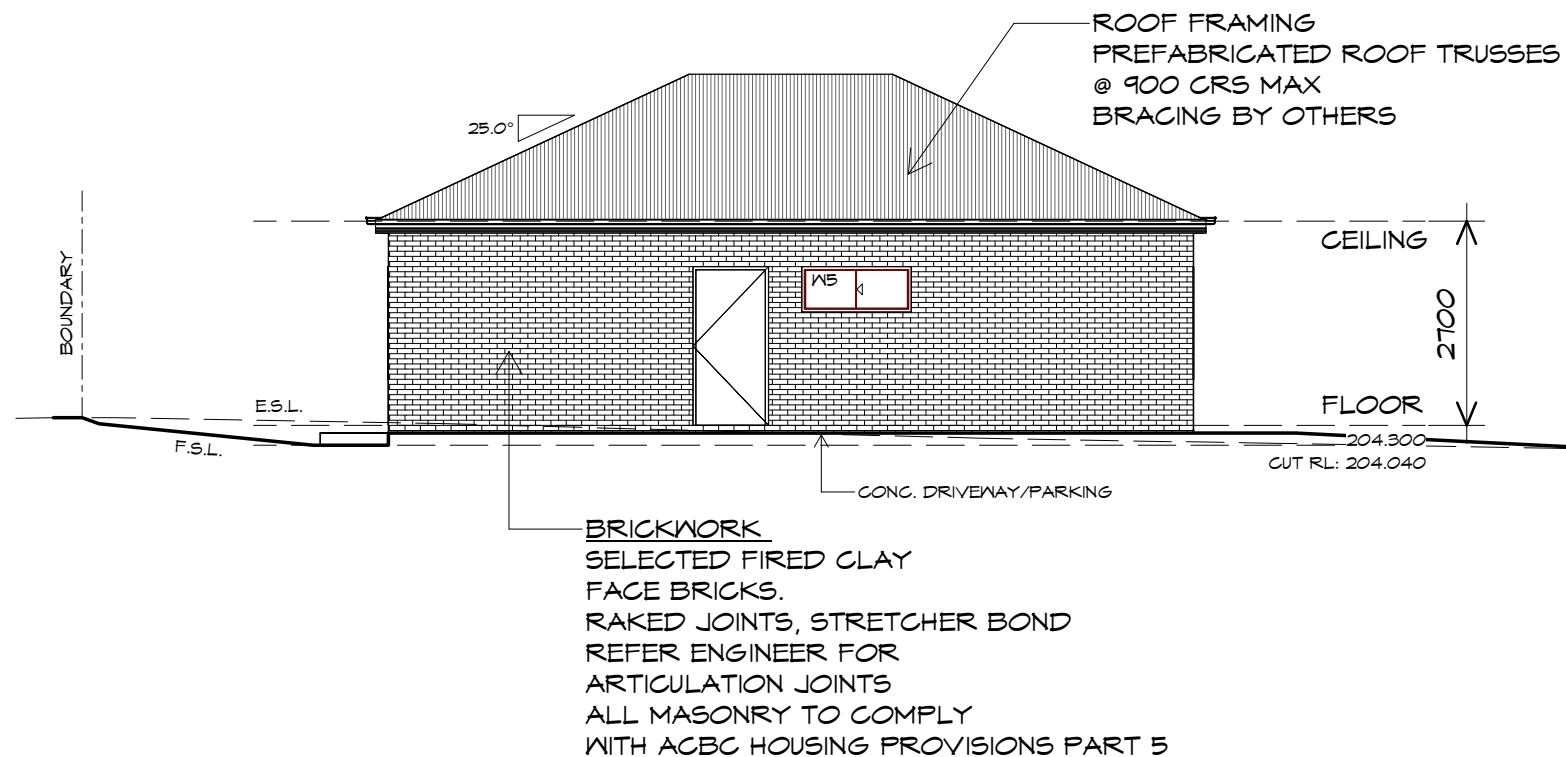
Accredited building practitioner: Frank Geskus -No CC246A

21.06.2024



U11 SOUTH EASTERN ELEVATION

1 : 100



U11 SOUTH WESTERN ELEVATION

1 : 100

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

TYPE D2 - UNIT 11



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Project:
PROPOSED RESIDENTIAL
DEVELOPMENT
LOT 2 LOUISA STREET,
KEMPTON

Client name:
CENTACARE EVLOVE HOUSING

Drafted by:
T.W.

Approved by:
B.P.

Drawing:
ELEVATIONS

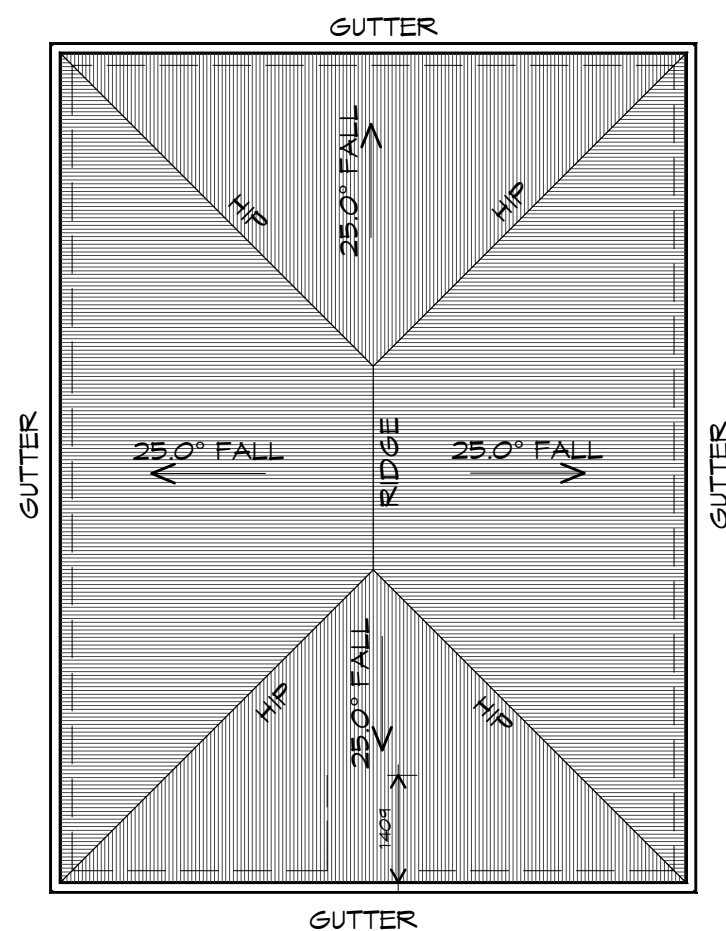
Date: 18.01.2024
Scale: 1 : 100

Project/Drawing no: PD21285 -D2-03
Revision: 05



Accredited building practitioner: Frank Geskus -No CC246A

21.06.2024



ROOF PLAN

1 : 100

ADDITIONAL ROOF LOAD

NO SOLAR P.V. SYSTEM HAS BEEN ALLOWED FOR,
NO SOLAR HOT WATER HAS BEEN ALLOWED FOR.

ROOF PLUMBING NOTES:

GUTTER INSTALLATION

TO BE IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS PART 7.4.4
WITH FALL NO LESS THAN
1:100 FOR BOX GUTTERS
1:500 FOR EAVES GUTTER

UNLESS FIXED TO METAL FASCIA
EAVES GUTTER TO BE FIXED
@ 1200 CRS MAX.

VALLEY GUTTERS ON A ROOF WITH A PITCH:

A) MORE THAN 12.5° DEGREES - MUST
HAVE A WIDTH OF NOT LESS THAN
400mm AND ROOF OVERHANG OF NOT
LESS THAN 150mm EACH SIDE OF VALLEY
GUTTER.
B) LESS THAN 12.5° DEGREES, MUST BE
DESIGNED AS A BOX GUTTER.

LAP GUTTERS 75mm IN THE DIRECTION
OF FLOW, RIVET & SEAL WITH AN
APPROVED SILICONE SEALANT.

DOWNPIPE POSITIONS SHOWN ON THIS
PLAN ARE NOMINAL ONLY.

EXACT LOCATION & NUMBER OF D.P.'S
REQUIRED ARE TO BE IN ACCORDANCE
WITH ABCB HOUSING PROVISIONS PART 7.4.5
REQUIREMENTS.

SPACING BETWEEN DOWNPIPES MUST NOT
BE MORE THAN 12m & LOCATED AS CLOSE AS
POSSIBLE TO VALLEY GUTTERS

METAL ROOF

METAL SHEETING ROOF TO BE INSTALLED IN
ACCORDANCE WITH ABCB HOUSING PROVISIONS PART
7.2. REFER TO TABLE 7.2.2a FOR ACCEPTABLE
CORROSION PROTECTION FOR SHEET ROOFING,
REFER TO TABLE 7.2.2b-7.2.2e FOR ACCEPTABILITY
OF CONTACT BETWEEN DIFFERENT ROOFING
MATERIALS. FOR FIXING, SHEET LAYING SEQUENCE,
FASTENER FREQUENCY FOR TRANVERSE FLASHINGS
AND CAPPINGS, ANTI CAPILLARY BREAKS, FLASHING
DETAILS REFER TO ABCB HOUSING PROVISIONS PART
7.2.5- 7.2.7. ROOF PENETRATION FLASHING DETAILS.
REFER TO TO ABCB HOUSING PROVISIONS PART
7.2.5- 7.2.7. ROOF SHEETING MUST OVERHANG MIN
35mm AS PER ABCB HOUSING PROVISIONS PART 7.2.8

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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

Project:
PROPOSED RESIDENTIAL
DEVELOPMENT
LOT 2 LOUISA STREET,
KEMPTON

Client name:
CENTACARE EVLOVE HOUSING

Drafted by:
T.W.

Approved by:
B.P.

Drawing:
ROOF PLAN

Date: 18.01.2024
Scale: 1 : 100

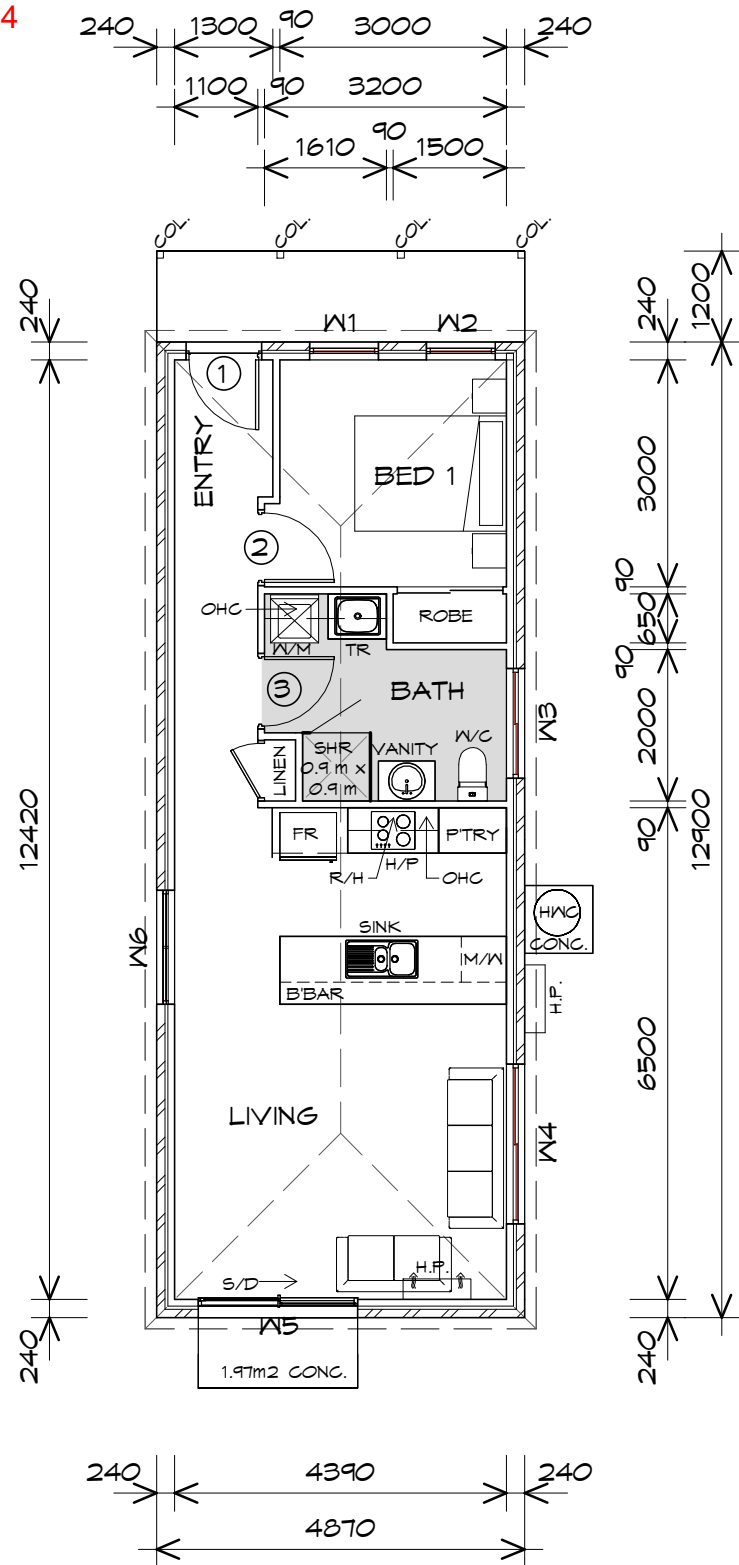
Project/Drawing no: PD21285 -D2-04
Revision: 05



Accredited building practitioner: Frank Geskus -No CC246A

TYPE D2 - UNIT 11

21.06.2024



FLOOR PLAN

1 : 100

TYPE E1 - UNIT 1

FLOOR AREA	62.24	m ²	(6.69 SQUARES)
PORCH AREA	6.43	m ²	(0.69 SQUARES)
TOTAL AREA	68.67		7.38

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

- Ⓣ EXHAUST FAN-VENT TO OUTSIDE AIR.
- Ⓢ 240V SMOKE ALARM
- S/D SLIDING DOOR
- Ⓞ^{FW} FLOOR WASTE
- COL COLUMN
- G.S. GLASS SCREEN

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

WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1500	910	AWNING WINDOW	
W2	1500	910	AWNING WINDOW	
W3	600	1450	SLIDING WINDOW	OPAQUE
W4	600	2110	SLIDING WINDOW	
W5	2100	2110	SLIDING DOOR	RECESSED SILL
W6	1500	1510	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

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Project:
 PROPOSED RESIDENTIAL DEVELOPMENT
 LOT 2 LOUISA STREET, KEMPTON

Drawing:
 FLOOR PLAN

Client name:
 CENTACARE EVLOVE HOUSING

Date: 18.01.2024
 Scale: 1 : 100

Drafted by: T.W.
 Approved by: B.P.

Project/Drawing no: PD21285 -E1-01
 Revision: 05

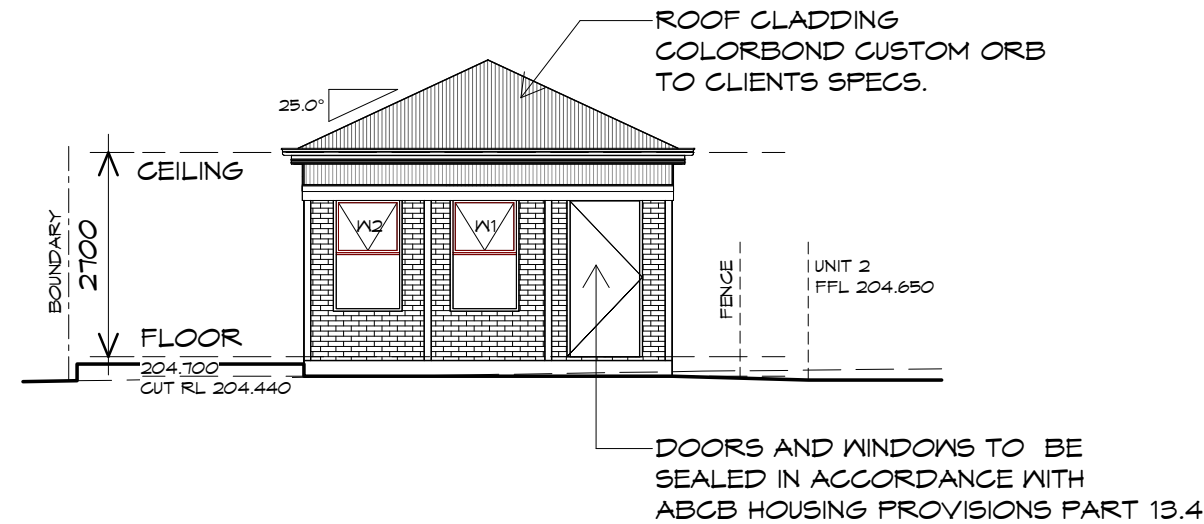


Accredited building practitioner: Frank Geskus -No CC246A



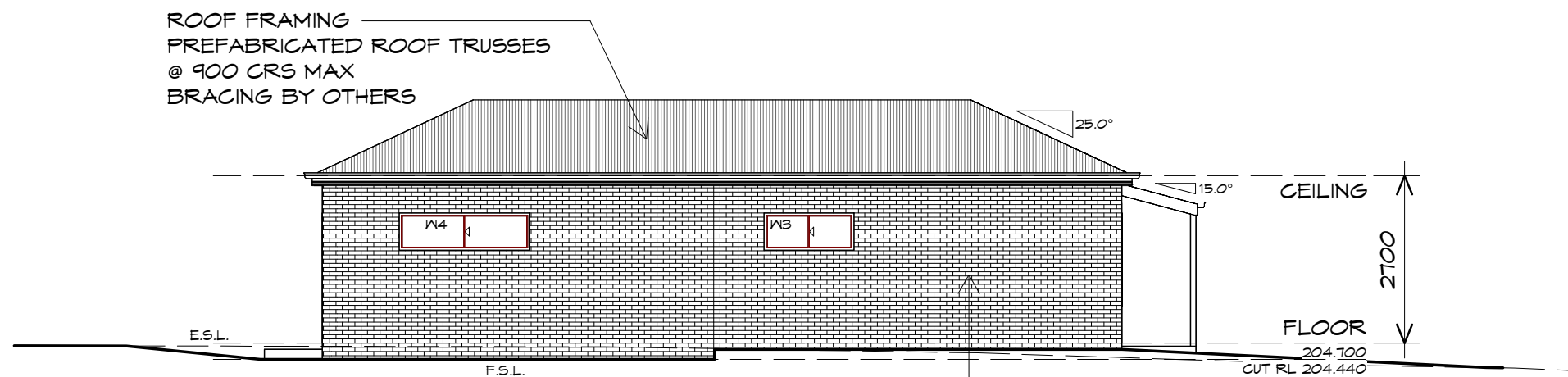
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 info@primedesigntas.com.au primedesigntas.com.au

21.06.2024



NORTH WESTERN ELEVATION

1 : 100



NORTH EASTERN ELEVATION

1 : 100

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

TYPE E1 - UNIT 1



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Project:
PROPOSED RESIDENTIAL
DEVELOPMENT
LOT 2 LOUISA STREET,
KEMPTON

Client name:
CENTACARE EVLOVE HOUSING

Drafted by:
T.W.

Approved by:
B.P.



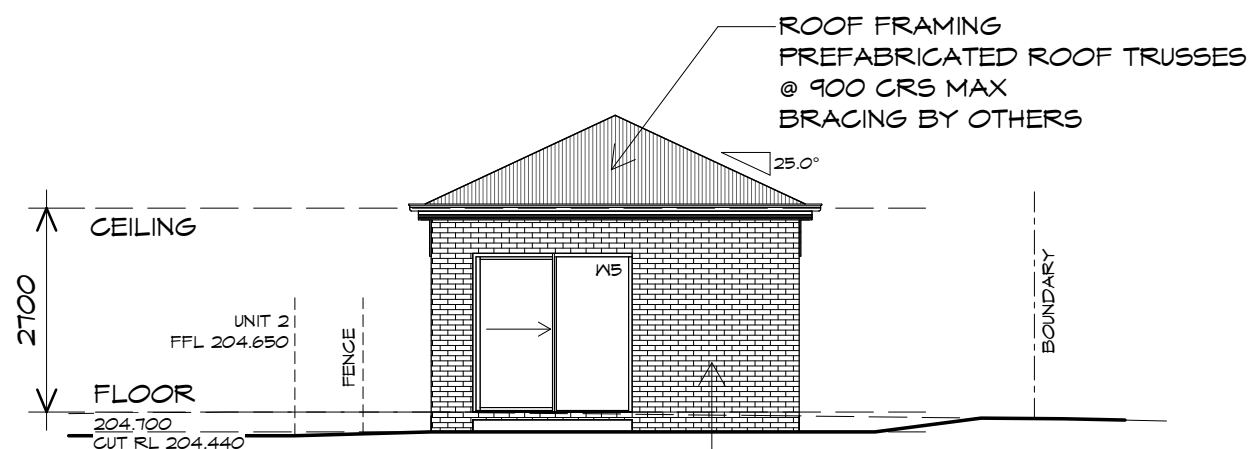
Drawing:
ELEVATIONS

Date: 18.01.2024
Scale: 1 : 100

Project/Drawing no: PD21285 -E1-02
Revision: 05

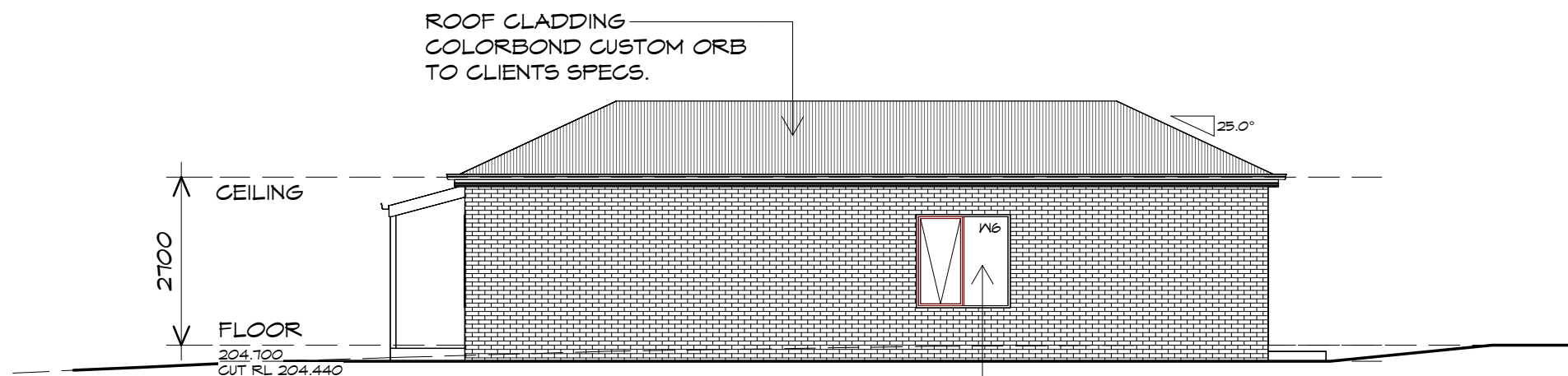
Accredited building practitioner: Frank Geskus -No CC246A

21.06.2024



SOUTH EASTERN ELEVATION

1 : 100



SOUTH WESTERN ELEVATION

1 : 100

DOORS AND WINDOWS TO BE SEALED IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 13.4

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

TYPE E1 - UNIT 1



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Project:
PROPOSED RESIDENTIAL
DEVELOPMENT
LOT 2 LOUISA STREET,
KEMPTON

Client name:
CENTACARE EVLOVE HOUSING

Drafted by:
T.W.

Approved by:
B.P.

Drawing:
ELEVATIONS

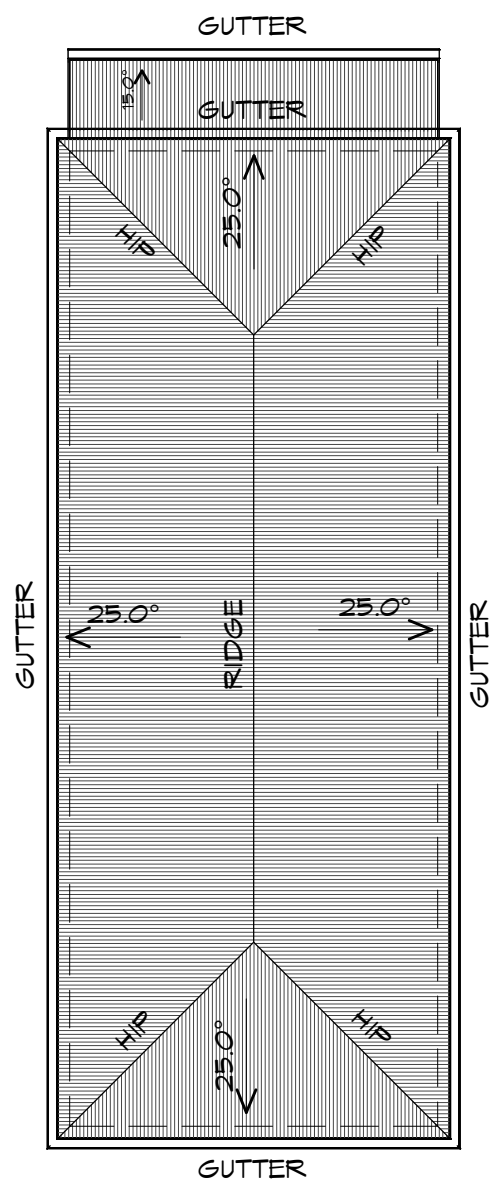
Date: 18.01.2024
Scale: 1 : 100

Project/Drawing no: PD21285 -E1-03
Revision: 05



Accredited building practitioner: Frank Geskus -No CC246A

21.06.2024



ROOF PLAN

1 : 100

ADDITIONAL ROOF LOAD

NO SOLAR P.V. SYSTEM HAS BEEN ALLOWED FOR,
NO SOLAR HOT WATER HAS BEEN ALLOWED FOR.

TYPE E1 - UNIT 1

ROOF PLUMBING NOTES:

GUTTER INSTALLATION

TO BE IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS PART 7.4.4
WITH FALL NO LESS THAN
1:100 FOR BOX GUTTERS
1:500 FOR EAVES GUTTER

UNLESS FIXED TO METAL FASCIA
EAVES GUTTER TO BE FIXED
@ 1200 CRS MAX.

VALLEY GUTTERS ON A ROOF WITH A PITCH:

A) MORE THAN 12.5° DEGREES - MUST
HAVE A WIDTH OF NOT LESS THAN
400mm AND ROOF OVERHANG OF NOT
LESS THAN 150mm EACH SIDE OF VALLEY
GUTTER.
B) LESS THAN 12.5° DEGREES, MUST BE
DESIGNED AS A BOX GUTTER.

LAP GUTTERS 75mm IN THE DIRECTION
OF FLOW, RIVET & SEAL WITH AN
APPROVED SILICONE SEALANT.

DOWNPIPE POSITIONS SHOWN ON THIS
PLAN ARE NOMINAL ONLY.

EXACT LOCATION & NUMBER OF D.P'S
REQUIRED ARE TO BE IN ACCORDANCE
WITH ABCB HOUSING PROVISIONS PART 7.4.5
REQUIREMENTS.

SPACING BETWEEN DOWNPIPES MUST NOT
BE MORE THAN 12m & LOCATED AS CLOSE AS
POSSIBLE TO VALLEY GUTTERS

METAL ROOF

METAL SHEETING ROOF TO BE INSTALLED IN
ACCORDANCE WITH ABCB HOUSING PROVISIONS PART
7.2. REFER TO TABLE 7.2.2a FOR ACCEPTABLE
CORROSION PROTECTION FOR SHEET ROOFING,
REFER TO TABLE 7.2.2b-7.2.2e FOR ACCEPTABILITY
OF CONTACT BETWEEN DIFFERENT ROOFING
MATERIALS. FOR FIXING, SHEET LAYING SEQUENCE,
FASTENER FREQUENCY FOR TRANSVERSE FLASHINGS
AND CAPPINGS, ANTI CAPILLARY BREAKS, FLASHING
DETAILS REFER TO ABCB HOUSING PROVISIONS PART
7.2.5- 7.2.7. ROOF PENETRATION FLASHING DETAILS.
REFER TO TO ABCB HOUSING PROVISIONS PART
7.2.5- 7.2.7. ROOF SHEETING MUST OVERHANG MIN
35mm AS PER ABCB HOUSING PROVISIONS PART 7.2.8

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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Project:
PROPOSED RESIDENTIAL
DEVELOPMENT
LOT 2 LOUISA STREET,
KEMPTON

Client name:
CENTACARE EVLOVE HOUSING

Drafted by:
T.W.

Approved by:
B.P.

Drawing:
ROOF PLAN

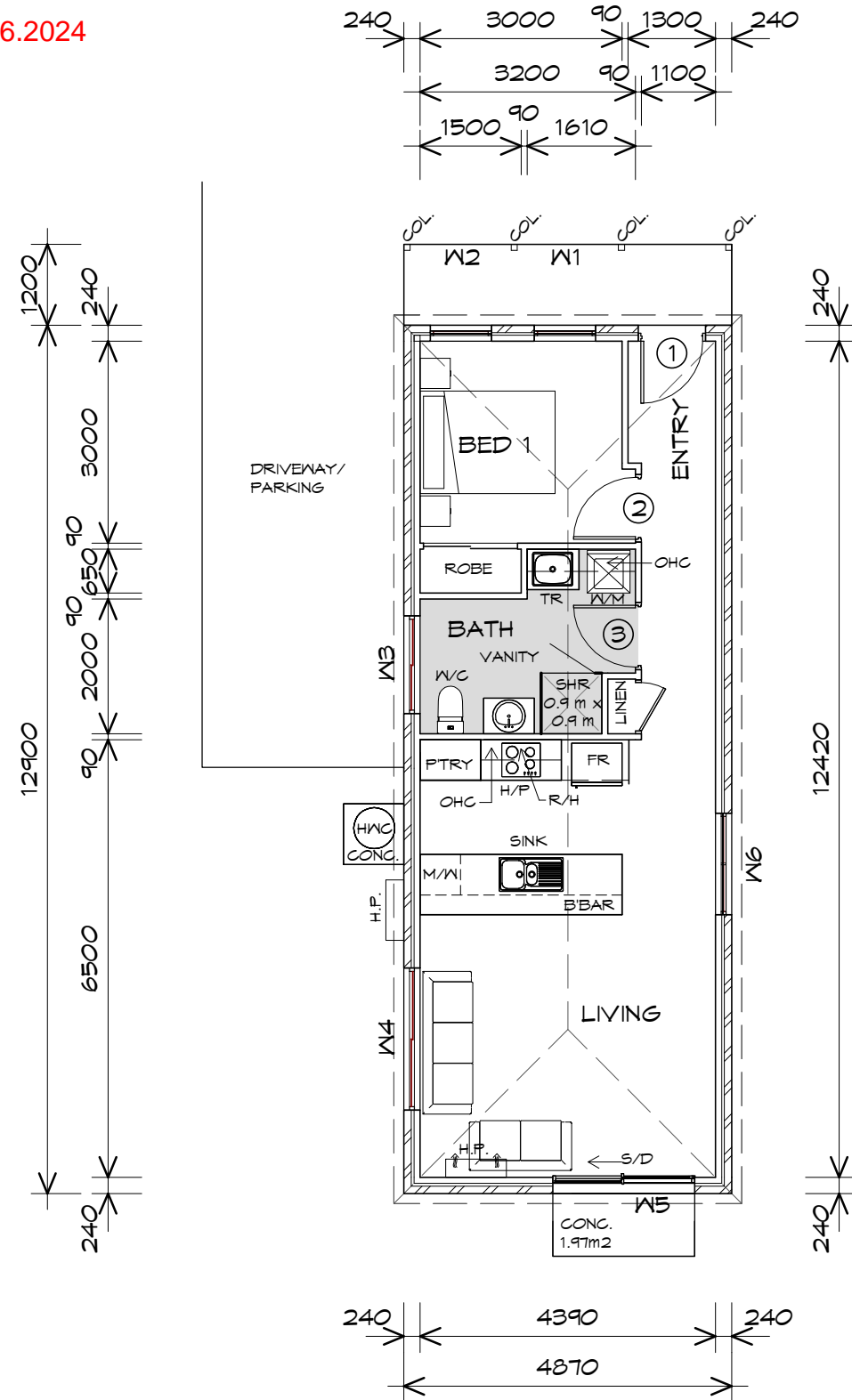
Date: 18.01.2024
Scale: 1 : 100

Project/Drawing no: PD21285 -E1-04
Revision: 05



Accredited building practitioner: Frank Geskus -No CC246A

21.06.2024



FLOOR AREA	62.24	m ²	(6.69 SQUARES)
PORCH AREA	6.43	m ²	(0.69 SQUARES)
TOTAL AREA	68.67		7.38

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

Attachment 1
LEGEND AGENDA ITEM 12.1.3

- Ⓣ EXHAUST FAN-VENT TO OUTSIDE AIR.
- Ⓢ 240V SMOKE ALARM
- S/D SLIDING DOOR
- Ⓦ FLOOR WASTE
- COL COLUMN
- G.S. GLASS SCREEN

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

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

WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1500	910	AWNING WINDOW	
W2	1500	910	AWNING WINDOW	
W3	600	1450	SLIDING WINDOW	OPAQUE
W4	600	2110	SLIDING WINDOW	
W5	2100	2110	SLIDING DOOR	RECESSED SILL
W6	1500	1510	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

FLOOR PLAN

1 : 100

TYPE E2 - UNIT 2



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Project:
PROPOSED RESIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET,
KEMPTON

Client name:
CENTACARE EVLOVE HOUSING

Drafted by:
T.W.

Approved by:
B.P.

Drawing:
FLOOR PLAN

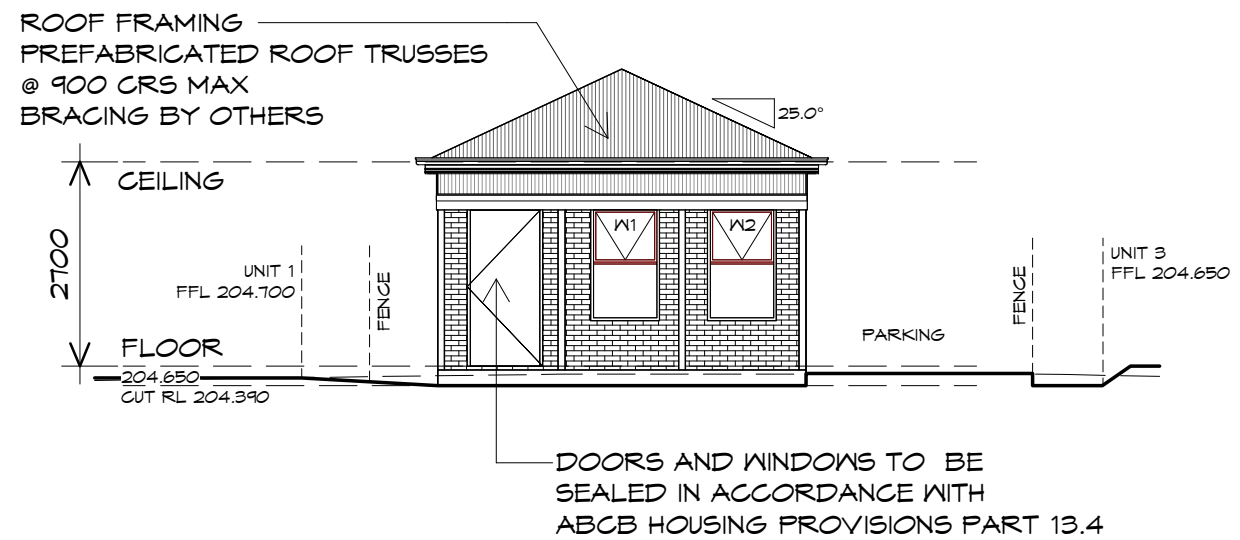
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Revision: 05

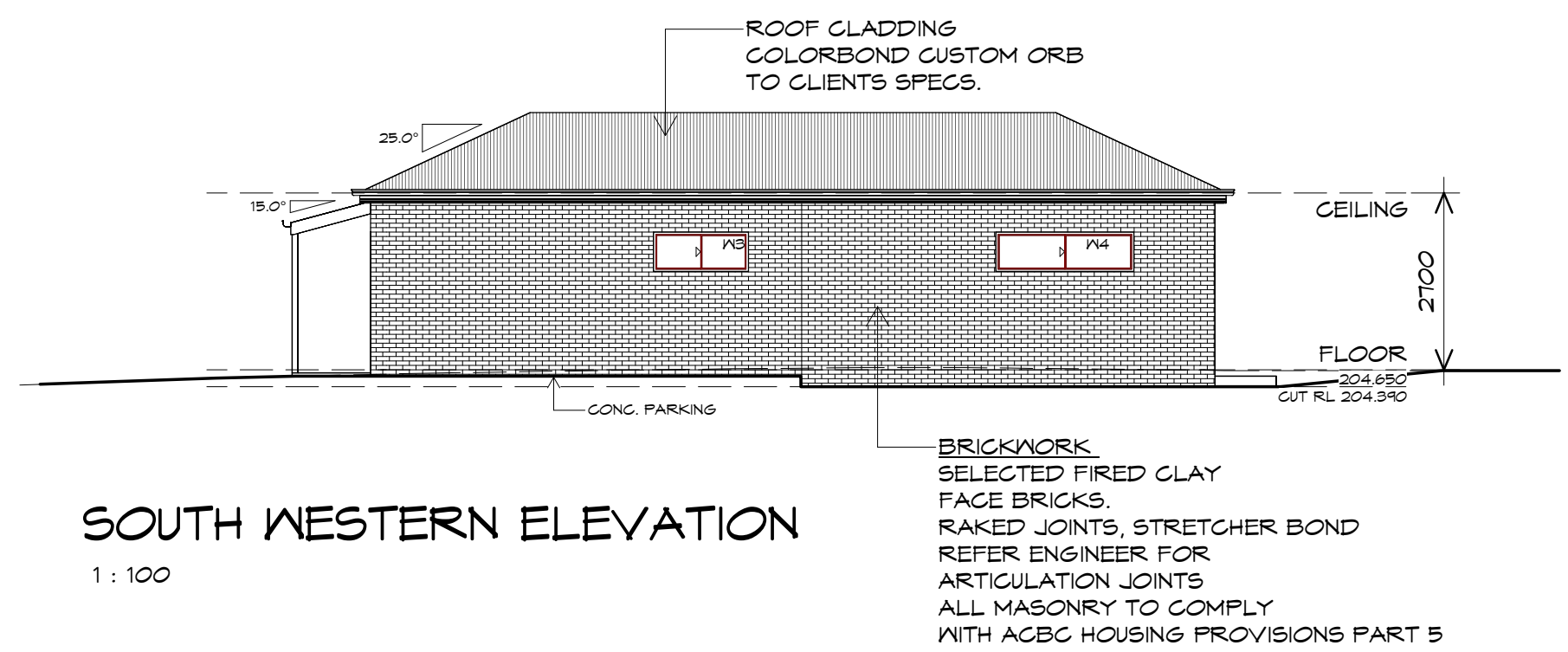


Accredited building practitioner: Frank Geskus -No CC246A

21.06.2024



NORTH WESTERN ELEVATION
1 : 100



SOUTH WESTERN ELEVATION
1 : 100

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

TYPE E2 - UNIT 2



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Project:
PROPOSED RESIDENTIAL DEVELOPMENT LOT 2 LOUISA STREET, KEMPTON

Client name:
CENTACARE EVLOVE HOUSING

Drafted by:
T.W.

Approved by:
B.P.

Drawing:
ELEVATIONS

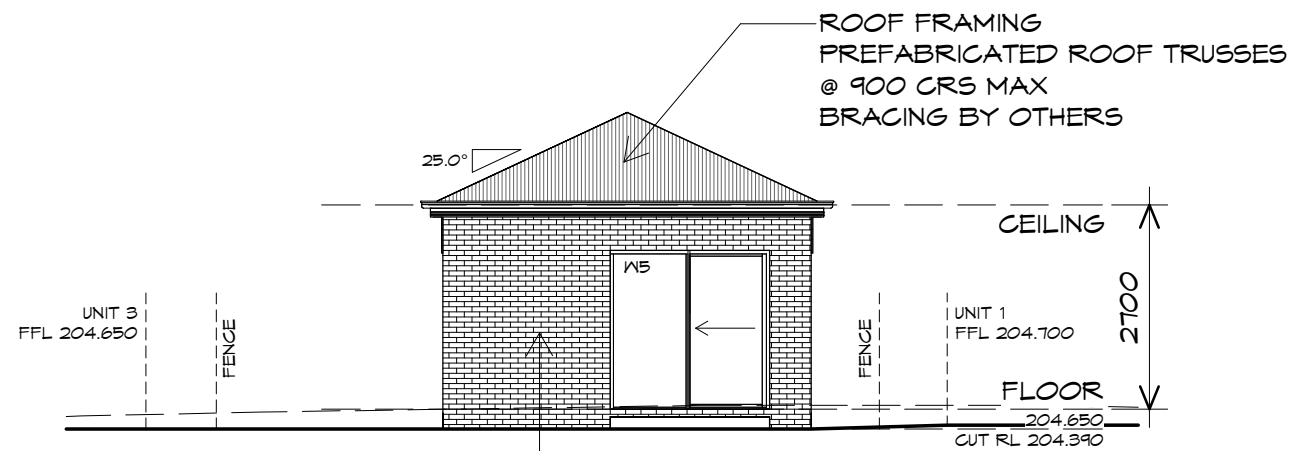
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Project/Drawing no: **PD21285 -E2-02** Revision: **05**



Accredited building practitioner: Frank Geskus -No CC246A

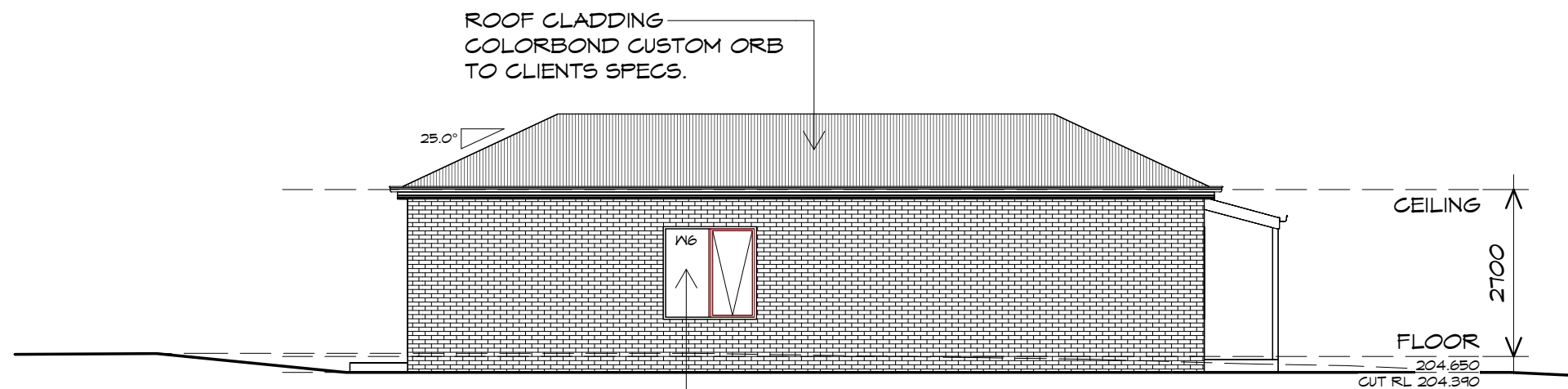
21.06.2024



SOUTH EASTERN ELEVATION

1 : 100

BRICKWORK
SELECTED FIRED CLAY
FACE BRICKS.
RAKED JOINTS, STRETCHER BOND
REFER ENGINEER FOR
ARTICULATION JOINTS
ALL MASONRY TO COMPLY
WITH ACBC HOUSING PROVISIONS PART 5



NORTH EASTERN ELEVATION

1 : 100

DOORS AND WINDOWS TO BE
SEALED IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS PART 13.4

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

TYPE E2 - UNIT 2



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Project:
PROPOSED RESIDENTIAL
DEVELOPMENT
LOT 2 LOUISA STREET,
KEMPTON

Client name:
CENTACARE EVLOVE HOUSING

Drafted by:
T.W.

Approved by:
B.P.

Drawing:
ELEVATIONS

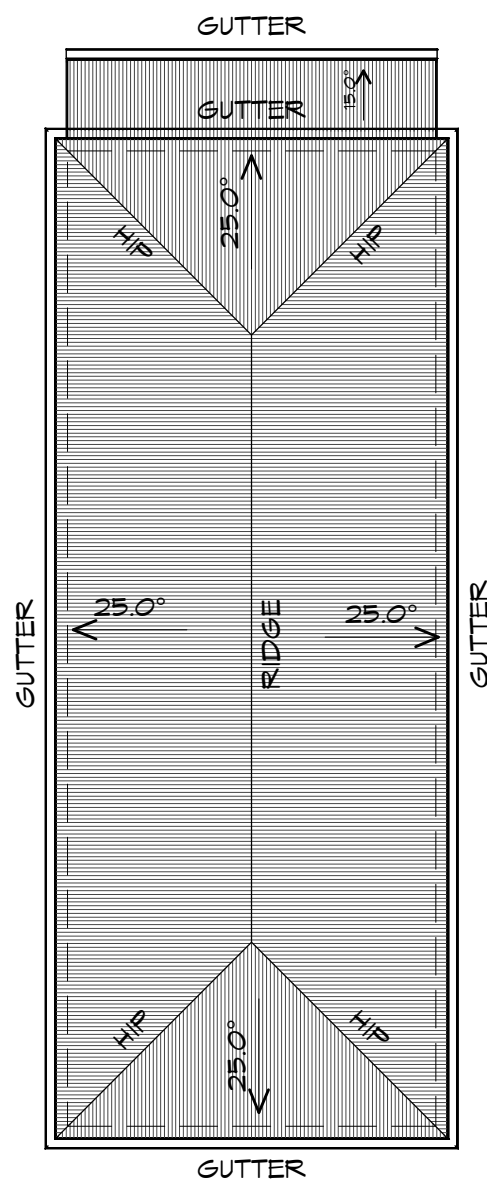
Date: 18.01.2024
Scale: 1 : 100

Project/Drawing no: PD21285 -E2-03
Revision: 05



Accredited building practitioner: Frank Geskus -No CC246A

21.06.2024



ROOF PLAN

1 : 100

ADDITIONAL ROOF LOAD

NO SOLAR P.V. SYSTEM HAS BEEN ALLOWED FOR,
NO SOLAR HOT WATER HAS BEEN ALLOWED FOR.

ROOF PLUMBING NOTES:

GUTTER INSTALLATION

TO BE IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS PART 7.4.4
WITH FALL NO LESS THAN
1:100 FOR BOX GUTTERS
1:500 FOR EAVES GUTTER

UNLESS FIXED TO METAL FASCIA
EAVES GUTTER TO BE FIXED
@ 1200 CRS MAX.

VALLEY GUTTERS ON A ROOF WITH A PITCH:

- A) MORE THAN 12.5° DEGREES - MUST HAVE A WIDTH OF NOT LESS THAN 400mm AND ROOF OVERHANG OF NOT LESS THAN 150mm EACH SIDE OF VALLEY GUTTER.
- B) LESS THAN 12.5° DEGREES, MUST BE DESIGNED AS A BOX GUTTER.

LAP GUTTERS 75mm IN THE DIRECTION OF FLOW, RIVET & SEAL WITH AN APPROVED SILICONE SEALANT.

DOWNPIPE POSITIONS SHOWN ON THIS PLAN ARE NOMINAL ONLY.

EXACT LOCATION & NUMBER OF D.P'S REQUIRED ARE TO BE IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.4.5 REQUIREMENTS.

SPACING BETWEEN DOWNPIPES MUST NOT BE MORE THAN 12m & LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS

METAL ROOF

METAL SHEETING ROOF TO BE INSTALLED IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.2. REFER TO TABLE 7.2.2a FOR ACCEPTABLE CORROSION PROTECTION FOR SHEET ROOFING, REFER TO TABLE 7.2.2b-7.2.2e FOR ACCEPTABILITY OF CONTACT BETWEEN DIFFERENT ROOFING MATERIALS. FOR FIXING, SHEET LAYING SEQUENCE, FASTENER FREQUENCY FOR TRANSVERSE FLASHINGS AND CAPPINGS, ANTI CAPILLARY BREAKS, FLASHING DETAILS REFER TO ABCB HOUSING PROVISIONS PART 7.2.5- 7.2.7. ROOF PENETRATION FLASHING DETAILS. REFER TO TO ABCB HOUSING PROVISIONS PART 7.2.5- 7.2.7. ROOF SHEETING MUST OVERHANG MIN 35mm AS PER ABCB HOUSING PROVISIONS PART 7.2.8

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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Project:
PROPOSED RESIDENTIAL
DEVELOPMENT
LOT 2 LOUISA STREET,
KEMPTON

Client name:
CENTACARE EVLOVE HOUSING

Drafted by:
T.W.

Approved by:
B.P.

Drawing:
ROOF PLAN

Date: 18.01.2024
Scale: 1 : 100

Project/Drawing no: PD21285 -E2-04
Revision: 05

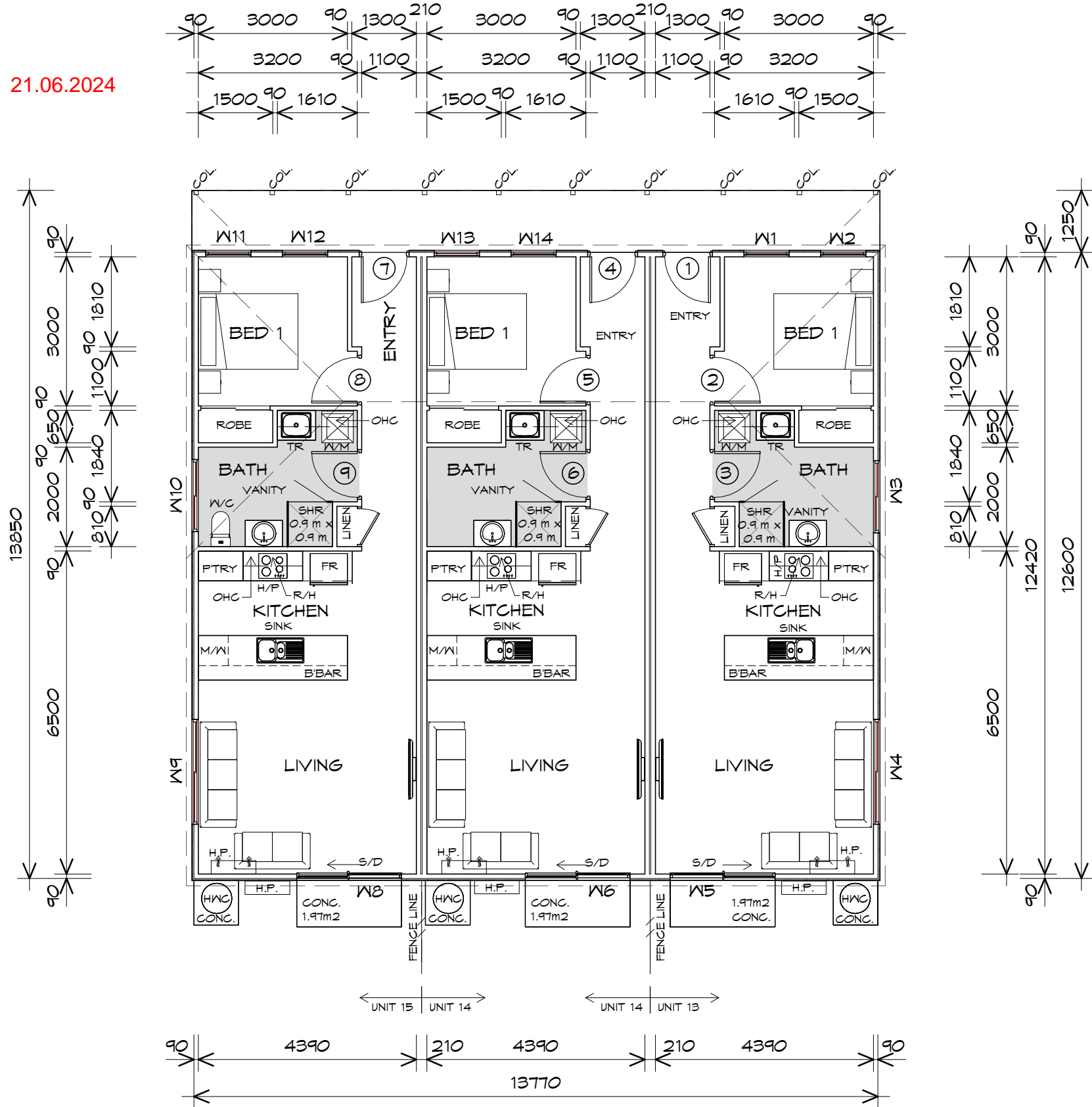


Accredited building practitioner: Frank Geskus -No CC246A

TYPE E2 - UNIT 2

21.06.2024

- LEGEND**
- (F) EXHAUST FAN-VENT TO OUTSIDE AIR.
 - (S) 240V SMOKE ALARM
 - S/D SLIDING DOOR
 - o FW FLOOR WASTE
 - COL COLUMN
 - G.S. GLASS SCREEN



DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
1	920	EXTERNAL SOLID DOOR	
2	920	INTERNAL TIMBER DOOR	
3	920	INTERNAL TIMBER DOOR	
4	920	EXTERNAL SOLID DOOR	
5	920	INTERNAL TIMBER DOOR	
6	920	INTERNAL TIMBER DOOR	UNDERCUT DOOR 25mm
7	920	EXTERNAL SOLID DOOR	
8	920	INTERNAL TIMBER DOOR	
9	920	INTERNAL TIMBER DOOR	

WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1500	910	AWNING WINDOW	
W2	1500	910	AWNING WINDOW	
W3	600	1450	SLIDING WINDOW	OPAQUE
W4	600	2110	SLIDING WINDOW	
W5	2100	2110	SLIDING DOOR	RECESSED SILL
W6	2100	2110	SLIDING DOOR	RECESSED SILL
W8	2100	2110	SLIDING DOOR	RECESSED SILL
W9	600	2110	SLIDING WINDOW	
W10	600	1450	SLIDING WINDOW	OPAQUE
W11	1500	910	AWNING WINDOW	
W12	1500	910	AWNING WINDOW	
W13	1500	910	AWNING WINDOW	
W14	1500	910	AWNING WINDOW	

FLOOR PLAN
1 : 100



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

Project:
**PROPOSED RESIDENTIAL
DEVELOPMENT
LOT 2 LOUISA STREET,
KEMPTON**

Drawing:
FLOOR PLAN

Client name:
CENTACARE EVLOVE HOUSING

Date: 18.01.2024
Scale: 1 : 100

Drafted by:
T.W.

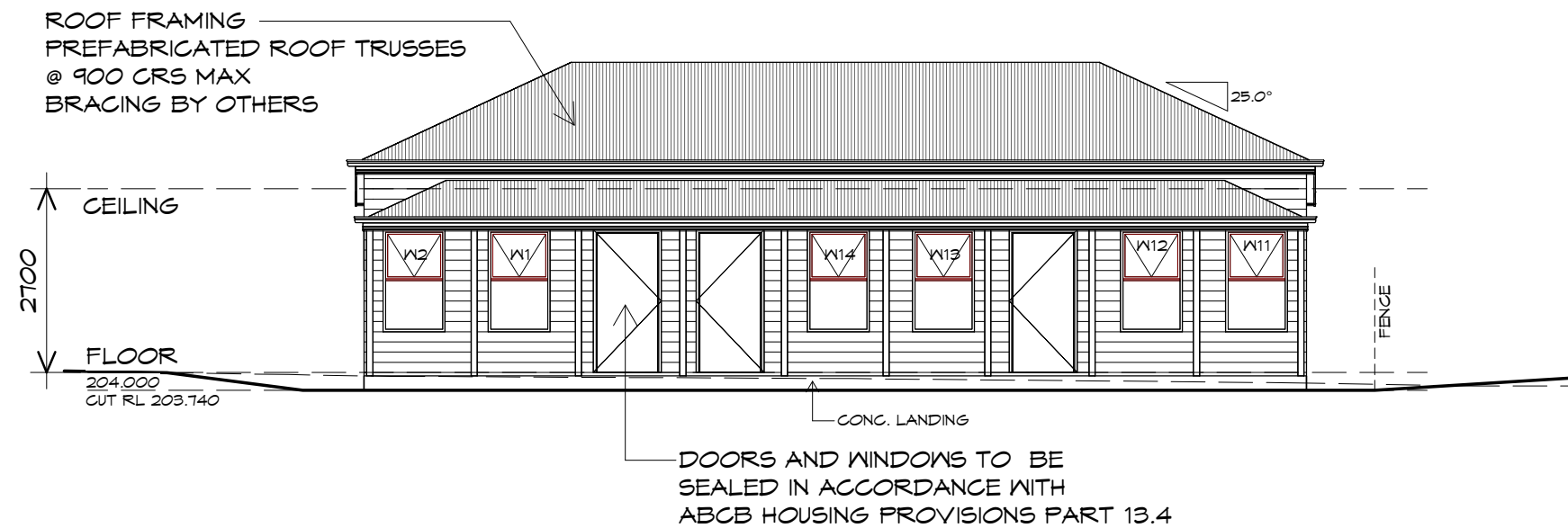
Approved by:
B.P.

Project/Drawing no: **PD21285 -E3-01**
Revision: **05**
Accredited building practitioner: Frank Geskus -No CC246A

TYPE E3 - UNITS 13, 14, 15

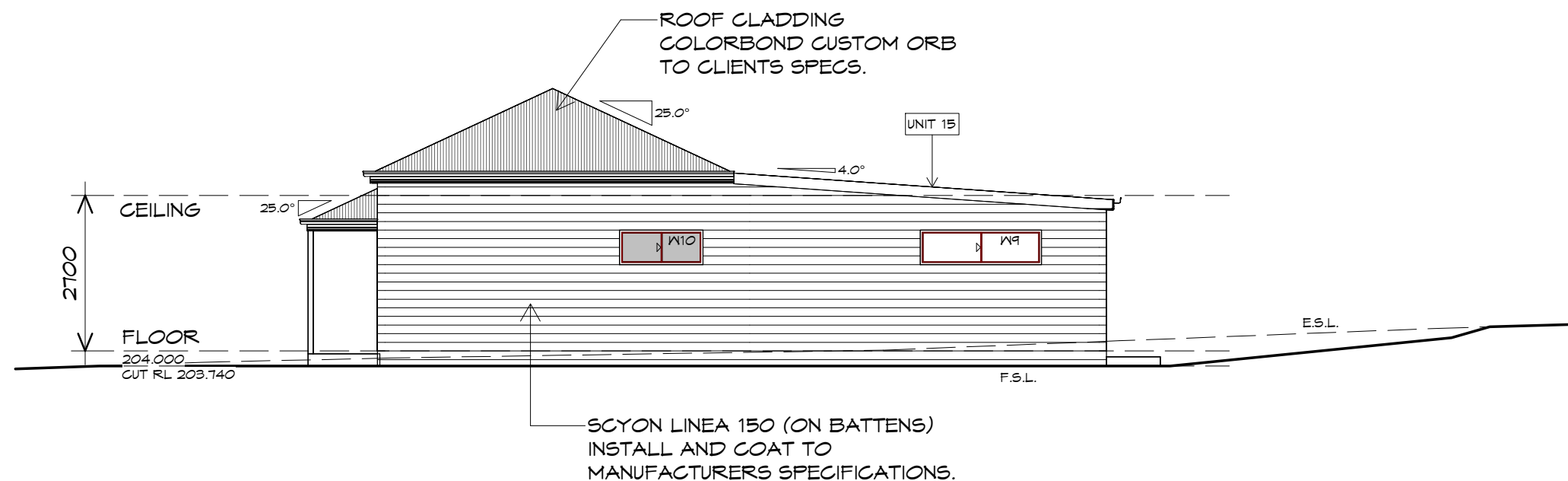
PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

21.06.2024



SOUTH WESTERN ELEVATION

1 : 100



SOUTH EASTERN ELEVATION

1 : 100

PLANNING

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Client name:
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T.W.

Approved by:
B.P.

Drawing:
ELEVATIONS

Date: 18.01.2024
Scale: 1 : 100

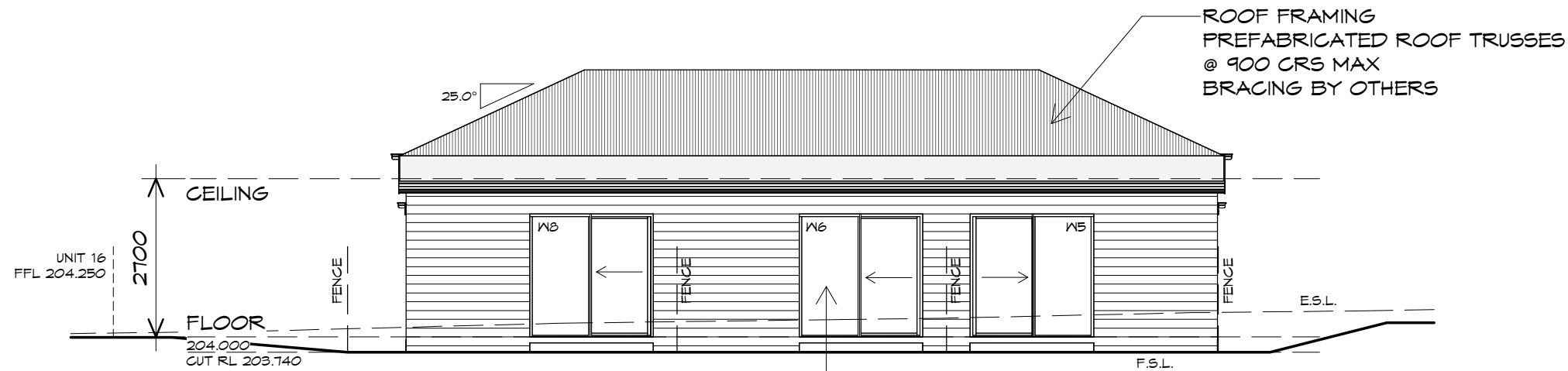
Project/Drawing no: PD21285 -E3-02
Revision: 05



Accredited building practitioner: Frank Geskus -No CC246A

TYPE E3 - UNITS 13, 14, 15

21.06.2024



NORTH EASTERN ELEVATION

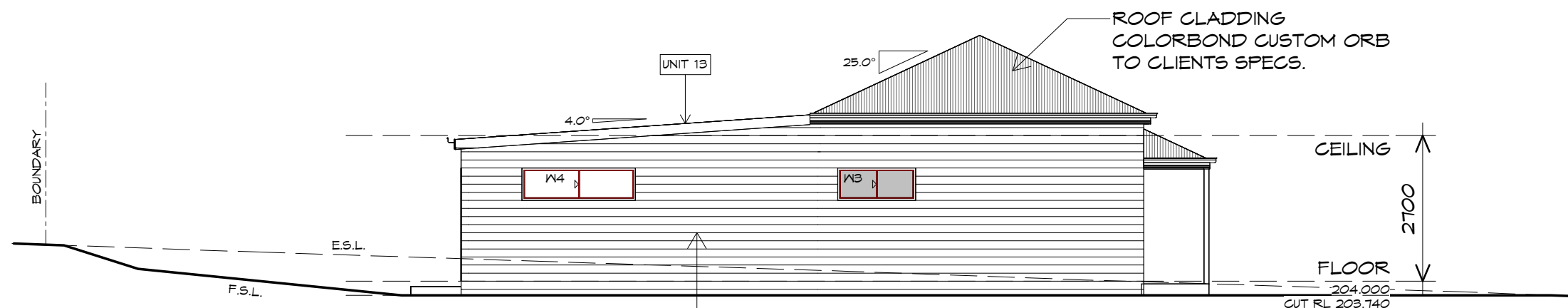
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DOORS AND WINDOWS TO BE SEALED IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 13.4

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

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



NORTH WESTERN ELEVATION

1 : 100

SCYON LINEA 150 (ON BATTENS)
INSTALL AND COAT TO
MANUFACTURERS SPECIFICATIONS.

ROOF CLADDING
COLORBOND CUSTOM ORB
TO CLIENTS SPECS.

TYPE E3 - UNITS 13, 14, 15



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T.W.

Approved by:
B.P.

Drawing:
ELEVATIONS

Date: 18.01.2024
Scale: 1 : 100

Project/Drawing no: PD21285 -E3-03
Revision: 05

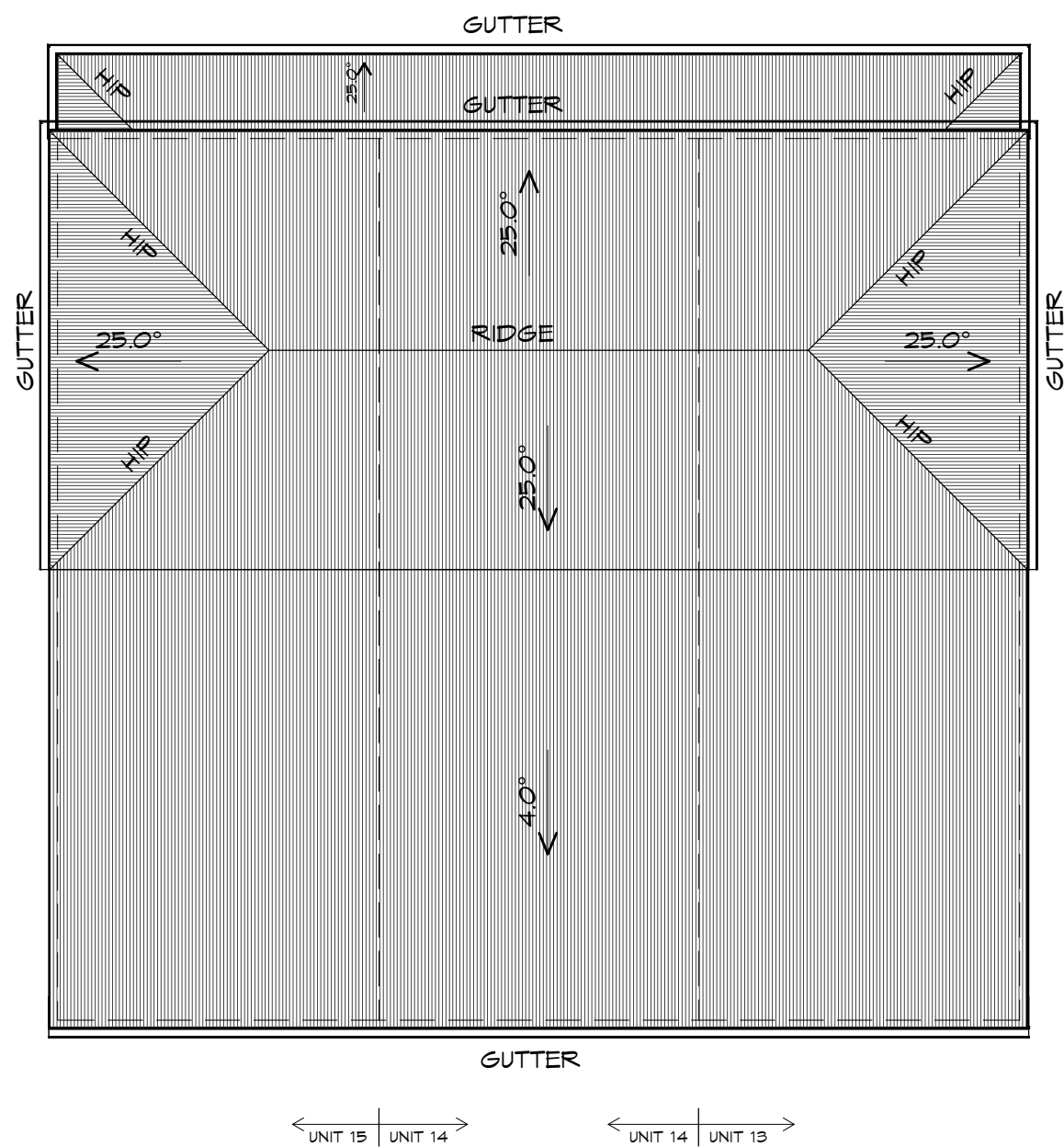


Accredited building practitioner: Frank Geskus -No CC246A

21.06.2024

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



ROOF PLAN

1 : 100

ADDITIONAL ROOF LOAD

NO SOLAR P.V. SYSTEM HAS BEEN ALLOWED FOR,
NO SOLAR HOT WATER HAS BEEN ALLOWED FOR.

ROOF PLUMBING NOTES:

GUTTER INSTALLATION

TO BE IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS PART 7.4.4
WITH FALL NO LESS THAN
1:100 FOR BOX GUTTERS
1:500 FOR EAVES GUTTER

UNLESS FIXED TO METAL FASCIA
EAVES GUTTER TO BE FIXED
@ 1200 CRS MAX.

VALLEY GUTTERS ON A ROOF WITH A PITCH:

A) MORE THAN 12.5° DEGREES - MUST
HAVE A WIDTH OF NOT LESS THAN
400mm AND ROOF OVERHANG OF NOT
LESS THAN 150mm EACH SIDE OF VALLEY
GUTTER.
B) LESS THAN 12.5° DEGREES, MUST BE
DESIGNED AS A BOX GUTTER.

LAP GUTTERS 75mm IN THE DIRECTION
OF FLOW, RIVET & SEAL WITH AN
APPROVED SILICONE SEALANT.

DOWNPIPE POSITIONS SHOWN ON THIS
PLAN ARE NOMINAL ONLY.

EXACT LOCATION & NUMBER OF D.P'S
REQUIRED ARE TO BE IN ACCORDANCE
WITH ABCB HOUSING PROVISIONS PART 7.4.5
REQUIREMENTS.

SPACING BETWEEN DOWNPIPES MUST NOT
BE MORE THAN 12m & LOCATED AS CLOSE AS
POSSIBLE TO VALLEY GUTTERS

METAL ROOF

METAL SHEETING ROOF TO BE INSTALLED IN
ACCORDANCE WITH ABCB HOUSING PROVISIONS PART
7.2. REFER TO TABLE 7.2.2a FOR ACCEPTABLE
CORROSION PROTECTION FOR SHEET ROOFING,
REFER TO TABLE 7.2.2b-7.2.2e FOR ACCEPTABILITY
OF CONTACT BETWEEN DIFFERENT ROOFING
MATERIALS. FOR FIXING, SHEET LAYING SEQUENCE,
FASTENER FREQUENCY FOR TRANVERSE FLASHINGS
AND CAPPINGS, ANTI CAPILLARY BREAKS, FLASHING
DETAILS REFER TO ABCB HOUSING PROVISIONS PART
7.2.5- 7.2.7. ROOF PENETRATION FLASHING DETAILS.
REFER TO TO ABCB HOUSING PROVISIONS PART
7.2.5- 7.2.7. ROOF SHEETING MUST OVERHANG MIN
35mm AS PER ABCB HOUSING PROVISIONS PART 7.2.8



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 RESIDENTIAL
DEVELOPMENT
LOT 2 LOUISA STREET,
KEMPTON

Client name:
CENTACARE EVLOVE HOUSING

Drafted by:
T.W.

Approved by:
B.P.

Drawing:
ROOF PLAN

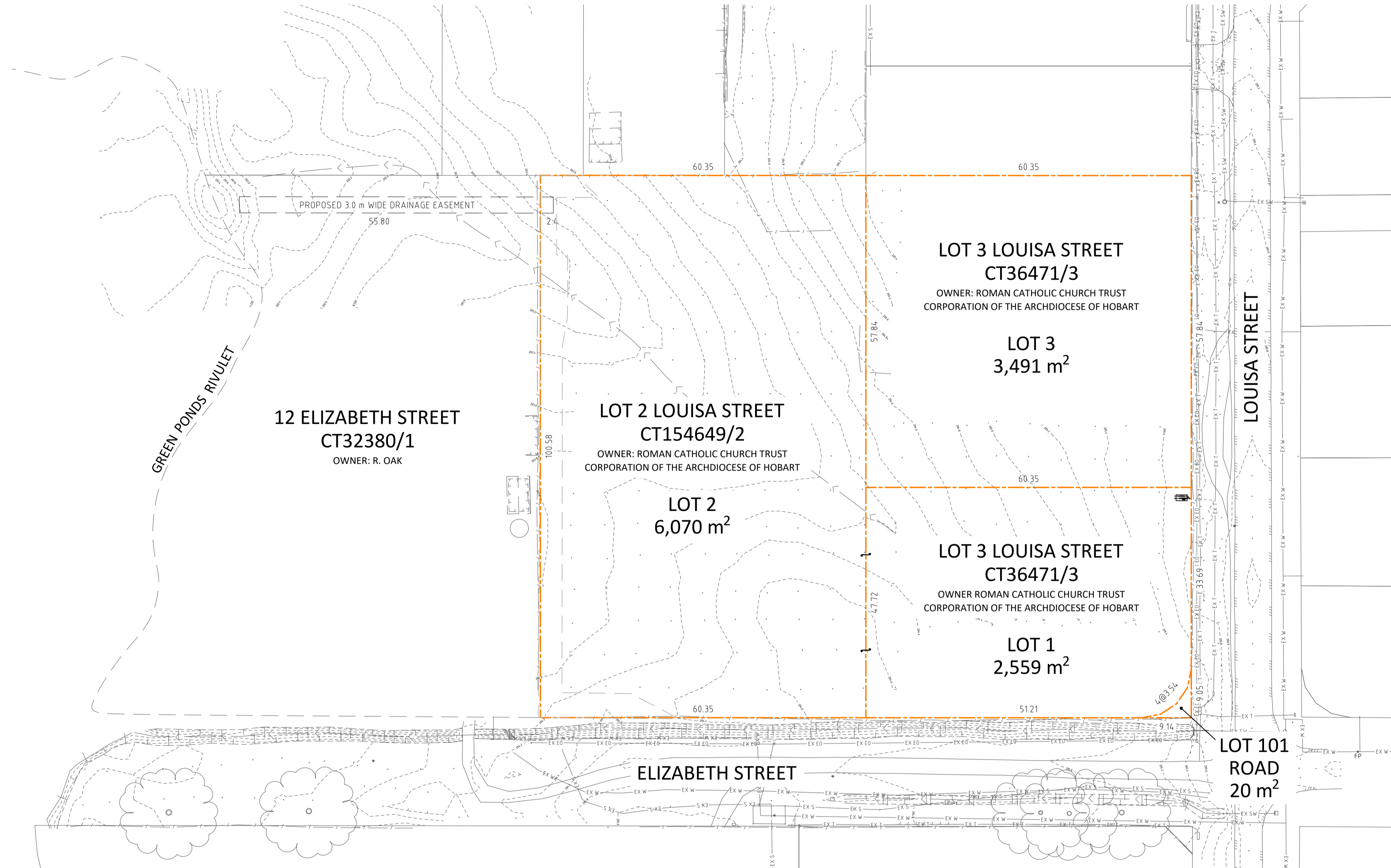
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Revision: 05



Accredited building practitioner: Frank Geskus -No CC246A

TYPE E3 - UNITS 13, 14, 15

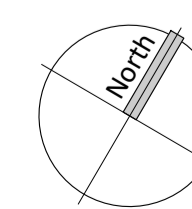


NOTE

- THIS PLAN HAS BEEN PREPARED ONLY FOR THE PURPOSE OF OBTAINING PRELIMINARY SUBDIVISION APPROVAL FROM THE LOCAL AUTHORITY AND IS SUBJECT TO THAT APPROVAL.
- ALL MEASUREMENTS AND AREAS ARE SUBJECT TO THE FINAL SURVEY.
- LOTS 1 AND 3 ARE TO BE CREATED FROM TITLE CT36471/3. LOT 1 TO BE CONSOLIDATED WITH LOT 2.

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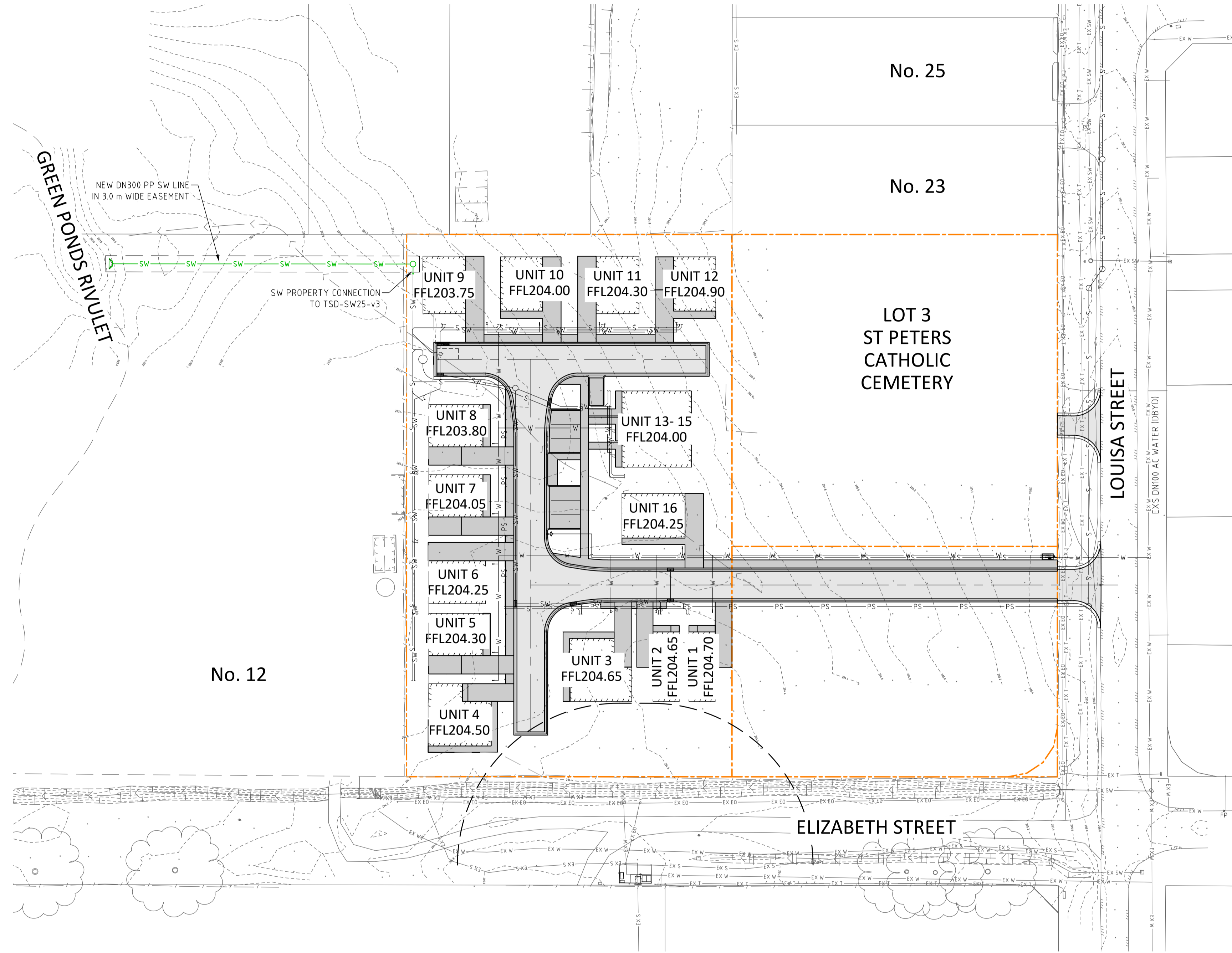
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CONSULTING ENGINEERS

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TASMANIA, AUSTRALIA 7000
www.gandyandroberts.com.au
mail@gandyandroberts.com.au
ph 03 6223 8877 fx 03 6223 7183

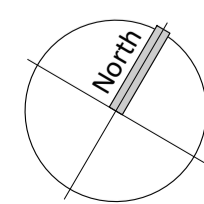
PROPOSED RESIDENTIAL DEVELOP
LOT 2 LOUISA STREET, KEMPTON
TASMANIA 7030
DRAWING TITLE
SUBDIVISION PLAN - 3 LOTS



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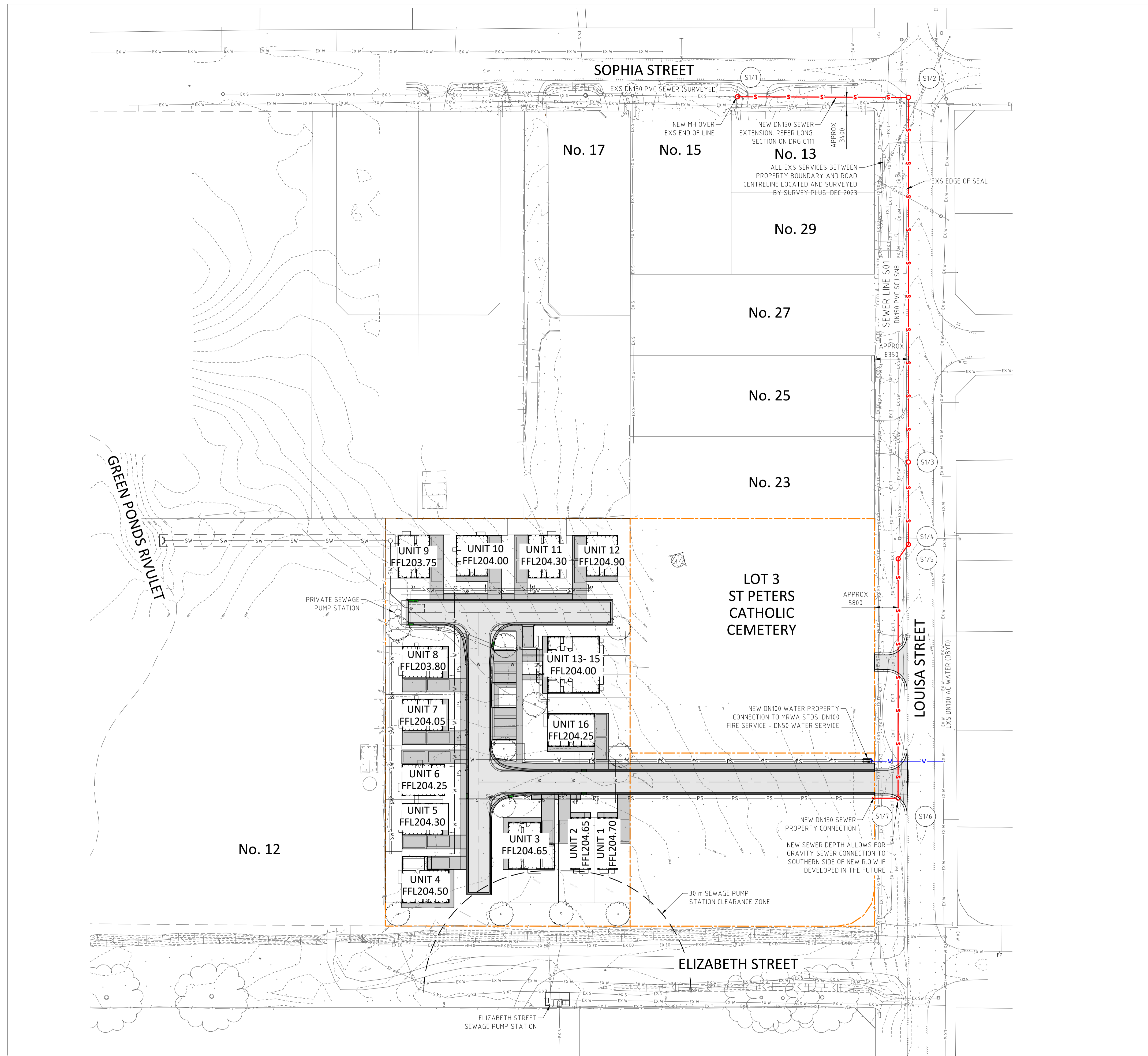
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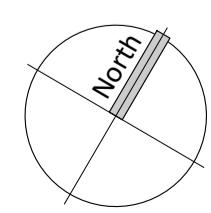
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PROPOSED RESIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET, KEMPTON
TASMANIA 7030
DRAWING TITLE
PUBLIC STORMWATER SERVICES



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PROPOSED RESIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET, KEMPTON
TASMANIA 7030
DRAWING TITLE
TASWATER SEWER AND WATER

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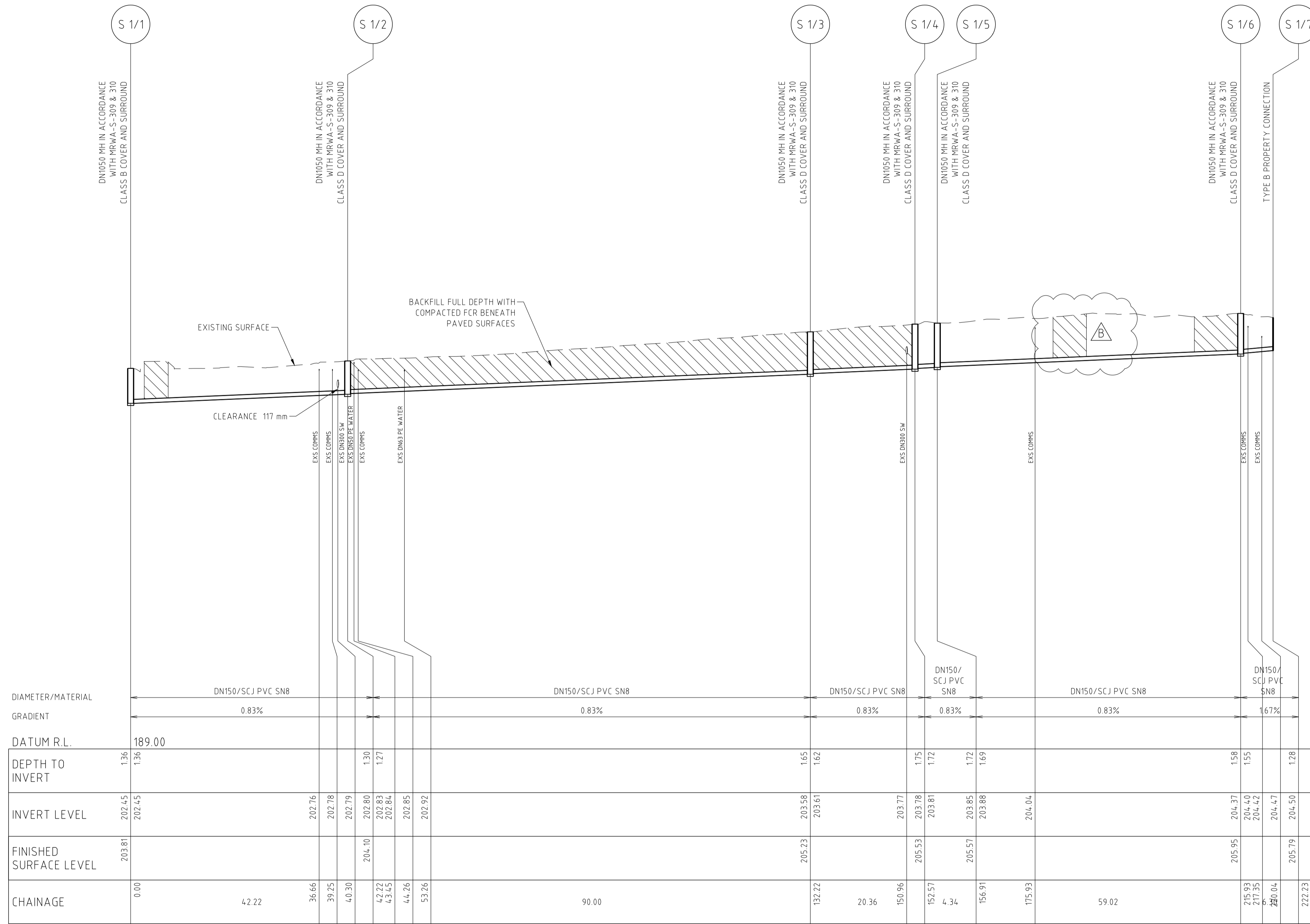
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A	DEVELOPMENT APPROVAL	SP	19.12.2023				

21.06.2024

NOTES

- TASWATER TO PERFORM LIVE BREAK INS AND RE-BENCH AT DEVELOPERS COST
- MAINTENANCE HOLES TO BE IN ACCORDANCE WITH WSAA MRWA DRGS SERIES 300
- MAINTENANCE HOLES IN TRAFFICABLE AREAS TO BE IN ACCORDANCE WITH WSAA MRWA-S-309, 310 & 313
- CONCRETE BULKHEADS AND TRENCH STOPS TO BE IN ACCORDANCE WITH WSAA MRWA-S-206
- INSPECTION SHAFTS AND LOT CONNECTIONS TO BE IN ACCORDANCE WITH WSAA MRWA-S-301 WITH POLY COVER FOR ALL LOT CONNECTIONS
- ALL EXCAVATION WORK TO BE IN ACCORDANCE WITH SAFE WORK AUSTRALIA EXCAVATION WORK CODE OF PRACTICE (JULY 2012)

COMPACTED 20 mm FCR BACKFILL UNDER ROADS, DRIVEWAYS AND FOOTPATHS



PUBLIC SEWER S01
SCALE 1:500 H 1:100 V

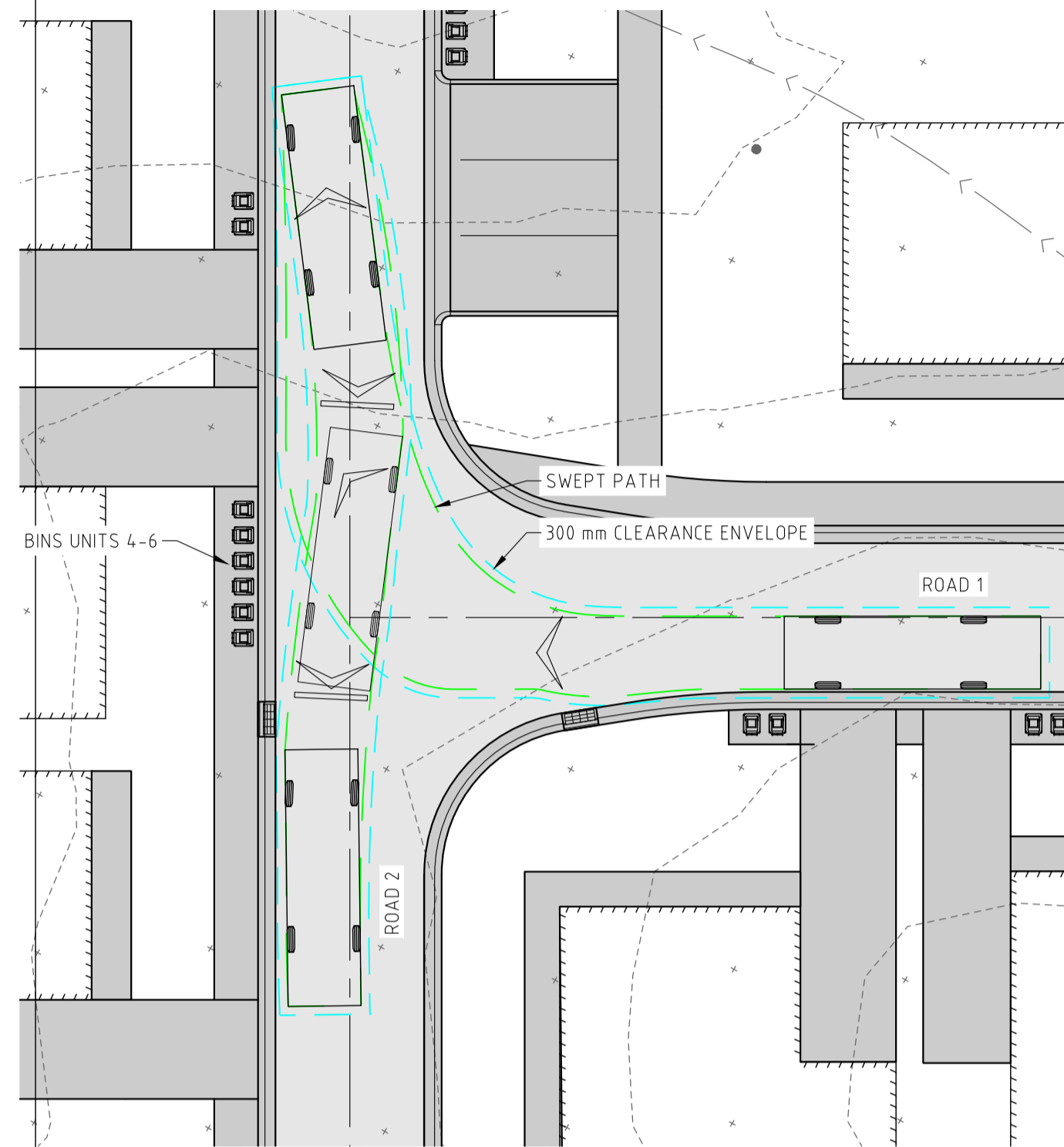
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PROPOSED RESIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET, KEMPTON
TASMANIA 7030
DRAWING TITLE
TASWATER SEWER LONGITUDINAL

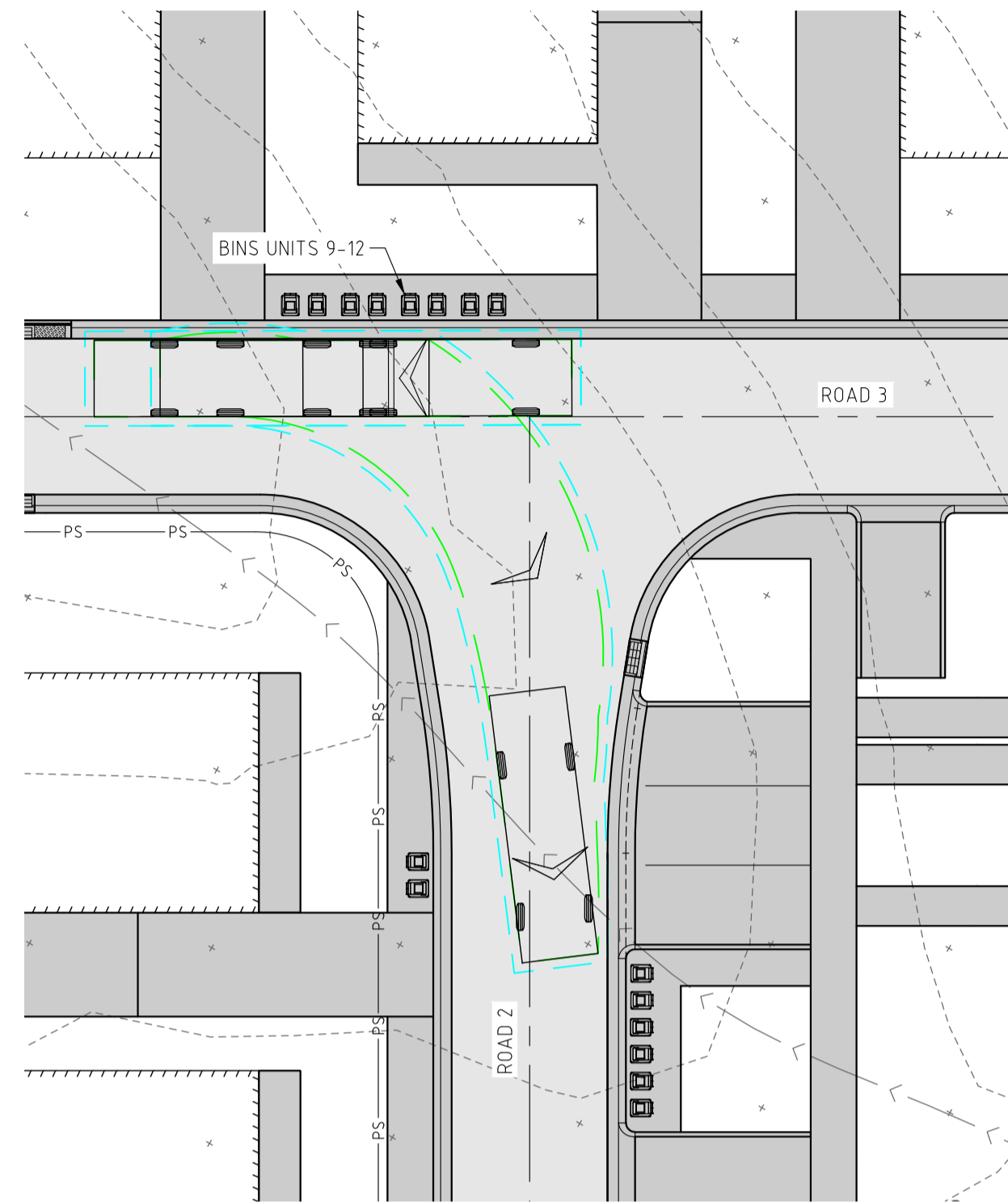
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B	DEVELOPMENT APPROVAL	SP	20.06.2024				
A	DEVELOPMENT APPROVAL	SP	19.12.2023				



WASTE COLLECTION TRUCK

SCALE 1:200

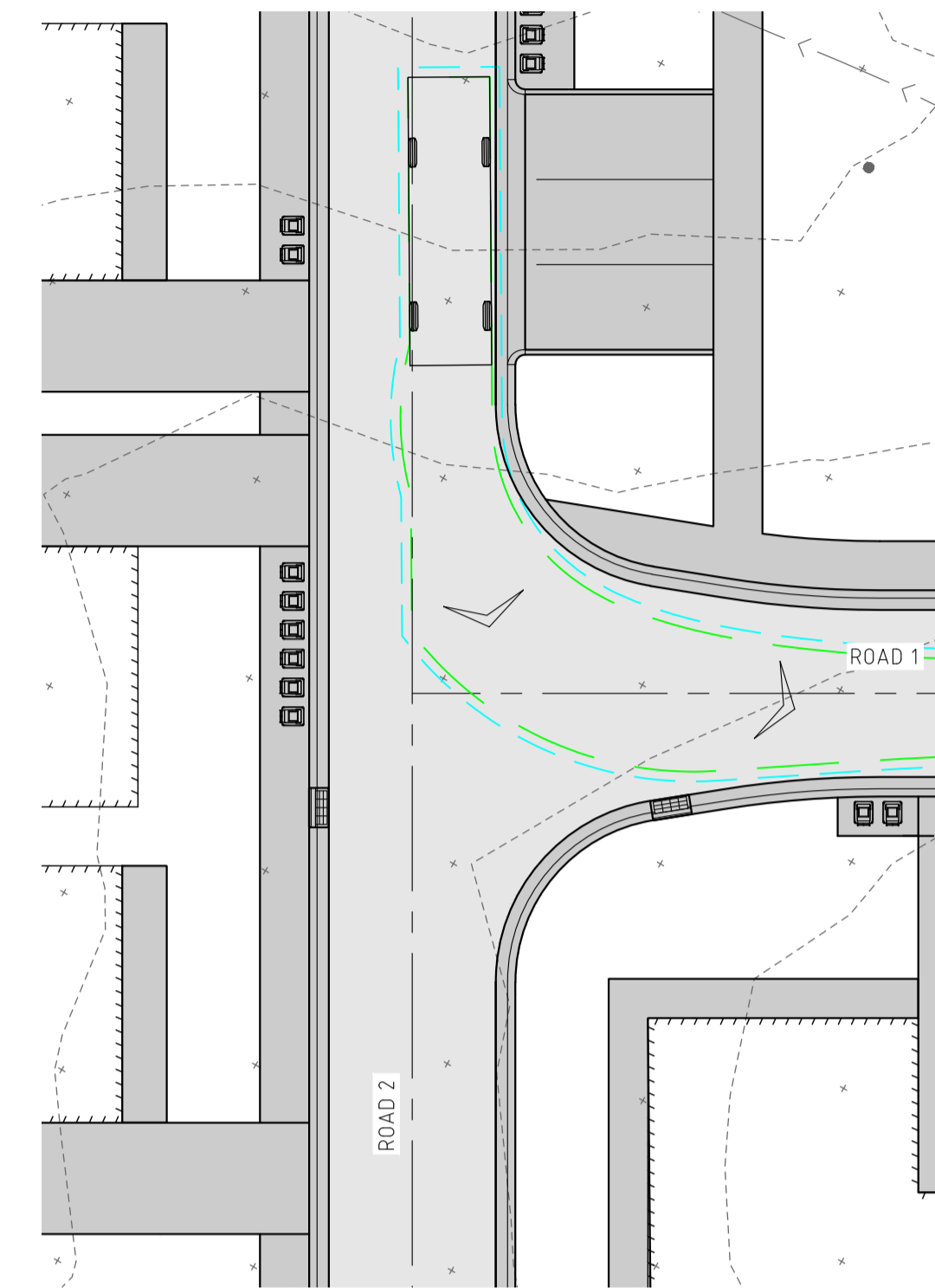
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WASTE COLLECTION TRUCK

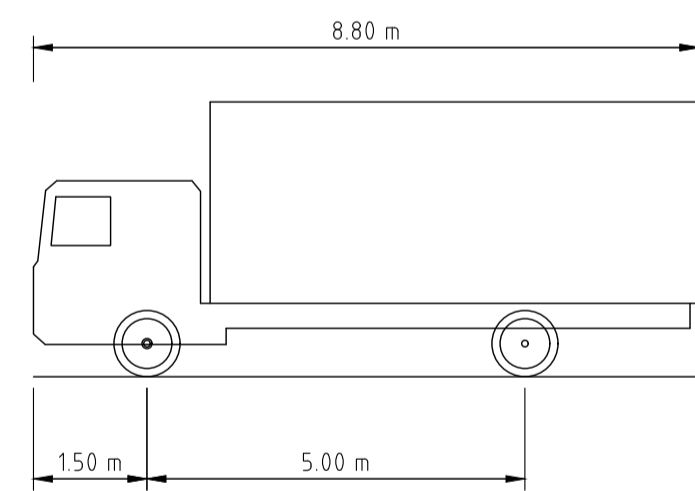
SCALE 1:200

MOVEMENT: WASTE TRUCK REVERSES BACK INTO WESTERN LEG OF ROAD 3. FORWARD MOVEMENT TO COLLECT BINS FROM UNITS 9-12, FOLLOWED BY SHORT REVERSE TO FACILITATE FORWARD EXIT



WASTE COLLECTION TRUCK

SCALE 1:200



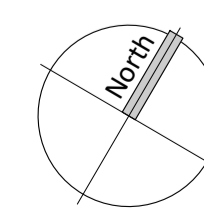
STANDARDS AUSTRALIA AS/NZS 2890.1:2004
MRV - MEDIUM RIGID VEHICLE
OVERALL LENGTH 8.80 m
OVERALL WIDTH 2.50 m
OVERALL BODY HEIGHT 3.66 m
MIN BODY GROUND CLEARANCE 0.42 m
TRACK WIDTH 2.50 m
LOCK-TO-LOCK TIME 4.00 s
KERB TO KERB TURNING RADIUS 10.00 m

SWEPT PATHS GENERATED USING AUTODESK
VEHICLE TRACKING 2024 SOFTWARE

VEHICLE PROFILE

NTS

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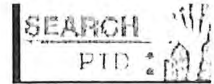
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ENGINEERS**

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PROPOSED RESIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET, KEMPTON
TASMANIA 7030
DRAWING TITLE
SWEPT PATHS

REV	DESCRIPTION	APP'D	DATE	REV	DESCRIPTION	APP'D	DATE
A	DEVELOPMENT APPROVAL	SP	19.12.2023				

16/02/2024  Property Details Search



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PID	Address
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<input type="button" value="Generate Property Report (\$8.00)"/>	
<input type="button" value="Find Associated Title Documents"/>	

[▲ Top of page](#)

Putting it all together.



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CERTIFICATE OF TITLE

LAND TITLES ACT 1980



TASMANIA

TORRENS TITLE

VOLUME		FOLIO
36471		3
EDITION	DATE OF ISSUE	
2	24-Mar-2009	
Page 1		of 1

16/02/2024

I certify that the person described in Schedule 1 is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries specified in Schedule 2 and to any additional entries in the Folio of the Register.

Alice Kawa

Recorder of Titles.



DESCRIPTION OF LAND

Town of KEMPTON
Lot 3 on Diagram 36471
Derivation : Whole of Lot 3 (Section D) to M. Callaghan
Prior CT 4486/98

SCHEDULE 1

C896272 ROMAN CATHOLIC CHURCH TRUST CORPORATION OF THE
ARCHDIOCESE OF HOBART Registered 24-Mar-2009 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

*ST PETERS KEMPTON
CATHOLIC CEMETERY*

CERTIFICATE OF TITLE

LAND TITLES ACT 1980

TORRENS TITLE

16/02/2024



TASMANIA

VOLUME		FOLIO
154649		2
EDITION	DATE OF ISSUE	
1	22-Jul-2008	
Page 1		of 1

I certify that the person described in Schedule 1 is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries specified in Schedule 2 and to any additional entries in the Folio of the Register.

Alice Kawa

Recorder of Titles.



DESCRIPTION OF LAND

Town of KEMPTON
Lot 2 on Plan 154649
Derivation : Whole of Lot 2, 1A-2R-0P. Granted to Hugh Mccabe.
Derived from A24202

SCHEDULE 1

ROMAN CATHOLIC CHURCH TRUST CORPORATION OF THE ARCHDIOCESE OF HOBART

SCHEDULE 2

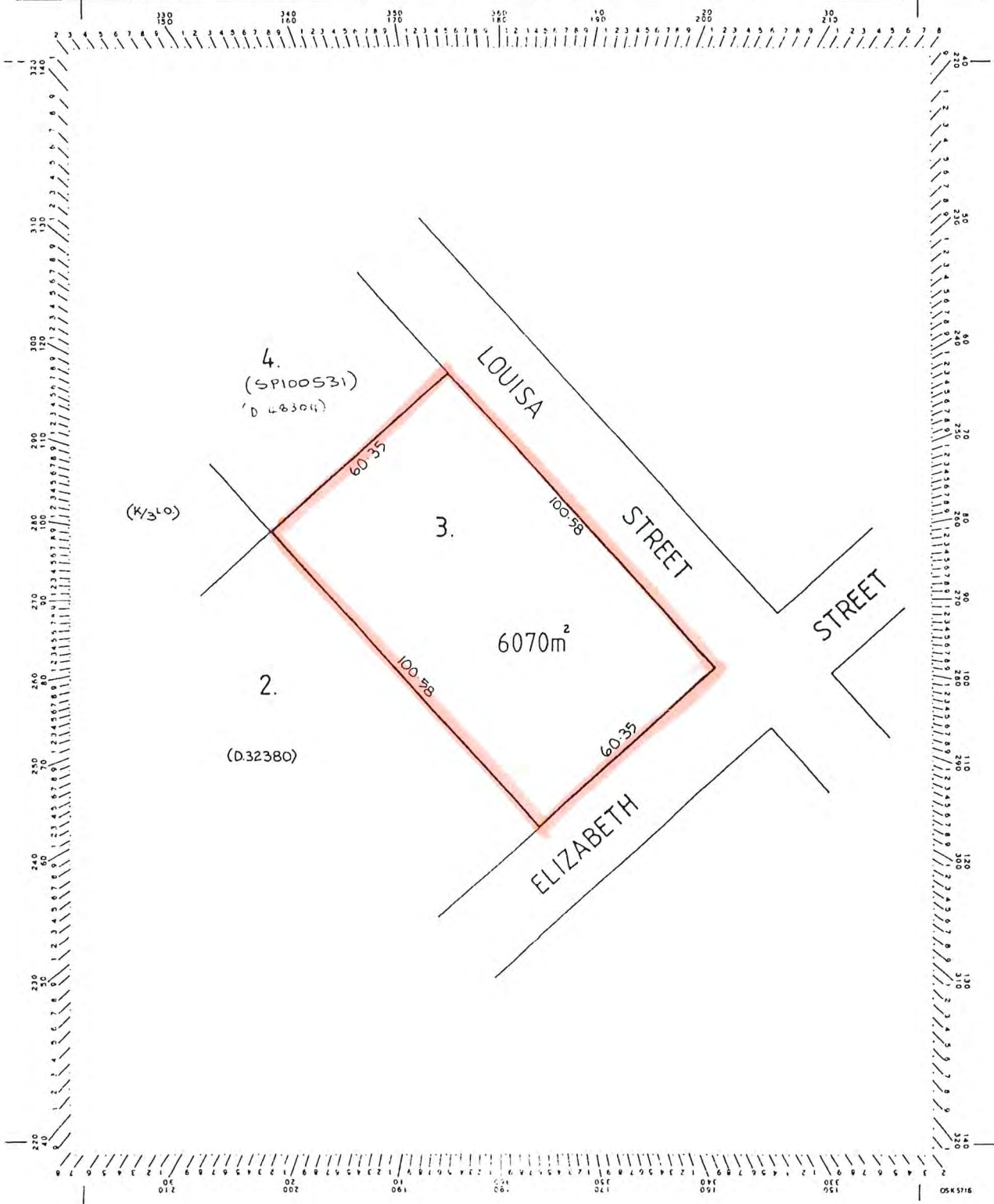
Reservations and conditions in the Crown Grant if any

*Cemetery.
Louisa ST
Kempston.*

ST PETERS
CATHOLIC CEMETERY *AS*

16/02/2024

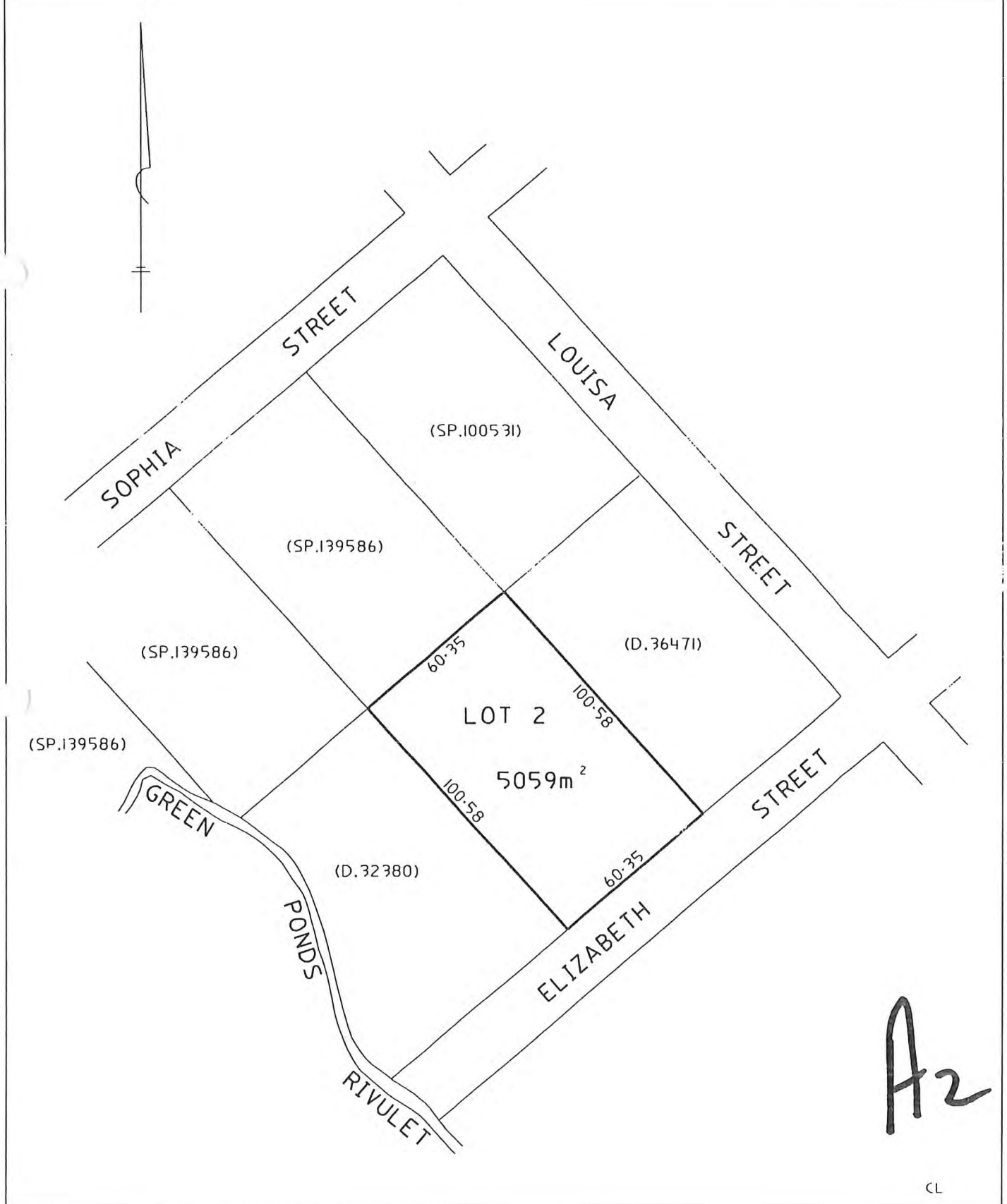
Owner L.T. ACT 1980	PLAN OF SURVEY of land situated in the	Registered Number D.36471
Title Reference A7640	TOWN OF KEMPTON	Approved <i>[Signature]</i>
Grantee WHOLE OF LOT 3 (1·2·0) GTD TO MARY CALLAGHAN	SECTION D. COMPILED FROM (K/3·0)	Recorder of Titles
SCALE 1 1000 MEASUREMENTS IN METRES		



16/02/2024

OWNER LAND TITLES ACT 1980	PLAN OF TITLE	Registered Number
FOLIO REFERENCE A24202	LOCATION TOWN OF KEMPTON SECTION D	P.154649
GRANTED WHOLE OF LOT 2 1A-2R-0P GRANTED TO HUGH McCABE	FIRST SURVEY PLAN No. K/3 LO. COMPILED BY LDRB SCALE 1: 1250 LENGTHS IN METRES	APPROVED 10 JULY 2008 <i>Alice Kawa</i> Recorder of Titles

MAPSHEET MUNICIPAL CODE No. 5029-55 (125)	LAST UPI No GBW38	LAST PLAN No.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN
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A2

16/02/2024



16/02/2024



Prime Design

Lot 2, Louisa St, Kempton
Traffic Impact Assessment

December 2023





16/02/2024

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1.2	Traffic Impact Assessment (TIA)	4
1.3	Statement of Qualification and Experience	4
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16/02/2024

1. Introduction

1.1 Background

Midson Traffic were engaged by Prime Design to prepare a traffic impact assessment for a proposed residential unit development at Lot 2, Louisa Street, Kempton.

1.2 Traffic Impact Assessment (TIA)

A traffic impact assessment (TIA) is a process of compiling and analysing information on the impacts that a specific development proposal is likely to have on the operation of roads and transport networks. A TIA should not only include general impacts relating to traffic management, but should also consider specific impacts on all road users, including on-road public transport, pedestrians, cyclists and heavy vehicles.

This TIA has been prepared in accordance with the Department of State Growth (DSG) publication, *Traffic Impact Assessment Guidelines*, August 2020. This TIA has also been prepared with reference to the Austroads publication, *Guide to Traffic Management*, Part 12: *Traffic Impacts of Developments*, 2019.

Land use developments generate traffic movements as people move to, from and within a development. Without a clear understanding of the type of traffic movements (including cars, pedestrians, trucks, etc), the scale of their movements, timing, duration and location, there is a risk that this traffic movement may contribute to safety issues, unforeseen congestion or other problems where the development connects to the road system or elsewhere on the road network. A TIA attempts to forecast these movements and their impact on the surrounding transport network.

A TIA is not a promotional exercise undertaken on behalf of a developer; a TIA must provide an impartial and objective description of the impacts and traffic effects of a proposed development. A full and detailed assessment of how vehicle and person movements to and from a development site might affect existing road and pedestrian networks is required. An objective consideration of the traffic impact of a proposal is vital to enable planning decisions to be based upon the principles of sustainable development.

This TIA also addresses the relevant clauses of C2.0, *Parking and Sustainable Parking Code*, and C3.0, *Road and Railway Assets Code*, of the Tasmanian Planning Scheme – Southern Midlands, 2022.

1.3 Statement of Qualification and Experience

This TIA has been prepared by an experienced and qualified traffic engineer in accordance with the **requirements of Council's Planning Scheme and The Department of State Growth's, *Traffic Impact Assessment Guidelines*, August 2020, as well as Council's requirements.**

The TIA was prepared by Keith Midson. Keith's experience and qualifications are briefly outlined as follows:

- 28 years professional experience in traffic engineering and transport planning.
- Master of Transport, Monash University, 2006
- Master of Traffic, Monash University, 2004



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- Bachelor of Civil Engineering, University of Tasmania, 1995
- Engineers Australia: Fellow (FIEAust); Chartered Professional Engineer (CPEng); Engineering Executive (EngExec); National Engineers Register (NER)

1.4 Project Scope

The project scope of this TIA is outlined as follows:

- Review of the existing road environment in the vicinity of the site and the traffic conditions on the road network.
- Provision of information on the proposed development with regards to traffic movements and activity.
- Identification of the traffic generation potential of the proposal with respect to the surrounding road network in terms of road network capacity.
- Review of the parking requirements of the proposed development. Assessment of this parking supply with Planning Scheme requirements.
- Traffic implications of the proposal with respect to the external road network in terms of traffic efficiency and road safety.

1.5 Subject Site

The subject site is located at Lot 2, Louisa Street, Kempton. The site is currently a vacant lot located at the rear of a cemetery.

The subject site and surrounding road network is shown in Figure 1.

16/02/2024

Figure 1 Subject Site & Surrounding Road Network



Image Source: LIST Map, DPIPWE

1.6 Reference Resources

The following references were used in the preparation of this TIA:

- Tasmanian Planning Scheme – Southern Midlands, 2022 (Planning Scheme)
- Austroads, *Guide to Traffic Management, Part 12: Traffic Impacts of Developments*, 2019
- Austroads, *Guide to Road Design, Part 4A: Unsignalised and Signalised Intersections*, 2021
- Department of State Growth, *Traffic Impact Assessment Guidelines*, 2020
- Roads and Maritime Services NSW, *Guide to Traffic Generating Developments*, 2002 (RMS Guide)
- Roads and Maritime Services NSW, *Updated Traffic Surveys*, 2013 (Updated RMS Guide)
- Australian Standards, AS2890.1, *Off-Street Parking*, 2004 (AS2890.1)



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2. Existing Conditions

2.1 Transport Network

For the purposes of this report, the transport network consists of Louisa Street and Elizabeth Street.

Louisa Street connects between Burnett Street and Old Hunting Ground Road. It runs parallel to Main Street and provides connectivity to a small residential catchment area. The general urban speed limit of 50-km/h is applicable to Louisa Street. It carries a traffic volume estimated to be less than 1,000 vehicles per day. Louisa Street has a sealed pavement width of approximately 7 metres.

Elizabeth Street connects between Main Street and Louisa Street. Elizabeth Street connects to Louisa Street at a T-junction with Louisa Street having priority. Elizabeth Street has an unsealed informal pavement to the southwest of the Louisa Street junction (adjacent to the subject site).

2.2 Road Safety Performance

Crash data can provide valuable information on the road safety performance of a road network. Existing road safety deficiencies can be highlighted through the examination of crash data, which can assist in determining whether traffic generation from the proposed development may exacerbate any identified issues.

Crash data was obtained from the Department of State Growth for a 5+ year period between 1st January 2018 and 30th November 2023 for the full length of Louisa Street.

One crash was reported during this time. The crash occurred at 11:15am on Monday 28th June 2021 at the intersection of Louisa Street and Erskine Street. The crash involved a 'cross-traffic' collision between two vehicles resulting in property damage only.

The crash data does not indicate that there are any existing road safety deficiencies in the network near the subject site.

16/02/2024

3. Proposed Development

3.1 Development Proposal

The proposed development involves the construction of 16 residential units comprising of 5 x 1-bedroom and 11 x 2-bedroom units. A new main driveway access will connect the internal site to Louisa Street.

A total of 31 on-site car parking spaces are proposed. This comprises of 24 spaces in a jockey-style configuration for 11 units, and 7 angle parking spaces located within the main circulation access of the site.

The proposed development is shown in Figure 2.

Figure 2 Proposed Development Plans



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4. Traffic Impacts

4.1 Trip Generation

Trip generation was sourced from the RMS Guide. The RMS Guide recommends the following traffic generation rates for the development:

- Residential units 6 trips/ dwelling per day peak 0.6 trips/ dwelling per hour

This equates to a total traffic generation of 96 vehicles per day with a peak of 10 vehicles per hour.

4.2 Trip Assignment

Based on the connectivity of the site to the external road network, the dominant movements at the site's access are likely to be left-in/ right-out.

4.3 Access Impacts

The Acceptable Solution A1.2 of Clause C3.5.1 of the Planning Scheme states *"For a road, excluding a category 1 road or a limited access road, written consent for a new junction, vehicle crossing, or level crossing to serve the use and development has been issued by the road authority"*.

In this case written consent has not been provided. The Performance Criteria P1 of Clause C3.5.1 of the Planning Scheme states:

"Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to:

- (a) any increase in traffic caused by the use;*
- (b) the nature of the traffic generated by the use;*
- (c) the nature of the road;*
- (d) the speed limit and traffic flow of the road;*
- (e) any alternative access to a road;*
- (f) the need for the use;*
- (g) any traffic impact assessment; and*
- (h) any advice received from the rail or road authority"*.

The following is relevant with respect to the development proposal:

16/02/2024

- a. Increase in traffic. The traffic generation of the development is likely to be 96 vehicles per day. The traffic generation is considered to be relatively low with a peak hour traffic generation of 10 **vehicles per hour which can be absorbed in at the site's access at a high level of efficiency** noting that it represents an average of 1 vehicle every 6 minutes on average during peak periods.
- b. Nature of traffic. The traffic will be residential in nature, consistent with traffic currently utilising the surrounding network.
- c. Nature of road. Louisa Street is a low volume residential street that services a local residential catchment area. The nature of the road is consistent with the type of traffic that will be generated by the development proposal.
- d. Speed limit and traffic flow. Louisa Street carries approximately less than 1,000 vehicles per day. The general urban speed limit of 50-km/h is applicable to Louisa Street. The volume and speed limit of Louisa Street is compatible with the traffic generation of the proposed development.
- e. Alternative access. No alternative access is possible or considered necessary.
- f. Need for use. The access is required to service the car parking and loading areas associated with the proposed development.
- g. Traffic impact assessment. This report documents the findings of a traffic impact assessment.
- h. Road authority advice. Council requires a TIA to be prepared for the proposed development.

Based on the above assessment, the access arrangements associated with the proposed development satisfy the requirements of Performance Criteria P1 of Clause C3.5.1 of the Planning Scheme.

4.4 Sight Distance

Australian Standards, AS2890.1, provide the sight distance requirements for residential and domestic driveways. Sight distance requirements are lower for driveways compared to road junctions.

AS2890.1 requires a minimum sight distance of 40 metres for a domestic property. Sight distance is unrestricted at the driveway access, noting that Louisa Street has a straight horizontal and vertical alignment near the subject site thus providing uninterrupted sight distance. The sight distance requirements of AS2890.1 are therefore met.

4.5 Pedestrian Impacts

The development provides 1.0-metre pedestrian footpaths along the northern side of the main access driveway into the site connecting to Louisa Street. A 1.0-metre footpath is also provided along one side of the each of the internal circulation accesses within the site. These paths connect to the units within the development.

The Acceptable Solution A1 of Clause C2.6.5 of the Planning Scheme states:

"Uses that require 10 or more car parking spaces must:



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- (a) *have a 1m wide footpath that is separated from the access ways or parking aisles, excluding where crossing access ways or parking aisles, by:*
- (i) *a horizontal distance of 2.5m between the edge of the footpath and the access way or parking aisle; or*
 - (ii) *protective devices such as bollards, guard rails or planters between the footpath and the access way or parking aisle; and*
- (b) *be signed and line marked at points where pedestrians cross access ways or parking aisles”.*

In this case pedestrian footpaths are provided but it is not located 2.5 metres from the access way and is not protected by bollards or other protective devices. On this basis the Acceptable Solution A1 of Clause C2.6.5 of the Planning Scheme is not met.

The Performance Criteria P1 of Clause C2.6.5 of the Planning Scheme states:

"Safe and convenient pedestrian access must be provided within parking areas, having regard to:

- (a) *the characteristics of the site;*
- (b) *the nature of the use;*
- (c) *the number of parking spaces;*
- (d) *the frequency of vehicle movements;*
- (e) *the needs of persons with a disability;*
- (f) *the location and number of footpath crossings;*
- (g) *vehicle and pedestrian traffic safety;*
- (h) *the location of any access ways or parking aisles; and*
- (i) *any protective devices proposed for pedestrian safety”.*

The following is relevant with respect to the development:

- a. Characteristics of site. The site is a residential unit development. Pedestrian paths are provided within the site and the traffic generation associated with the development is very low. Vehicle speeds will be very low by virtue of the short and narrow access that services the development.
- b. Nature of the use. The use is residential, which is consistent with land use in the surrounding area.
- c. Number of parking spaces. A total of 31 on-site parking spaces are proposed, accessed via a single driveway access.



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- d. Frequency of vehicle movements. The peak traffic generation will be 10 vehicles per hour (equating to an average of 1 vehicle movement every 6 minutes on average, less outside of peak periods). The low traffic generation coupled with the low vehicle speeds will result in an acceptable safety environment for shared use between pedestrians and vehicles.
- e. Needs of persons with a disability. Not applicable.
- f. Location and number of footpath crossings. Not applicable.
- g. Vehicle and pedestrian safety. A 1-metre footpath is provided adjacent to the parking area, internal circulation aisle and driveway access. As noted in d above, the low traffic generation coupled with the low vehicle speeds will result in an acceptable safety environment for shared use between pedestrians and cars.
- h. Location of access ways or parking aisles. The development has a relatively simple layout with a main driveway access and a central manoeuvring area within the main section of the car park. Parking is accessed at 90-degrees within the main area, predominantly as internal driveways associated with each unit, as well as a small section of angle parking within the site.
- i. Protective devices. No pedestrian protective devices are included in the design. The low-speed and low volume environment associated with the site does not warrant the use of protective devices.

Based on the above assessment, the development meets the requirements of Performance Criteria P1 of Clause C2.6.5 of the Planning Scheme.

4.6 Road Safety Impacts

No significant road safety impacts are foreseen for the proposed development. This is based on the following:

- The surrounding road transport network is capable of absorbing the relatively small estimated traffic generation of the proposed development. Noting specifically that the peak generation is 10 vehicles per hour, which represents slightly greater than 1 vehicle every 6 minutes on average.
- The access is located in a straight section of roadway with good sight distance provision.
- The access is in a low-speed and low-volume environment.
- The crash history of the surrounding road network near the subject site does not indicate that there are any specific road safety issues that are likely to be exacerbated by the proposed development.

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5. Parking Assessment

5.1 Parking Provision

The proposed development provides a total of 31 on-site car parking spaces. This consists of the following:

- 22 spaces in a jockey style arrangement. This includes 2 x garage spaces and 5 carport spaces.
- 2 single spaces within a driveway.
- 7 angle parking spaces located along the central access driveway within the site.

5.2 Empirical Parking Assessment

The RMS Guide defines medium density as “A medium density residential flat building is a building containing at least 2 but less than 20 dwellings. This includes villas, town houses, flats, semi-detached houses, terrace or row houses and other medium density developments”.

The RMS Guide recommends the following parking provision for medium density housing:

- 1 space per unit
- + 1 space for every 5 x 2-bedroom unit
- + 1 space for every 2 x 3-bedroom unit
- + 1 space for 5 units visitor parking

This equates to a likely parking demand for 22 spaces. The provision of 31 spaces satisfies this likely demand.

5.3 Planning Scheme Requirements

The Acceptable Solution A1 of Clause C2.5.1 of the Planning Scheme states:

"The number of on-site car parking spaces must be no less than the number specified in Table C2.1, excluding if:

- (a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan;*
- (b) the site is contained within a parking precinct plan and subject to Clause C2.7;*
- (c) the site is subject to Clause C2.5.5; or*
- (d) it relates to an intensification of an existing use or development or a change of use where:*
 - (i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table*



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C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or

(ii) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows:

$$N = A + (C - B)$$

N = Number of on-site car parking spaces required

A = Number of existing on site car parking spaces

B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1

C = Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1".

In this case, sub-points (a), (b), (c), and (d) are not applicable.

The parking requirements of Table C2.1 are set out as follows:

Residential

- 1 bedroom unit 1 parking space
- 2 bedroom unit 2 parking spaces
- Visitor parking 1 space per 3 units (internal lot) = 0.7 spaces

This equates to a parking requirement of 32 spaces. The provision of 31 spaces is a shortfall of 1 parking space. The shortfall relates to 1 visitor parking space (ie. all resident parking requirements are satisfied). The Acceptable Solution A1 of Clause C2.5.1 of the Planning Scheme is therefore not met.

The Performance Criteria P1 of Clause C2.5.1 of the Planning Scheme states:

"The number of car parking spaces for dwellings must meet the reasonable needs of the use, having regard to:

(a) the nature and intensity of the use and car parking required;

(b) the size of the dwelling and the number of bedrooms; and

(c) the pattern of parking in the surrounding area".

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The following is relevant with respect to the proposed development:

- a. Nature and intensity of use and car parking required. The development is a medium density residential development. The likely parking demands are outlined in Section 5.2. The likely parking demands are lower than Table C2.1 requirements due to the nature of the development being medium density residential.
- b. Dwelling sizes and number of bedrooms. The development comprises of 5 x 1-bedroom units and 11 x 2-bedroom units. Floor areas of the units are relatively small, vary between approximately 63m² to 95m².
- c. Pattern of parking. Whilst the proposed development is located on an internal block, there is a large pool of available parking in Louisa Street. Site observations indicate that on-street parking demands are relatively low. On-street parking can therefore cater for any overflow visitor parking demands that may occur for the development. A pedestrian footpath has been proposed along the driveway access, which is approximately 60 metres in length (between Louisa Street and the subject site).

Based on the above assessment, the development satisfies the requirements of Performance Criteria P1 of Clause C2.5.1 of the Planning Scheme.

5.4 Car Parking Layout

The Acceptable Solution A1.1 of Clause C2.6.2 of the Planning Scheme states:

"Parking, access ways, manoeuvring and circulation spaces must either:

(a) comply with the following:

(i) have a gradient in accordance with Australian Standard AS 2890 - Parking facilities, Parts 1-6;

(ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces;

(iii) have an access width not less than the requirements in Table C2.2;

(iv) have car parking space dimensions which satisfy the requirements in Table C2.3;

(v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces;

(vi) have a vertical clearance of not less than 2.1m above the parking surface level; and

(vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or

(b) comply with Australian Standard AS 2890- Parking facilities, Parts 1-6".



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The development was assessed against A1.1(b). The relevant Australian Standards associated with the development is AS2890.1. The assessment is provided in the following sections.

5.4.1 Driveway Grade

Section 2.5.3(b) of AS2890.1 states the following regarding the maximum grade of straight ramps:

- i. Longer than 20 metres – 1 in 5 (20%) maximum.
- ii. Up to 20 metres long – 1 in 4 (25%) maximum. The allowable 20 m maximum length shall include any parts of the grade change transitions at each end that exceed 1 in 5 (20%).

The maximum grade of the access is well below the maximum AS2890.1 requirements.

5.4.2 Parking Grade

Section 2.4.6 of AS2890.1 states that the maximum grades within a car park shall be:

- Measured parallel to the angle of parking 1 in 20 (5%)
- Measured in any other direction 1 in 16 (6.25%)

The grades of the parking spaces are effectively level, thus complying with the AS2890.1 grade requirements.

5.4.3 Parking Dimensions

AS2890.1 defines the parking as User Class 1A, *Residential, Domestic and Employee Parking*. Parking dimension requirements for 90-degree parking for User Class 1A are:

- Space length 5.4 metres
- Space width 2.4 metres
- Aisle width 5.8 metres

All parking spaces comply with AS2890.1 requirements.

5.4.4 Driveway Width

AS2890.1 defines the access as 'Category 1' access facility (Class 1A parking with 25 to 100 spaces fronting onto a local road). The AS2890.1 minimum driveway width requirement for a Category 1 access is 3.0 metres.

The available width complies with this requirement at the driveway, therefore the access width complies with the requirements of AS2890.1.



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5.4.5 AS2890.1 Assessment Summary

The parking space dimensions and manoeuvring areas comply with the requirements of AS2890.1. The development therefore complies with the requirements of Acceptable Solution A1.1(b) of Clause C2.6.2 of the Planning Scheme.



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6. Conclusions

This traffic impact assessment (TIA) investigated the traffic and parking impacts of a proposed residential unit development at Lot 2 Louisa Street, Kempton.

The key findings of the TIA are summarised as follows:

- The development includes 16 residential units. The traffic generation associated with the development is likely to be 96 vehicles per day, with a peak of 10 vehicles per hour.
- The development's access on Louisa Street satisfies the requirements of Performance Criteria P1 of Clause C3.5.1 of the Planning Scheme.
- The development provides pedestrian paths along the driveway connecting to Louisa Street, as well as within the internal accesses. The development meets the pedestrian requirements of Performance Criteria P1 of Clause C2.6.5 of the Planning Scheme.
- A total of 31 on-site parking spaces are proposed. The parking demands satisfies the requirements of Performance Criteria P1 of Clause C2.5.1 of the Planning Scheme.

Based on the findings of this report the proposed development is supported on traffic grounds.



16/02/2024

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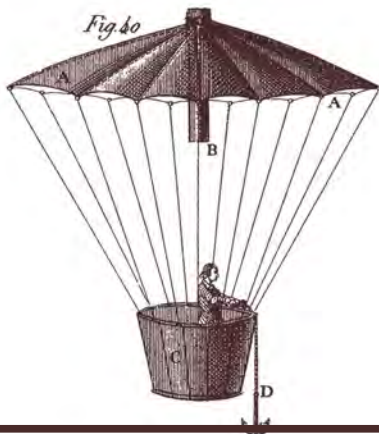
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Lot 2 Louisa Street, Kempton
for Centacare Evolve Housing (CEH PD21285)

20 June 2023

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21.06.2024 Context

1.1 General

A new unit development is proposed at Lot 2 Louisa Street, in Kempton, Tasmania. The proposed development site is shown in Figure 1 below.

To the southwest of the site, the Green Ponds Rivulet passes within 50 m of the site, while at the intersection of Elizabeth and Louisa Street a DN900 stormwater pipe discharges uphill catchment runoff to an open drain along the southern boundary of the site.

In a request for further information (dated 14 March 2024) Council has requested a Flood Hazard and Stormwater Management Report for the proposed development.



Figure 1. Site location.

2 Site Description

2.1 Site Overview

The Green Ponds Rivulet is a tributary to the Jordan River, which flows from the Midlands, in central Tasmania, into the Derwent Estuary at Herdsmans Cove, south of Bridgewater. The Green Ponds Rivulet generally flows from South to North. The upper catchments encompass the slopes of Big Hill and Constitution Hill, south of the town of Kempton, and a number of tributary creeks join Green Ponds Rivulet prior to its confluence with the Jordan River, including Glenfern Creek, as well as several smaller, unnamed tributaries. The Jordan River catchment is the driest in Tasmania¹ as it falls in the rain shadow of the highlands, and is sheltered from prevailing rain-bearing winds.

¹ *Jordan River Flood Data Book* (DPIWE, 2000)

21.06.2014 Louisa Street is located toward the centre of the town of Kempton, and is separated from Green Ponds Rivulet by only one property (12 Elizabeth Street). On the southern boundary of the proposed development site, an open channel drain conveys stormwater runoff from an uphill catchment, as well as municipal runoff, towards the rivulet.

The stormwater catchments reporting to the proposed development site are shown below in Figure 2, and constitute a 14.5 ha catchment, which is piped to the open channel along the southern property, as well as a 1,310 ha catchment, which comprises the Green Ponds Rivulet.

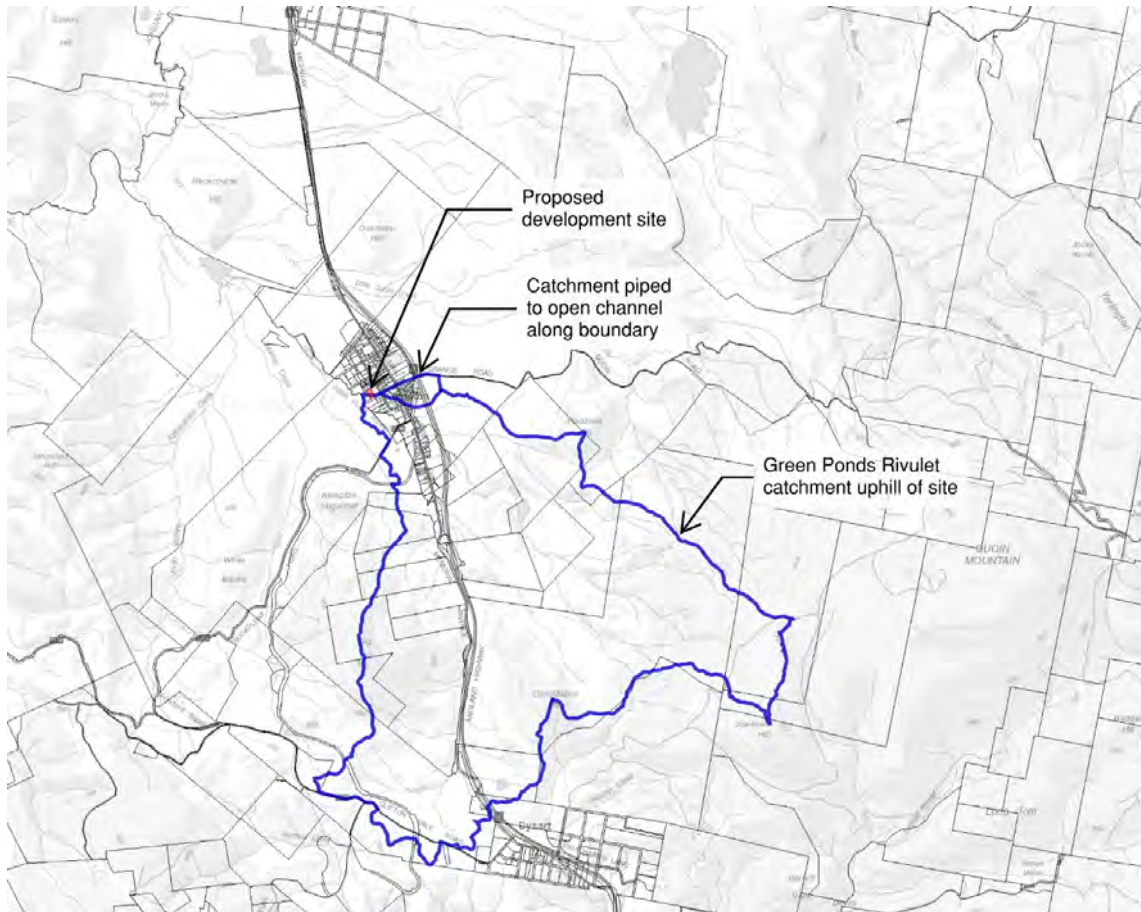


Figure 2: Stormwater catchments reporting to site

Downstream, and to the north of the site of interest, the Green Ponds Rivulet enters a series of dams and constructed basins within the property of 141 Wilderness Lane, Kempton, before joining the Jordan River, some 3.5 km downstream of the proposed development site.

3 Hydrological Analysis

In order to simulate the rain runoff generated by the uphill catchments, a stand-alone hydrological analysis was undertaken in XP Storm to determine stormwater flow generated under a range of storm events.

21.06.2024 3.1 Methodology

A hydrological analysis of the stormwater catchments was undertaken in XP Storm 2019 using the methods recommended by Australian Rainfall and Runoff (ARR) 2019.

3.1.1 Rainfall Data and Storm Events

Rainfall data was obtained from the ARR Data Hub, at Latitude -42.539; Longitude 147.208 for the 1% Annual Exceedance Probability (AEP) event.

3.1.2 Climate Change Loading

The 2090 RCP8.5 climate change factor of 16.3% was adopted for future climate change loading, as recommended by ARR.

3.1.3 Catchment Delineation

Catchment delineation of the Green Ponds Rivulet basin uphill of the development site was undertaken using QGIS. A large catchment of 1,310 ha was delineated, extending some 5 km in length with an elevation change of 540 m. The catchment piped to the open channel adjacent to the site was delineated to be 14.5 ha, extending 650 m with an elevation gain of 35 m.

3.1.4 Catchment Topography

The catchment topography was derived from a 1 m DEM, developed from LiDAR captured as part of the Kempton (2010) and South East (2011) LiDAR datasets. A slope analysis of the catchment was undertaken, with representative slopes between 2.5 - 10% adopted for the hydrological assessment. It is recognised that the catchment includes steeper slopes towards the upper reaches of the catchment, however, these were aggregated into the upper limit of 10% due to their distance from the area of interest.

3.1.5 Hydrological Parameters

The Laurenson method was utilised as the routing method. Parameters provided by the ARR Data Hub are provided in Table 1 below, along with the parameters adopted (shown in bold).

Table 1: Hydrological Parameters Adopted

Rainfall Event (AEP)	ARR Storm Initial Loss (mm)	Adopted Preburst Depth (mm)	'Burst' Initial Loss (mm)	ARR Continuing Loss (mm/h)	Adopted Continuing Loss (mm/h)	Manning 'n' pervious	Non-linearity factor
1% + CC	24.0	13.9	6.5	4.7	4.7	0.04	-0.285

Initial and continuing losses were derived from values published on the ARR data hub. It is recognised that the values published are for complete storms for pervious areas. A 'pre-burst' rainfall depth was subtracted from the published initial loss value to correlate the initial loss with expected catchment behaviour in accordance with ARR recommendations².

The continuing loss was adopted for this assessment with no adjustments from the published value.

3.1.6 Aerial reduction factors

Aerial reduction factors were applied in accordance with ARR Book 2, Chapter 4.3 for the Green Ponds Rivulet catchment. No reduction factors were applied for the smaller urban catchment.

² ARR Book 5 Ch 3.3.2

21.06.2014 Modelled Catchment Runoff Results

Catchment hydrographs are presented below for a range of storm durations for the 1% AEP rainfall event, inclusive of climate change effects.

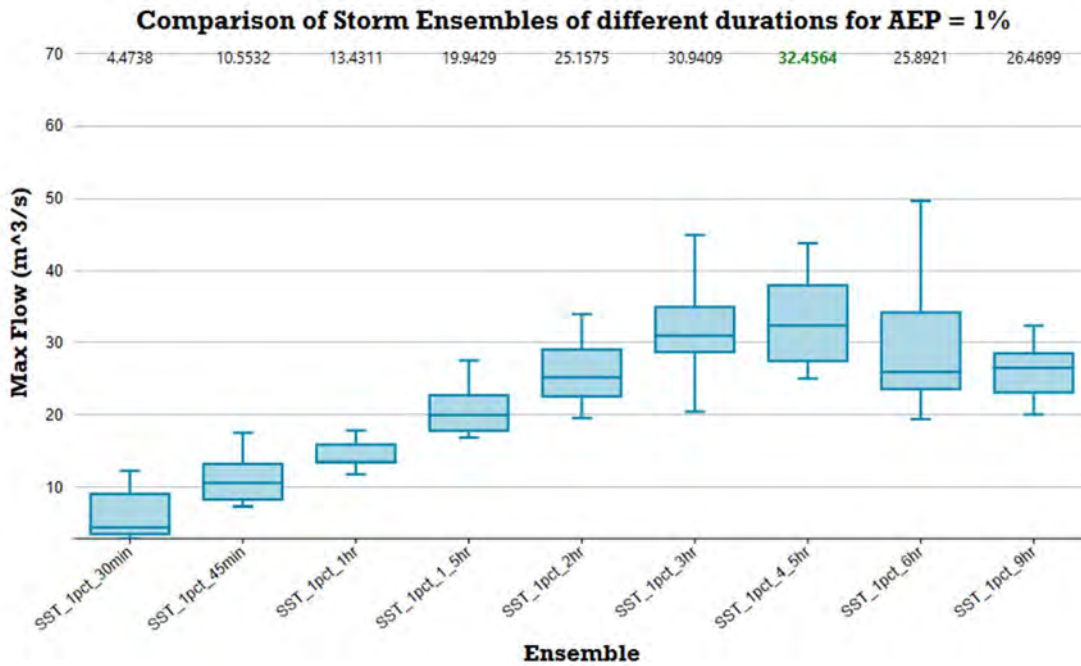


Figure 3: Ensemble runoff results for the Green Ponds Rivulet Catchment at the site of interest. The critical duration is identified as the 4.5 hour event.

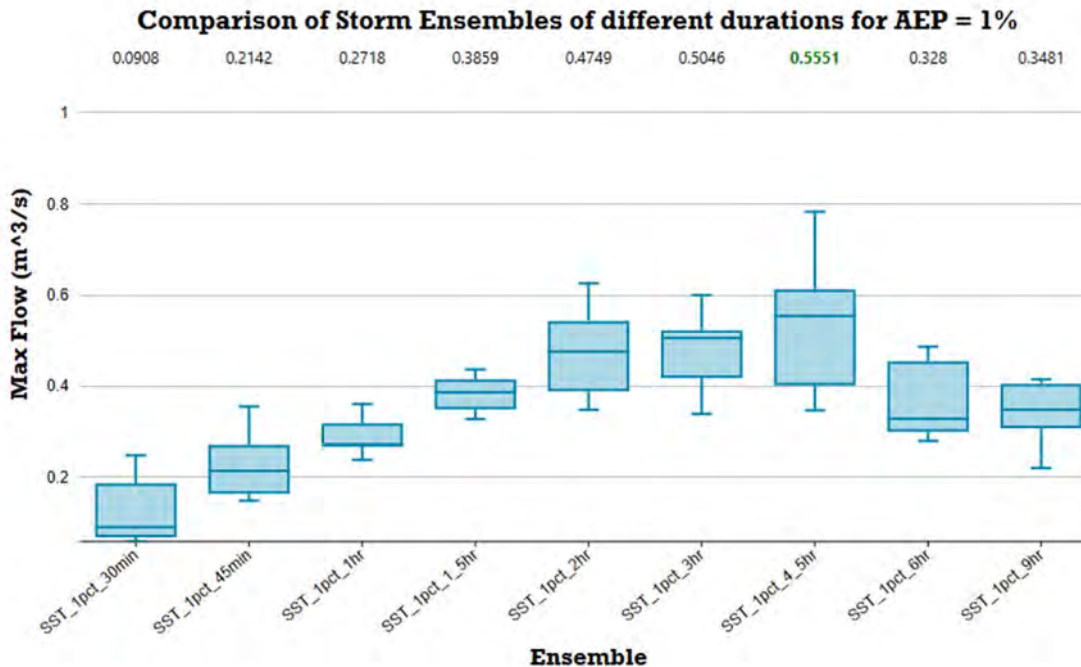


Figure 4: Ensemble runoff results for the municipal catchment piped to the site of interest. The critical duration is identified as the 4.5 hour event.

21.06.2024 3.2 Regional Flood Frequency Estimation Model

Regional Flood Frequency Estimation (RFFE) was undertaken using the ARR online software to provide a comparison to the peak flow rates derived from the hydrological modelling. An estimation was undertaken for a catchment of 13.1 km² with extents reflecting the Green ponds Rivulet catchment.

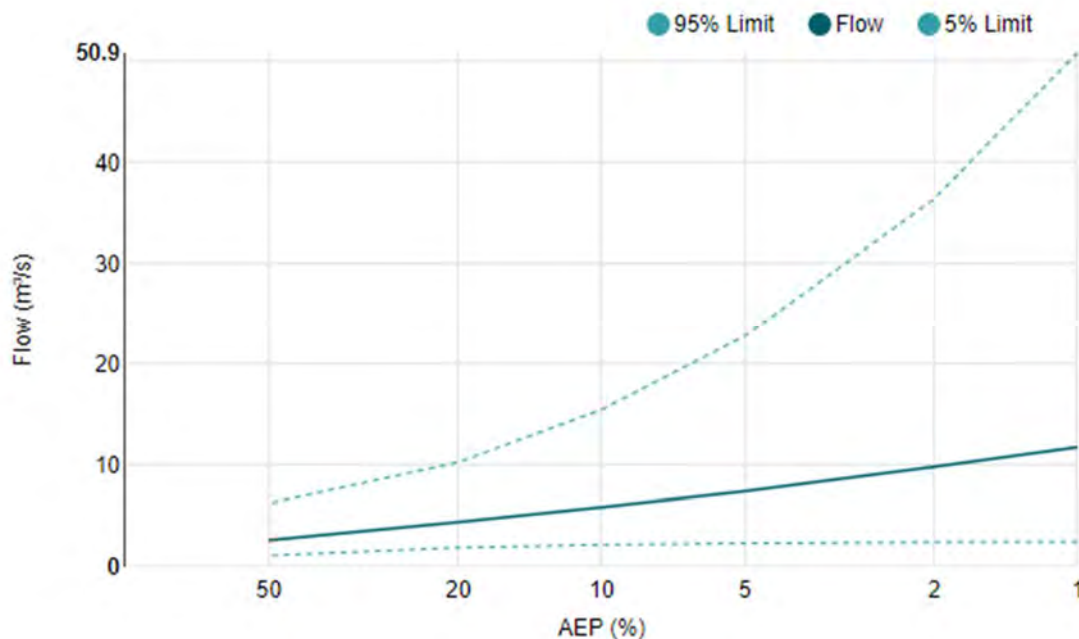


Figure 5: ARR RFFE catchment runoff estimation.

Table 2: ARR RFFE catchment runoff model results

AEP (%)	Discharge (m ³ /s)	Lower Confidence Limit (5%) (m ³ /s)	Upper Confidence Limit (95%) (m ³ /s)
50	2.65	1.14	6.27
20	4.44	1.91	10.3
10	5.88	2.20	15.5
5	7.46	2.34	22.8
2	9.83	2.46	36.5
1	11.8	2.48	50.9

3.3 Comparison Against Gauged Data

Historical flood data for the Jordan River is published in the *Hydrological Analysis of the Jordan River Catchment* (DPIWE, 2003). Within this report, flood peak information is provided based on a stream gauge at Mauriceton, directly downstream of the confluence of the Green Ponds Rivulet with the Jordan River. This gauged data is presented below in Figure 6. While not directly related to the peak flows within the Green Ponds Rivulet, this data provides a gauged comparison for the hydrological analysis presented in this report. The Green Ponds Rivulet is estimated to be less than 10% of the Jordan River catchment at Mauriceton. The 1% AEP peak rivulet flow rate adopted for this analysis, however, accounts for approximately 32% of the predicted 1% AEP flow rate for the Jordan River at Mauriceton, indicating that the hydrological analysis is likely conservative. This aligns with the results of the RFFE, whereby the predicted 1% AEP flow rate exceeds the RFFE predicted flow, but falls within the 95% confidence limit.

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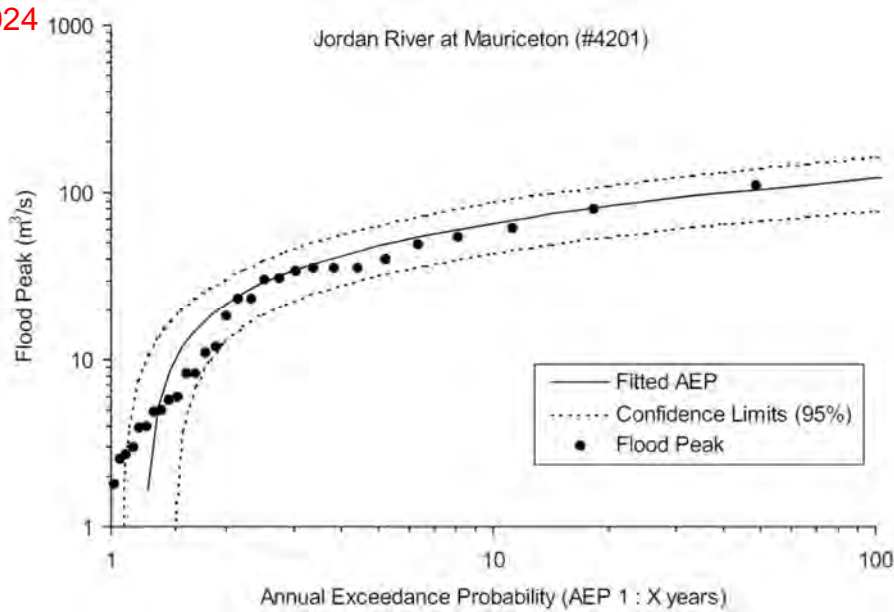


Figure 6: Flood frequency curves for Jordan River gauging site (from *Hydrological Analysis of the Jordan River Catchment*, 2003).

4 Hydraulic Modelling

4.1 Model Configuration

A stand-alone 2D hydraulic model was undertaken using TUFLOW analysis in 12d Model (Version 15).

4.1.1 2D Inflow Methodology

The Green Ponds Rivulet hydrograph developed from the hydrological analysis was applied to the 2D model directly downstream of the Sugarloaf Road culvert. Due to the distance of the culvert from the site of interest, no consideration was given to the capacity of the culvert, and any local flood impacts the culvert may cause under a 1% AEP rainfall event would be anticipated to dissipate prior to the site of interest.

The urban catchment input hydrograph was applied at the pipe outfall to the open channel, at the southeastern corner of the site.

4.1.2 1D Links

Due to the assessment primarily focussing on riverine inundation, no 1D links were modelled in the hydraulic analysis. Existing culverts under the driveway to 12 Elizabeth Street were modelled as an open channel profile, as these pipes are sufficiently far downstream to not affect the proposed development site.

21.06.2014 2D Surface Model

2D surface model TINs were developed based on 1 m LiDAR DEM, site survey, and site design. These DEMs were combined to generate a representative 2D surface model of the site, both pre-development, and post-development of the proposed units and driveways.

Within 12d Model, a 1.5 m² grid cell was used to simulate 2D surface flow with subgrid sampling frequency of 5. Adopted Manning's values are shown below for the 2D model.

Table 3: 2D Manning's Roughness Values

Land Use Type	Manning's 'n'
Green Ponds Rivulet and riparian zone	0.04
Grassed/urban areas	0.03

4.1.4 Boundary Conditions

An outfall boundary condition was modelled some 300 m downstream of the study site to ensure boundary conditions did not impact results in the area of interest. A 0.4 m boundary channel depth was modelled, with an energy slope of 2%.

4.2 Model Scenarios

2D Hydraulic models were developed for the following scenarios:

1. 1% AEP + CC Inundation Model – pre-development
2. 1% AEP + CC Inundation Model – post-development

5 Inundation Results

Inundation Depth and Depth Afflux maps are presented in Appendix A for 1% + CC inundation.

5.1 Inundation Analysis

As shown in Appendix A, the inundation within the local area of interest is largely due to riverine inundation from the Green Ponds Rivulet. Under a 1% rainfall scenario, the narrow banks of the rivulet do not contain uphill runoff, and inundation of the riparian zone is predicted with depths typically within the range of 300 – 600 mm. From consultation with the local community, and discussion with the property owner of 12 Elizabeth Street, these results reflect flooding previously witnessed within the area under extreme rainfall events.

On the southern boundary of the proposed development site, the open channel drain is typically predicted to contain all uphill runoff, however, under a 1% AEP rainfall event some breakout of the channel is predicted, with very shallow sheet flow (10 – 20 mm depth) predicted passing through St Peters Catholic Cemetery. In accordance with the 'general' flood hazard curves recommended in ARR 2019 (refer Appendix B) the pre-development inundation hazard within the proposed development site may be classified as 'H1 – generally safe for people, vehicles and buildings'.

21.06.2024 Part of the proposed development, the access driveway and internal layout are designed to accommodate overland flow through the site. As shown in Appendix A, post-development inundation is shown to pass safely through the proposed development, and is generally contained to the access driveway. Under the post-development scenario, 20 – 50 mm inundation depth is predicted against the access driveway kerb, with typically no impact on the proposed units. In the southern corner of the site, inundation is predicted in close proximity to one dwelling (unit 4). This unit can be appropriately protected against inundation by setting the finished floor level (FFL) 300 mm above the adjacent inundation levels. Under the 1% AEP + CC rainfall event, the predicted maximum inundation level adjacent to the unit is RL 204.16, hence setting the unit FFL to RL 204.5 will provide appropriate protection against potential inundation.

The predicted change between inundation depths pre-development and post-development is illustrated by depth afflux mapping, and is presented in Appendix A. This mapping reveals a re-direction of the overland flow path through the proposed development site, with very little change in depth for areas already at risk of inundation. Within the property directly downhill from the proposed development site (12 Elizabeth Street) a very minor redistribution of overland flow is predicted within proximity of the driveway. No net increase in flood depth is predicted within the property, and no change in inundation hazard is predicted to the existing dwelling or outbuildings on the site.

The proposed development site is considered generally safe for people, vehicles and buildings under a 1% AEP inundation event. The proposed site design mitigates any potential inundation risk within the site, and causes no discernible impact to neighbouring properties.

6 Consideration for On-Site Detention

On-site stormwater detention is a water sensitive urban design practice, whereby the peak site discharge from new impervious areas is reduced by discharging the total rainfall runoff over a longer period of time than the critical storm event for the site.

As described in Section 3, the critical storm duration that would result in maximum flow within the Green Ponds Rivulet for a 1% AEP rainfall event was calculated to be a 4.5-hour rainfall event, and for a 5% AEP rainfall event the critical duration is predicted to be 3-hours. For the proposed unit development, however, the critical storm duration that would result in the highest peak flow rate is predicted to be a 10-minute rainfall event.

Given the critical duration for the unit development is much shorter than the critical storm duration for the Green Ponds Rivulet, it is considered preferable not to provide on-site detention for this development. Providing on site detention would delay the peak site discharge from the new development, and could cause the peak flow rate from the proposed development to more closely coincide with the peak flow in the rivulet, exacerbating peak flows downstream. An example of this is illustrated in Figure 7 below, whereby the undetained peak outflow is shown to pass prior to the peak flow within the rivulet, whereas the detained site outflow is more closely coincident with the flow within the rivulet. As such, no on-site detention is proposed.

21.06.2024

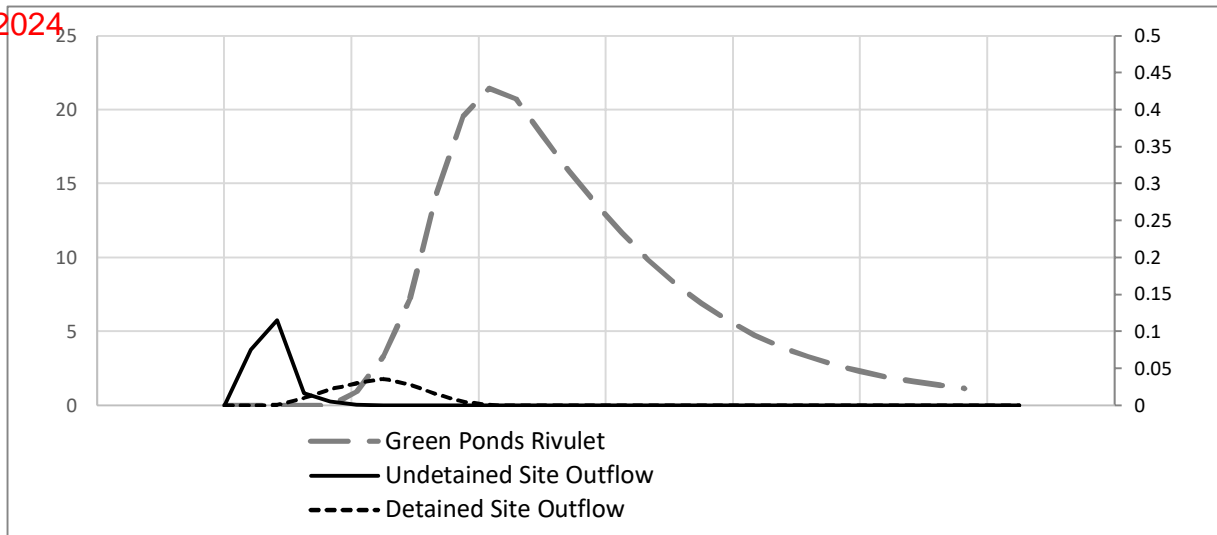


Figure 7: Comparison of detained and undetained site outflow vs flow within Green Ponds Rivulet for an example 5% AEP rainfall event. Flow rates in m^3/s . Site outflows on secondary axis.

7 Stormwater Treatment

In accordance with the *Tasmanian Stormwater Policy Guidance and Standards for Development* (2021), as well as the *Tasmanian State Stormwater Strategy* (2010), Stormwater should be managed and treated at source using best management design practices to achieve the following stormwater management targets:

- 80 per cent reduction in the annual average load of total suspended solids
- 45 per cent reduction in the annual average load of total phosphorus
- 45 per cent reduction in the annual average load of total nitrogen

The new unit development proposes to incorporate 9 x OceanProtect PSORB Stormfilters within an underground vault, treating all hardstand runoff, and the majority of garden areas (with 525 m^2 untreated).

MUSIC V6.2.1 was used to model the performance of the concept stormwater system for the proposed development. The model predicted the following performance outcomes:

- Total Suspended Solids reduction of 81%
- Total Phosphorus reduction of 73.8%
- Total Nitrogen reduction of 48.8%

These reduction percentages meet Council requirements for stormwater treatment.

21.06.2024

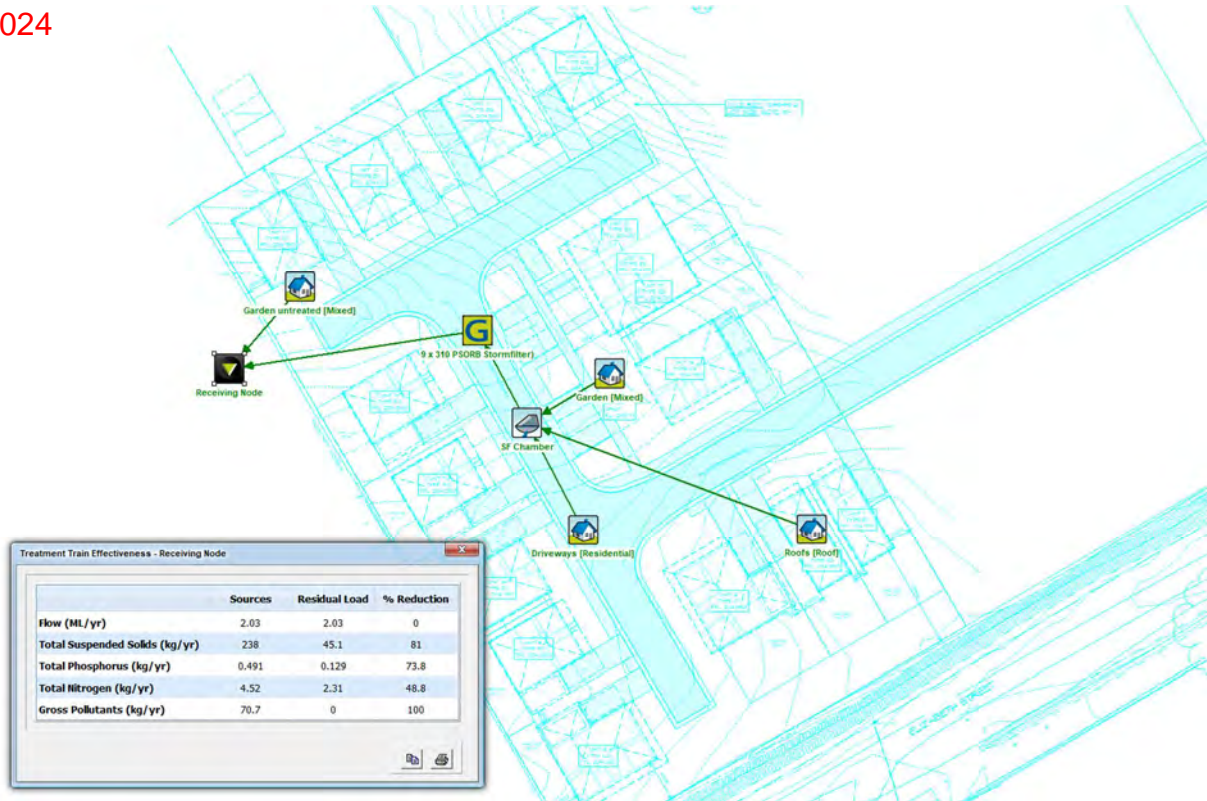


Figure 8: MUSIC analysis stormwater treatment schematic and results.

21.06.2024 8 References

Ball J, Babister M, Nathan R, Weeks W, Weinmann E, Retallick M, Testoni I, (Editors), 2019, *Australian Rainfall and Runoff: A Guide to Flood Estimation*, Commonwealth of Australia.

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Stensmyr P, 2022, *Input Data | Regional Flood Frequency Estimation Model*. viewed 7 February 2022, <<https://rffe.arr-software.org/>>

21.06.2024

Appendix A – Inundation Depth and Depth Afflux Maps

Lot 2 Louisa St

Kempton, TAS

21.06.2024
1% AEP + CC
Pre-development

Max Depth (m)

- <= 0.0000
- 0.0000 - 0.0500
- 0.0500 - 0.3000
- 0.3000 - 0.6000
- 0.6000 - 1.2000
- 1.2000 - 3.0000

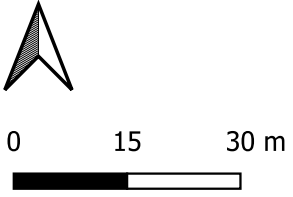
— Site Layout

□ Cadastral Parcels

Attachment 1
AGENDA ITEM 12.1.3



Base data is from TheLIST
© State of Tasmania



GANDY AND ROBERTS
CONSULTING ENGINEERS

Overview Map

Lot 2 Louisa St

Kempton, TAS

21.06.2024
1% AEP + CC
Post-development

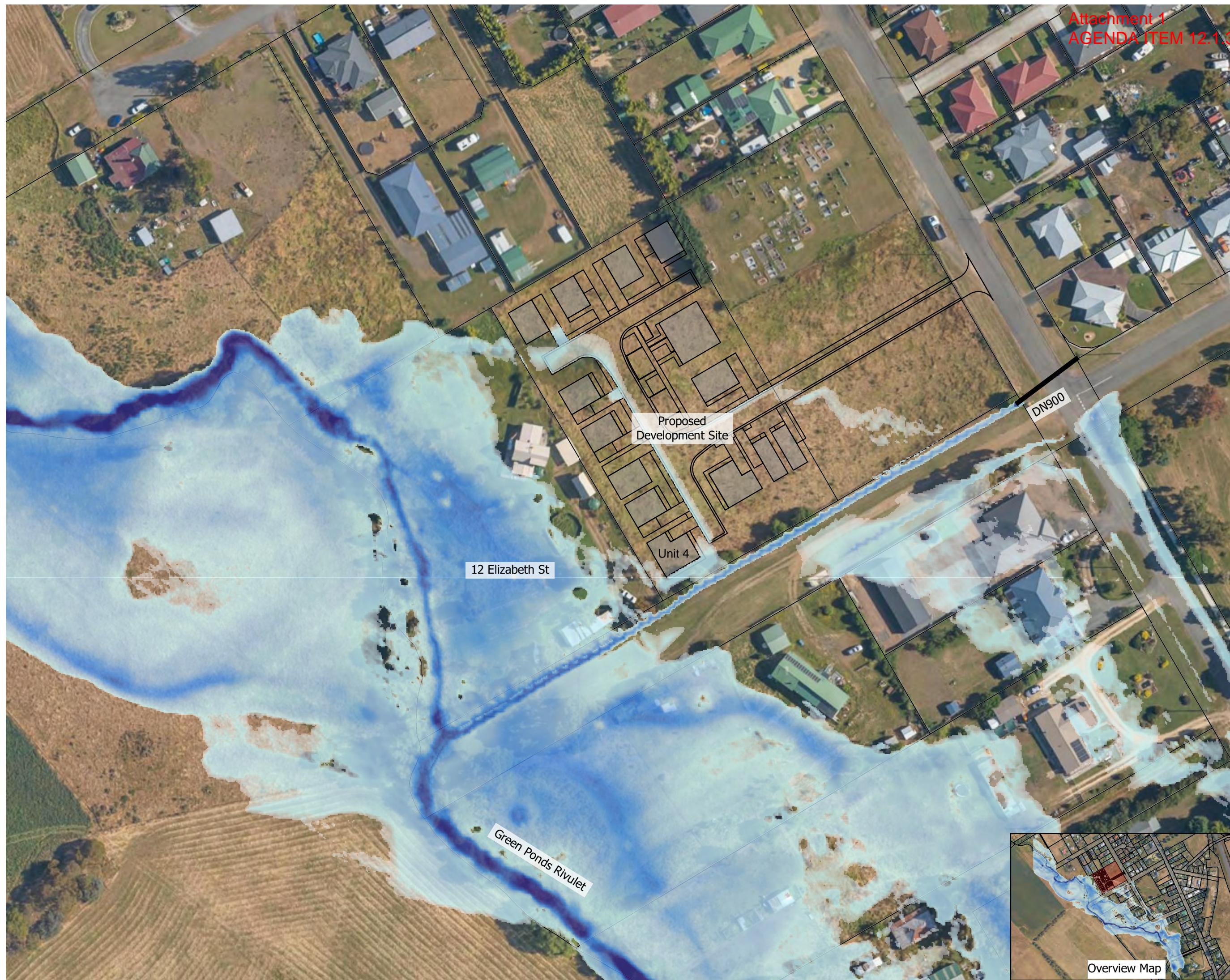
Max Depth (m)

- <= 0.0000
- 0.0000 - 0.0500
- 0.0500 - 0.3000
- 0.3000 - 0.6000
- 0.6000 - 1.2000
- 1.2000 - 3.0000

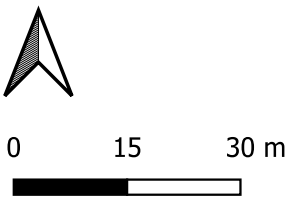
— Site Layout

□ Cadastral Parcels

Attachment 1
AGENDA ITEM 12.1.3



Base data is from TheLIST
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CONSULTING ENGINEERS



Overview Map








Lot 2 Louisa St

Kempton, TAS



21.06.2024
1% AEP + CC

Depth Afflux

Change in Peak
Flood Level (m)

-  <= -0.3000
-  -0.3000 - -0.2000
-  -0.2000 - -0.0500
-  -0.0500 - 0.0500
-  0.0500 - 0.2000
-  0.2000 - 0.4000
-  0.4000 - 0.6000

Change in Flood Extent

-  Was wet now dry
-  Was dry now wet

— Site Layout

□ Cadastral Parcels

Base data is from TheLIST
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0 15 30 m

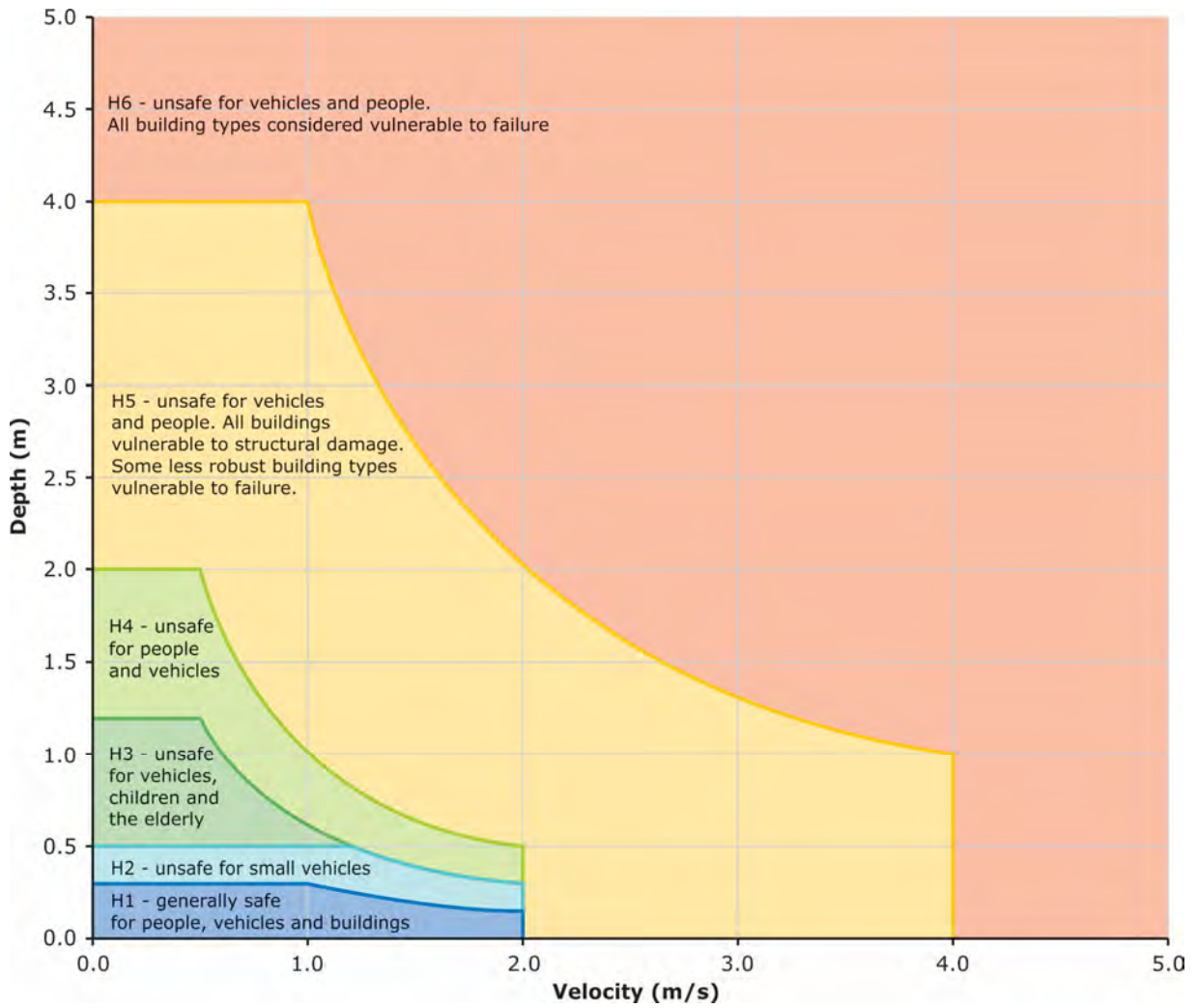


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ROBERTS**
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ENGINEERS



Overview Map

21.06.2024
Appendix B – ARR 2019 ‘General’ Flood Hazard Curves





Local Heritage Referral

Tasmanian Planning Scheme – Southern Midlands.

Application number:	
Address:	Lot 2, Louisa Street KEMPTON
Applicant:	Prime Design Tasmania
Proposal in brief:	Proposed new multi-residential development (16 units).
Planning Officer:	Louisa Brown
Heritage Officer:	Brad Williams
Date due:	

APPLICABLE STANDARDS (HIGHLIGHT AS REQUIRED)

Table		Clause	
C6.1	Local Heritage Places	C6.6.1	Demolition
		C6.6.2	Site coverage
		C6.6.3	Height and bulk of buildings
		C6.6.4	Siting of building and structures
		C6.6.5	Fences
		C6.6.6	Roof form and materials
		C6.6.7	Building alterations exc. roof
		C6.6.8	Outbuildings and structures
		C6.6.9	Driveways and parking (non-res)
		C6.6.10	Tree removal (specifically part)
		C6.10.4	Subdivision
C6.2	Local Heritage Precincts ¹	C6.7.1	Demolition
		C6.7.3	Building and works
		C6.10.2	Subdivision
C6.3	Local Historic Landscape Precincts	C6.7.2	Demolition
		C6.7.3	Building and works
		C6.10.2	Subdivision
C6.4	Places of Archaeological Potential	C6.8.1	Building and works
		C6.10.3	Subdivision
C6.5	Significant Trees	C6.9.1	Significant trees
C6.1	Signs	C1.6.4	Signs on local heritage places and in local heritage precincts and local historic landscape precincts
C6.2			
C6.3			

¹ Note that if a place is listed both on Table C6.1 and C6.2 it is only necessary to assess against the Clauses pursuant to Table C6.1.

CATEGORY OF POSSIBLE HERITAGE IMPACT

Category (highlight)	Likely magnitude of impact	Action
A	Clearly no heritage impact will arise from the proposal and with no representations received. Clearly complies with all heritage provisions and precinct conservation policies/design criteria.	Return to planner without written assessment. May include conditions.
B	Minimal and likely acceptable heritage impact likely/possible with no representations received. Complies with all heritage provisions and precinct conservation policies/design criteria.	Complete only Sections 5 & 7 and tickbox of applicable conservation policies/design criteria (if in a precinct) below and return to planner. May include conditions.
C	Possible medium-high impact and or representations received.	Complete entire referral and return to planner.

1. DESCRIPTION OF PLACE AND HISTORICAL CONTEXT

The proposal is to construct 16 residential units on the rear portion of St. Peter's Catholic Cemetery, on the corner of Elouisa and Elizabeth Streets, Kempton. The proposed development is outside the fenced area of the cemetery, which will remain unaffected by the proposal.

2. STATEMENT OF SIGNIFICANCE

3. PRE-APPLICATION CONSULTATION

On the 3rd April 2023, Bianca Pople of Prime Design Tasmania sought pre-application advice on a concept plan for development of the site. Council's Manager Heritage Projects provided the following response on the 3rd May 2023:

Dear Bianca

Apologies for the delay in reply. I have given this a quick review.

As you are aware, both of the lots are included as a Local Heritage Place under the TPS- Southern Midlands. The site is not within the Kempton Heritage Precinct.

I have undertaken a desktop review of the cemetery, via aerial photographs, and it appears to me that the burials are confined to the area of obvious cemetery enclosure. Note that I have only looked back to 1946 aerials. You may need to consult with the Catholic Diocese Archive office (Eloise Armstrong) to see if they have any further records. It would be useful to know number of burials just so we can allude to some sort of density, which can assist in understanding possible extent. I have done a search of Tas Archives and found no burial register, but the Archdiocese may have that.

As per cemeteries, I do expect that there is the possibility there is no record of the extant of burials, looking at the history of that title may also help (I've had a cursory look at hit a dead-end – no pun intended!). If that is the case we would probably look at conditioning any approval for archaeological monitoring or call-in provisions.

Whilst not in the heritage precinct, we encourage if feasible to consider the Kempton Georgian Design Guidelines (see attached). This encourages good design outcomes, but is not essential in this case (although a local heritage place, it obviously isn't listed for architectural values).

I'd also suggest some screen planting along the western edge of the cemetery.

I do have concerns however at the driveway close to the cemetery from Louisa Street? Noting however that lot appears similarly vacant – would there be consideration of this coming off Elizabeth Street? That would provide a better curtilage to the cemetery itself (although I can't help but wonder if that is setting up for further development on the corner?).

I have cc'd Louisa Brown, Council's Planning Officer into this email – I suggest you start a discussion with her on broader planning matters.

Regards

Brad

A concept scheme was provided in that initial correspondence, which was amended to incorporate the heritage advice in a sound and thorough manner.

4. PROPOSAL

The proposal is for 16 residential units (13 standalone and three co-joined) occupying the rear portion of the overall cemetery lot. The cemetery itself will not be affected, and the driveway access cuts through the northern boundary of the vacant 'corner' portion of the site.

The units themselves have been designed with regard to Council's document 'Georgian Design Guidelines for Buildings in the Main Streets of Kempton and Oatlands'. Although not within a heritage precinct, the cemetery is a local heritage place. Obviously, as a cemetery (without buildings) there is no architectural reference point for the place – the applicant's voluntary adoption of the Georgian design guidelines is considered an excellent design outcome.

5. DISCUSSION OF POSSIBLE HERITAGE IMPACT

Impact upon built heritage fabric.

The proposal will not impact any built fabric.

Impact upon the setting of the heritage place/precinct.

The proposed buildings are at the rear of the cemetery, which will remain the dominant streetfront element. The driveway adjacent to the cemetery will have some visual impact, however it is recommended that screen planting be installed to mitigate that impact – otherwise access from Elizabeth Street should be encouraged, but not considered essential.

Impact upon significant archaeological remains.

It is considered unlikely, but not impossible, that there are burials outside the defined cemetery area. It is also possible that there may be remains of the earlier catholic church on the site (the site of the original church is unknown, the later St Peters (c1922) is at 109 Main Street). Although the site has not statutory archaeological protection, it is recommended that an advice clause be put on any permit for archaeological monitoring of all excavations on the site.

Impact upon landscape elements.

No significant landscape elements will be impacted.

Impact upon intangible heritage values.

The site is unlikely to have any intangible heritage values.

Impact upon significant trees.

No significant trees will be impacted.

6. REPRESENTATIONS

Tenor	Merit

7. ASSESSMENT AGAINST APPLICABLE STANDARDS

C6.6 LOCAL HERITAGE PLACE

C6.6.2 Site coverage	
Objective: That site coverage is compatible with the local historic heritage significance of local heritage places.	
Performance Criteria	Commentary on proposal
<p>P1</p> <p>The site coverage must be compatible with the local historic heritage significance of a local heritage place, having regard to:</p> <ul style="list-style-type: none">a) the topography of the site; andb) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person.	<p>Being a cemetery, there is no precedented site coverage in terms of buildings for this particular local heritage place. It is considered that the site coverage allowable by general planning considerations for the zone are appropriate without any need for heritage considerations.</p>

C6.6.3 Height and bulk of buildings	
Objective: That the height and bulk of buildings are compatible with the local historic heritage significance of local heritage places.	
Performance Criteria	Commentary on proposal
<p>P1</p> <p>The height and bulk of buildings must be compatible with the local historic heritage significance of a local heritage place, having regard to:</p> <ul style="list-style-type: none">a) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person;b) the character and appearance of the existing building or place;c) the height and bulk of other buildings in the surrounding area; andd) the setting of the local heritage place.	<p>There is no precedented site coverage in terms of buildings for this particular local heritage place. It is considered that the building height allowable by general planning considerations for the zone are appropriate without any need for heritage considerations.</p>

C6.6.4 Siting of buildings and structures	
Objective: That the siting of buildings is compatible with the local historic heritage significance of local heritage places.	
Performance Criteria	Commentary on proposal
<p>P1</p> <p>The front, side and rear setbacks of a building must be compatible with the local historic heritage significance of the place, having regard to:</p> <ul style="list-style-type: none"> a) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person; b) the topography of the site; c) the size, shape, and orientation of the lot; and d) the setbacks of other buildings in the surrounding area. 	<p>The proposed development is sited to the rear of the cemetery and will maintain the cemetery as the dominant streetfront element. It will read as a neighbour, rather than being integral to the cemetery. Landscaping will provide a backdrop to the cemetery.</p> <p>It is recommended that as a condition of any approval, that a landscape buffer be installed on the southern edge of the cemetery to provide some separation between the access road and cemetery (this may be within the cemetery if desired).</p>

C6.6.5 Fences		
Objective: That fences are compatible with the local historic heritage significance of local heritage places.		
Acceptable Solutions	Performance Criteria	Commentary on proposal
<p>A1</p> <p>New fences and gates on local heritage places must be designed and constructed to match existing original fences on the site.</p>	<p>P1 New fences and gates must be compatible with the local historic heritage significance of a local heritage place, having regard to:</p> <ul style="list-style-type: none"> a) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person; b) the architectural style of the buildings on the site; c) the dominant fencing style in the setting; d) the original or previous fences on the site; and e) the proposed height and location of the fence. 	<p>The proposed fencing (timber paling) is considered compatible to the local heritage place and surrounds.</p>

C6.6.6 Roof form and materials		
Objective: That roof form and materials are compatible with the local historic heritage significance of local heritage places.		
Acceptable Solutions	Performance Criteria	Commentary on proposal
A1 Replacement roofs on local heritage places which will be visible from any road or public open space adjoining the site, must be of a form and material to match the existing roof being replaced.	<p>P1 Roof form and materials must be compatible with the local historic heritage significance of a local heritage place, having regard to:</p> <ul style="list-style-type: none"> a) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person; b) the design, period of construction and materials of the building on the site that the roof directly relates to; c) the dominant roofing style and materials in the setting; and d) the streetscape. 	Being a cemetery, there is no precedented roof form or materials for this particular local heritage place. The proposed roof form takes into account Georgian design principles and is considered to be a good heritage outcome for the place and setting. The colourbond material is considered acceptable.

C6.6.8 Outbuildings and structures		
Objective: That the siting of outbuildings and structures are compatible with the local historic heritage significance of local heritage places.		
Acceptable Solutions	Performance Criteria	Commentary on proposal
<p>Outbuildings and structures on local heritage places must:</p> <ul style="list-style-type: none"> a) not be located in the front setback; b) not be visible from any road or public open space adjoining the site; c) not have a side that is longer than 3m; d) have a gross floor area less than 9m²; e) have a combined total area of all outbuildings on the site of not more than 20m²; f) have a maximum height less than 2.4m above existing ground level; 	<p>P1</p> <p>Outbuildings and structures must be compatible with the local historic heritage significance of a local heritage place, having regard to:</p> <ul style="list-style-type: none"> a) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person; b) the bulk, form and size of buildings on the site; c) the bulk, form and size of the proposed outbuilding or structure; 	<p>Each unit will have a small outbuilding. These are considered appropriate.</p>

<p>g) not have a maximum change of level as a result of cut or fill of more than 1m; and</p> <p>h) not encroach on any service easement or be located within 1m of any underground service.</p>	<p>d) the external materials, finishes and decoration of the outbuilding or structure; and</p> <p>e) the visibility of the outbuilding or structure from any road or public open space adjoining the site.</p>	
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8. RECOMMENDATION

It is concluded that the proposal adequately addresses the applicable Performance Criteria of Clause C6.1.

It is recommended that the proposal not be refused on heritage grounds.

CONDITIONS

That a landscape buffer be planted between the driveway and cemetery. This may either be on the driveway side of the fence, or within the cemetery, as desired.

ADVICE

That any excavations be monitored by a qualified historical archaeologist. If any archaeological indications of burials or any early buildings are found, then Council's Manager Heritage Projects is to be consulted on an appropriate action to mitigate archaeological impact.

Submission to Planning Authority Notice

Council Planning Permit No.	DA2400016	Council notice date	27/02/2024	
TasWater details				
TasWater Reference No.	TWDA 2024/00245-STM	Date of response	08/07/2024	
TasWater Contact	Al Cole	Phone No.	0439605108	
Response issued to				
Council name	SOUTHERN MIDLANDS COUNCIL			
Contact details	mail@southernmidlands.tas.gov.au			
Development details				
Address	LOUISA ST, KEMPTON	Property ID (PID)	5463995	
Description of development	Multiple Dwellings x 16			
Schedule of drawings/documents				
	Prepared by	Drawing/document No.	Revision No.	Date of Issue
	Gandy and Roberts	Subdivision Plan	A	20/06/2024
	Gandy and Roberts	Water and Sewer Plan	A	19/12/2023
Conditions				
<p>Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p>				
CONNECTIONS, METERING & BACKFLOW				
<p>1. A suitably sized water supply with metered connections and sewerage system and connections to the consolidated lot 3 must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.</p> <p>Advice: TasWater will not require a sewer or water connection to be installed to the cemetery.</p>				
<p>2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.</p>				
<p>3. Prior to commencing construction of the subdivision/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.</p>				
ASSET CREATION & INFRASTRUCTURE WORKS				
<p>4. Prior to applying for Engineering Design Approval, the developer must physically locate all existing infrastructure to provide sufficient information for accurate design and physical works to be undertaken.</p>				
<p>5. Prior to the issue of Engineering Design Approval/a Certificate for Certifiable Work (Building and/or Plumbing) the Consolidation of the lots must have been completed and a new Sealed Plan issued.</p> <p>Reason for condition: new property connections can only be installed on the lot they are intended to serve.</p>				
<p>6. Plans submitted with the application for Engineering Design Approval must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains.</p>				
<p>7. Prior to applying for a Permit to Construct new infrastructure the developer must obtain from</p>				

TasWater Engineering Design Approval for new TasWater infrastructure. The application for Engineering Design Approval must include engineering design plans prepared by a suitably qualified person showing the hydraulic servicing requirements for water and sewerage to TasWater's satisfaction.

8. Prior to works commencing, a Permit to Construct must be applied for and issued by TasWater. All infrastructure works must be inspected by TasWater and be to TasWater's satisfaction.
9. Prior to undertaking any works related to water and sewerage, physical markers must be in place that clearly identify where water and/or sewer connections are to be made in accordance with any approved plan to TasWater's satisfaction.
10. In addition to any other conditions in this permit, all works must be constructed under the supervision of a suitably qualified person in accordance with TasWater's requirements.
11. Prior to the Certificate of Water and sewerage Compliance (Building and/or Plumbing) all additions, extensions, alterations or upgrades to TasWater's water and sewerage infrastructure required to service the development, are to be completed generally as shown on, and in accordance with, the plans listed in the schedule of drawings/documents, and are to be constructed at the expense of the developer to the satisfaction of TasWater, with live connections performed by TasWater.
12. After testing, to TasWater's requirements, of newly created works, the developer must apply to TasWater for connection of these works to existing TasWater infrastructure, at the developer's cost.
13. At practical completion of the water and sewerage works and prior to applying to TasWater for a Certificate of Water and Sewerage Compliance (Building and/or Plumbing), the developer must obtain a Certificate of Practical Completion from TasWater for the works that will be transferred to TasWater. To obtain a Certificate of Practical Completion:
 - a. Written confirmation from the supervising suitably qualified person certifying that the works have been constructed in accordance with the TasWater approved plans and specifications and that the appropriate level of workmanship has been achieved.
 - b. A request for a joint on-site inspection with TasWater's authorised representative must be made.
 - c. Security for the twelve (12) month defects liability period to the value of 10% of the works must be lodged with TasWater. This security must be in the form of a bank guarantee.
 - d. Work As Constructed drawings and documentation must be prepared by a suitably qualified person to TasWater's satisfaction and forwarded to TasWater.

Upon TasWater issuing a Certificate of Practical Completion, the newly constructed infrastructure is deemed to have transferred to TasWater.

14. After the Certificate of Practical Completion has been issued, a 12-month defects liability period applies to this infrastructure. During this period all defects must be rectified at the developer's cost and to the satisfaction of TasWater. A further 12-month defects liability period may be applied to defects after rectification. TasWater may, at its discretion, undertake rectification of any defects at the developer's cost. Upon completion, of the defects liability period the developer must request TasWater to issue a "Certificate of Final Acceptance". TasWater will release any security held for the defect's liability period.
15. The developer must take all precautions to protect existing TasWater infrastructure. Any damage caused to existing TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer's cost.
16. Ground levels over the TasWater assets and/or easements must not be altered without the written

approval of TasWater.

FINAL PLANS, EASEMENTS & ENDORSEMENTS

17. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater as evidence of compliance with these conditions when application for sealing is made.
Advice: Council will refer the Final Plan of Survey to TasWater requesting Consent to Register a Legal Document be issued directly to them on behalf of the applicant.
18. The Plan of Subdivision Council Endorsement Page for the new lot is to note, pursuant to Section 83 of the Local Government (Building and Miscellaneous Provisions) Act 1993, that TasWater cannot guarantee sanitary drains will be able to discharge via gravity into TasWater's sewerage system.
19. The Final Plan of Survey submitted for Consent to Register a Legal Document must clearly indicate to TasWater's satisfaction the 30m Sewer Pumping Station Odour Hazard zone for the Elizabeth St SPS Sewage Pumping Station (ID KEMSP01). Where a covenant is to be placed on the lot of the plan where the owner(s) of the lot are; not to construct, or allow to be constructed, any habitable room of a dwelling within the said 30m radius.

DEVELOPER CHARGES

20. Prior to TasWater issuing a Certificate(s) for Certifiable Work (Building) and/or (Plumbing), the applicant or landowner as the case may be, must pay a developer charge totalling \$15,110.20 to TasWater for water infrastructure for 8.6 additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.
21. Prior to TasWater issuing a Certificate(s) for Certifiable Work (Building) and/or (Plumbing), the applicant or landowner as the case may be, must pay a developer charge totalling \$18,887.75 to TasWater for sewerage infrastructure for 10.75 additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.
22. In the event Council approves a staging plan, prior to TasWater issuing a Certificate(s) for Certifiable Work (Building) and/or (Plumbing) for each stage, the developer must pay the developer charges commensurate with the number of Equivalent Tenements in each stage, as approved by Council.

DEVELOPMENT ASSESSMENT FEES

23. The applicant or landowner as the case may be, must pay a development assessment fee of \$403.51, and a Consent to Register a Legal Document fee of \$256.99 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater.

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

Advice

General

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

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

Developer Charges

For information on Developer Charges please visit the following webpage -

<https://www.taswater.com.au/building-and-development/developer-charges>

Water Submetering

As of July 1 2022, TasWater’s Sub-Metering Policy no longer permits TasWater sub-meters to be installed for new developments. Please ensure plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing) reflect this. For clarity, TasWater does not object to private sub-metering arrangements. Further information is available on our website (www.taswater.com.au) within our Sub-Metering Policy and Water Metering Guidelines.

Service Locations

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

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

Declaration

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

TasWater Contact Details

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

Louisa Brown

Sent: Tuesday, 23 July 2024 11:05 AM

To: SMC Mail <mail@southernmidlands.tas.gov.au>

Subject: Proposed Multi-Residential Development for Lot 2, Louisa Street, Kempton, property size 6070m2
Application: DA 2400016 12.0 Village Zone, Local Heritage Place

Dear Mr Kirkwood

As a Kempton local I'd like to put forward my disapproval for the planned development.

1. I have 2 primary aged children whom walk to and from school regularly. I feel with 16 more units likely 32 more vehicles using that section of road my children will be at a much higher rate of danger.

2. Our primary school has a weekly program in which students walk to a near by farm to complete the bush program. (An outdoor learning experience) there was a lot of work that went into bringing this program to life, I believe adding so many units and vehicles to that area will impact the safety assessment meaning our students will again suffer with learning opportunities.

3. Kempton is a family/ farming town adding 16 units limits family options. These units if they were to go ahead would be suited to singles or elderly not families due to their small size. Our school is already small and struggles for numbers adding units that are not suitable to families will not help this community issue.

4. The local water and sewage infrastructure is currently running outside of its own design capacity. There are other existing estates already being built that will cause more capacity issues. I'm unaware of any plans to update this infrastructure.

5. The noise pollution 16 more units would create is an unpleasant thought.

6. Negative impact on the local environment (no environmental plan available)

7. Our closest supermarket, drs surgery, dentist, is a 30 to 40 minute drive away. If these units were to house young adults or the elderly we have zero public transport options.

8. The midlands highway already has a high number of accidents yearly the most recent example at Bagdad where the highway was closed for a long period of time. Our roads need upgrading to account to our growing community. Ideally safer options to head south are needed, currently the only option is to pullout across a double lane highway with a speed limit of 110kms.

9. We currently don't have letter box services meaning 16 more residents would need to use our already run down post office service. Not having a letter box service means collecting mail is time consuming already without what would be the added pressure by 16 more units.

Given the points above I request this application be denied. I don't believe this application has the community's best interest at heart.

Kind regards

Louisa Brown

Sent: Tuesday, 23 July 2024 4:32 PM
To: SMC Mail <mail@southernmidlands.tas.gov.au>
Subject: Proposed multi-res development

Dear Mr Kirkwood, General Manager,

Re: Proposed Multi-Residential Development for Lot 2, Louisa Street, Kempton, property size 6070m2
Application: DA 2400016
12.0 Village Zone, Local Heritage Place

As a local resident of the historical village of Kempton, I have concerns over the proposed development application submitted for the property currently owned by Roman Catholic Trust Corporation. These concerns include the high number of dwellings (x16) proposed for a block of land of similar size that currently supports 6 residential homes. Community Housing will put a strain on the local community and any potential residents. Increased vehicles (97+ vehicle trips) on unmaintained roads will increase road safety issues. Minimal footpaths, gutters, unrepaired pot holes.

Kempton is primarily a family and farming community that prides itself on being a supportive community. Overloading the village in a short period of time will negatively impact all residents and infrastructure.

In regards to: 12.4.1 Residential Density and servicing for multiple dwellings -
A1 (a) Does not comply. Site area per dwelling is 315m2

(b) Does not comply, site is not currently connected to reticulated sewer and stormwater networks and water supply.

The local water and sewage infrastructure is currently running outside of its own design capacities while other existing estates are already being built and need to be considered for putting additional strain on the infrastructure.

What is being done to mitigate a complete breakdown of services to the whole Kempton area?

Negative impact on the local environment (No environmental impact report available), shared amenities/infrastructure e.g. parking, roads, sewerage, drainage, water, traffic flow, noise pollution (reversing garbage trucks). Lack of employment opportunities, limited public transport, No shops, No medical facilities, No dental facilities, 30km drive to the closest supermarket.

I request this application be denied on the grounds that the multi-dwelling community housing proposal will have a negative impact on the area and residents.

Yours sincerely,



Post: PO Box 21, Oatlands Tas 7120
Email: mail@southernmidlands.tas.gov.au
Fax: 03 6254 5014

21 July 2024

Dear Mr Kirkwood, General Manager,

Re: Proposed Multi-Residential Development for Lot 2, Louisa Street, Kempton, property size 6070m2
Application: DA 2400016
12.0 Village Zone, Local Heritage Place

As a local resident of the historical village of Kempton and owner of a property that backs onto the proposed site. I have concerns over the proposed development application submitted by the owner, the Roman Catholic Trust Corporation. These concerns include the high number of dwellings (x16) proposed for a block of land of similar size that currently supports 6 residential homes. The proposed buildings will be approximately 315m2 or less, per dwelling. This will make them the smallest blocks in the whole precinct. This is not in keeping with the current density of Kempton.

Community Housing will put a strain on the local community and any potential residents. Increased vehicles (97+ vehicle trips) on unmaintained roads will increase road safety issues. Particular concern is for the local primary school students. There are minimal footpaths, gutters and unrepaired pot holes.

The biggest concern my family have is the permanent impact on our property from flooding. Lot 2 Louisa Street already has a natural pond that forms every time we have significant rainfall. The water that is not naturally absorbed into the ground, then gravitates towards the Rivulet by streaming across the corner of our property. Currently we need to allow for water crossing and pooling on the western corner of our land and the paddock beside us has a natural pool that forms. If water is diverted from Lot 2 directly to the Rivulet, the concern for us is higher risk of flooding to our property to an even higher level than what currently exists. When the Rivulet is over filled with water then it floods towards our property and the neighbouring properties. This will be significantly detrimental for private use of our land.

As I am writing this submission, I have not been contacted by the owner or developer of the community housing, to discuss our connected fence or what is being done to mitigate increased flooding on our property after the establishment has been built.

It is very disappointing that the Kempton community has not had any engagement from the Southern Midlands Council regarding this proposed development and is requesting council to conduct community consultation in line with their policy.

https://www.southernmidlands.tas.gov.au/assets/southernmidlands_Community_Consultation_Policy.pdf

Kempton is primarily a family and farming community that prides itself on being a supportive community. Overloading the village in a short period of time will negatively impact all residents and infrastructure. The local water and sewage infrastructure is currently running outside of its own design capacities while other existing estates are already being built and need to be considered for putting additional strain on the infrastructure. What is being done to mitigate a complete breakdown of services to the whole Kempton area?

There is no 30m clearance zone around the private sewerage pump station on the planned development as is a requirement of TasWater. The Sewerage Pumping Station will be set up between 2 houses and beside the neighbouring fence. Sewerage pumps need to be vented by a Sewer Vent Shaft which is a structure designed to limit pressure fluctuations in the sewerage system and/or to allow Air to Enter and Escape from the system. What is in place to ensure all residents are not going to be impacted by Air Pollution from the venting gases?

Environmental impacts associated with sewage pumping stations typically fall into three categories:

1. Spills of raw sewage to the environment; 2. Odour; and 3. Noise.

(Operation Guidelines for sewage pumping stations in Tasmania are created to minimise risk to the environment and human health).

Kempton stands as a testament to colonial heritage, its roots tracing back to the early 1800s. Embraced by undulating hills and expansive plains of the Southern Midlands, this Village Zoned suburb exudes a captivating sense of community, adorned with a diverse collection of charming historic estates. This new development is not keeping in line with the characteristics of the village.

What consideration is in place for existing Home Owners, surrounding the proposed Community Housing that will potentially cause a property value drop of 20% or more. Current residents have worked extremely hard to pay for their properties and should not be financially burdened by this drop in value of their properties.

“Social housing has 'dramatic' effect on house prices: analysis”. Domain Media.

Homes next door to public housing can cost significantly less than other local properties, new national research shows.

On streets where 18 per cent of properties are public housing, properties are valued 20 per cent below the average rate of other streets with a lower proportion, an analysis of data from property valuation website ripehouse.com.au.

“In general, the more concentrated the housing commission complex the bigger the potential impact on surrounding property,”

Rubbish collection is planned to be collected from the Community Houses front door, inside the development and not just on the street like every other resident of Kempton. The development address is in Louisa Street and rubbish collection should be from that street and not requiring the Garbage truck to do tight turns inside a small area, resulting in excessive noise inside the estate, which will negatively impact all surrounding residents in the early hours.

Negative impact on the local environment is a concern, (No environmental impact report is available) this includes, shared amenities/infrastructure e.g. parking, roads, sewerage, drainage, water, traffic flow and noise pollution.

There will be negative impact on any Community House residents due to Kempton’s lack of employment opportunities, lack of public transport, No shops, No medical facilities, No dental facilities and 30km drive to the closest supermarket.

I request this application be denied on the grounds that the multi-dwelling community housing proposal will have a negative impact on the area, existing residents and poses a significant flood risk to my property. There is also extreme concern over any failing of the development’s Sewerage Pumping Station.

Yours sincerely,

30 JUL 2024

FORM 1 – PETITIONS

Council to Deny 'Development Application DA2400016' Sixteen Small Dwellings of one to two bedrooms at Lot 2, Louisa St, Kempton.

Received _____
File No: _____
Doc Id: _____

To the Mayor and Councillors of the Southern Midlands Council, PO Box 21 Oatlands TAS 7120,

We the electors of the Southern Midlands Council Municipality area, petition the Councillors in accordance with the Local Government Act 1993 to: **Deny the Development Application DA2400016 on the grounds:**

1. The local water and sewage infrastructure is currently running outside of its own design capacities.
2. There is no environmental impact report available to ascertain water damage and pollution to surrounding properties. eg No 30m clearance around proposed private sewerage pump station.
3. Kempton is not the best location for Community Housing due to lack of services/infrastructure.
4. No Medical/Dental facilities, Shops, Limited public transport, 30km drive to closest supermarket.
5. Increased traffic on unmaintained roads with limited footpaths or gutters.
6. Lack of local employment.
7. The Village does not benefit from a high number of small houses that will not contribute to paying Rates to assist in maintaining diminishing infrastructure.
8. No guarantee of repairs or upgrades to local infrastructure.

Name of Elector	Address	Signature
¹ David HARVEY	27 Sophia St Kempton	
² Carol Woolley	36 Louisa St	
³ MARK WOOLLEY MARK WOOLLEY	" "	
⁴ ASA SCHOLLER	129 MAIN STREET	
⁵ TEREI ATTEWILL	129 Main St	
⁶ Oliver Risley	41 main st kempton	

Declaration

We, the proposers of the petition, being electors of the Southern Midlands Council Municipal area, declare:

- There are 13 Signatories to the petition;
- To the knowledge of the proposers, the signatories are electors of the municipal area;
- The petition was signed between 25/7/24 (Commencement date) and 30/7/24 (Completion date).
- The petition is proposed by-

1. Tania Harvey, 27 Sophia St, Kempton

(Name of Proposer) (Address) (Signature)

2. _____

(Name of Proposer) (Address) (Signature)

3. _____

(Name of Proposer) (Address) (Signature)

To the Mayor and Councillors of the Southern Midlands Council,

We the electors of the Southern Midlands Council Municipality area, petition the Councillors in accordance with the Local Government Act 1993 to: **Deny the Development Application DA2400016 on the grounds:**

1. The local water and sewage infrastructure is currently running outside of its own design capacities.
2. There is no environmental impact report available to ascertain water damage and pollution to surrounding properties. eg No 30m clearance around proposed private sewerage pump station.
3. Kempton is not the best location for Community Housing due to lack of services/infrastructure.
4. No Medical/Dental facilities, Shops, Limited public transport, 30km drive to closest supermarket.
5. Increased traffic on unmaintained roads with limited footpaths or gutters.
6. Lack of local employment.
7. The Village does not benefit from a high number of small houses that will not contribute to paying Rates to assist in maintaining diminishing infrastructure.
8. No guarantee of repairs or upgrades to local infrastructure.

Name of Elector	Address	Signature
7 Cassandra Grace	5 ERSKINE STREET	<i>Cassandra</i>
8 Leanne Clark	135 main st Kipton	<i>Leanne</i>
9 Steve Wilson	87 wilderness lane	<i>Steve</i>
10 Philip Wilson	47 main rd Kipton	<i>Philip</i>
11 Patricia Hawkins	101 Main Street Kempton	<i>Patricia</i>
12 Alicia Tathell	101 Main rd Kempton	<i>Alicia</i>
13 Tania Harvey	27 Sophia St, Kempton	<i>Tania</i>
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14 August 2024

Louisa Brown
Southern Midlands Council
PO Box 21 Oatlands,
TAS 7120

Dear Louisa,

Re: DA2400016 Lot 2 Louisa Street, Kempton

Thank you for the opportunity to address the matters (relevant to the Planning Assessment) raised in the Representations received for DA2400016 Lot 2 Louisa Street.

Concerns that 32 more vehicles using the road will increase the danger on the roads for children in the community.

The traffic generation is likely to be 96 vehicles per day, with a peak of 10 vehicles per hour. The traffic generation can be absorbed in the road network safely and efficiently. The peak generation represents an increase of an average of 1 vehicle every 6 minutes. It is unclear how this will have an impact on a specific road user group of children. In general terms the traffic generation is relatively low and the road network is clearly established with separation for vehicles and pedestrians. The proposed development is not considered to be a road safety risk for children.

*Response provided by Keith Midson
Traffic Engineer
Midson Traffic Pty Ltd*

Kempton is a family/ farming town adding 16 units limits housing options for families. These proposed units are suited to singles or elderly not families due to their small size, this will not help this community issue of housing.

This development is specifically designed for residents aged 55 and over. By providing suitable and affordable housing options for our elderly population, we can ensure they continue to live within their community comfortably and independently.

Kempton currently has no social housing options, which has left some residents in need of appropriate housing solutions. The nearby town of Oatlands, which also has an unmet demand for social housing, highlights the growing need for such developments in the region.

This development aims to support the transition of elderly residents from larger homes into smaller, more manageable dwellings. This transition helps to free up larger homes in the area, making them available for families and thus indirectly addressing the need for family housing.

The introduction of social housing for older residents not only meets a critical need but also enhances the overall housing market by creating opportunities for families to move into larger homes.

The local water and sewage infrastructure is currently running outside of its own design capacity. I'm unaware of any plans to update this infrastructure.

The expected servicing requirements for the development were provided to Taswater for assessment prior to submitting documentation for the Development Application. With regard to the water supply Taswater advised that their "modelling indicates there is sufficient capacity in the existing network at the Catholic cemetery in Louisa Street (pipe A424896) to supply this proposed development without impacting adversely on the existing infrastructure or customers." With regard to sewer capacity Taswater advised that their "modelling indicates there is sufficient capacity in the existing sewerage network to service the proposed development."

*Response provided by Simon Palmer
BE DipPM MIEAust
Senior Civil Engineer
Gandy and Roberts Consulting Engineers*

The noise pollution 16 more units would create is an unpleasant thought.

The proposed development is designed with modern construction techniques and insulation which minimise potential noise impact. Additionally, the intended occupants are individuals aged 55 and over, who typically contribute to a quieter, more peaceful environment.

Negative impact on the local environment (no environmental plan available).

The site is Zoned Village and has a Local Heritage Place overlay. There is no environmental focused planning controls in place for the site such as Landscape Conservation Zone, Environmental Management Zone, Natural Assets Code, Coastal Erosion Code, Coastal Inundation Code etc. Therefore, there are no environmental constraints that limit the density, location or form of development. Prior to lodgement of Building Approval application a soil & water management plan will be developed to control erosion and sediment on the development site.

Our closest supermarket, drs surgery, dentist, is a 30 to 40 minute drive away. If these units were to house young adults or the elderly we have zero public transport options.

The intended occupants for these units would be from within the existing town and close by towns and would be familiar with the area and its limitations. Additionally, many older residents prefer to remain in familiar surroundings, close to friends and family, even if services require a drive.

The high number of dwellings (x16) proposed for a block of land of similar size that currently supports 6 residential homes. In regards to: 12.4.1 Residential Density and servicing for multiple dwellings - A1 (a) Does not comply. Site area per dwelling is 315m2 and (b) Does not comply, site is not currently connected to reticulated sewer and stormwater networks and water supply.

The development has been designed with connections to reticulated sewerage, stormwater, and full water supply services. We have provided the expected servicing requirements to Taswater for assessment prior to submitting our Development Application. Taswater's modeling indicates that there is sufficient capacity in the existing water supply network in Louisa Street (pipe A424896) to service the proposed development without adversely impacting existing infrastructure or customers. Similarly, Taswater has confirmed that

their modeling indicates sufficient capacity in the existing sewerage network to accommodate the proposed development. Therefore meeting performance criteria P1.1(a)

This proposal not only adheres to the required servicing standards but also addresses a specific accommodation need for our population. Social housing is a vital component of a healthy community. It ensures that all residents, regardless of their circumstances, have access to safe and affordable housing. This development represents an important step toward addressing the current gap in social housing options in Kempton. By providing suitable housing options, the development offers significant social and community benefits therefore meeting performance criteria P1.1(c)

Community Housing will put a strain on the local community, infrastructure and any potential residents.

The proposed development has been designed with consideration of local infrastructure capacity and community needs. Prior assessments conducted with Taswater indicate that the existing water supply and sewerage systems can adequately support this development without adverse impacts on current residents or services.

The development is intended for individuals over 55, who typically have different needs and lifestyle patterns compared to younger populations. This demographic is less likely to contribute to high traffic volumes or increased demand for local services. Rather than strain the community, this development aims to enhance local support systems by providing affordable housing for seniors. This allows older residents to remain within the community, fostering social connections and reducing the need for more significant housing transitions.

Minimal footpaths, gutters, unrepaired pot holes.

While we cannot address all local infrastructure issues, we are committed to ensuring that the development itself meets all necessary requirements and standards. This development has the potential to bring additional residents who can contribute to the local economy and support community initiatives, which may further encourage local authorities to prioritise infrastructure improvements.

The biggest concern is the permanent impact on our property from flooding. Lot 2 Louisa Street already has a natural pond that forms every time we have significant rainfall. The water that is not naturally absorbed into the ground, then gravitates towards the Rivulet by streaming across the corner of our property. If water is diverted from Lot 2 directly to the Rivulet, the concern for us is higher risk of flooding to our property to an even higher level than what currently exists. When the Rivulet is over filled with water then it floods towards our property and the neighbouring properties.

Gandy and Roberts have prepared a Stormwater Management and Inundation Analysis for the development. The analysis has shown that the proposed development results in a very minor redistribution of the flood path near the driveway to 12 Elizabeth Street but no net increase in flood depth is predicated within 12 Elizabeth Street nor other properties. The Green Ponds Rivulet catchment is a 1,310 Ha catchment with the proposed development increasing the catchment impervious area by only 4,500 m². This increase in impervious area is negligible in terms of catchment dynamics and this is borne out by the analysis undertaken. The Inundation Analysis has shown that there will not be an increase in flood extents. The full report should be read for further detail.

*Response provided by Simon Palmer
BE DipPM MIEAust
Senior Civil Engineer*

Gandy and Roberts Consulting Engineers

As I am writing this submission, I have not been contacted by the owner or developer of the community housing, to discuss our connected fence.

Centacare Evolve Housing are happy to discuss connected fencing with all surrounding property owners and will be in touch in due course.

There is no 30m clearance zone around the private sewerage pump station on the planned development as is a requirement of TasWater. The Sewerage Pumping Station will be set up between 2 houses and beside the neighbouring fence. Sewerage pumps need to be vented by a Sewer Vent Shaft which is a structure designed to limit pressure fluctuations in the sewerage system and/or to allow Air to Enter and Escape from the system. What is in place to ensure all residents are not going to be impacted by Air Pollution from the venting gases?

The sewage pump station will be designed in accordance with AS 3500.2:2021; accordingly a vent will be provided and will be approximately 4 m high. In addition each unit has a vent at the upstream end of the sanitary plumbing; this is normal for all dwellings. The individual vents assist in regulating air pressure within the overall drainage system preventing gases becoming trapped. Odour from sewage pump stations is caused by sewage sitting for too long in the system and turning septic. WSA 04-2022-3.1 WSA Sewerage Pumping Station Code of Australia 3.1 stipulates that measures to mitigate septicity arising from excessive detention time shall be employed where the calculated detention time is more than 2 hours. Accordingly, the time that sewage is detained in the wet-well and pressure main will be limited to a maximum of 2 hours thereby mitigating odour issues.

There is no code requirement for single source sewage pump stations to be provided with buffer zones. As indicated, odour will be managed by limiting sewage detention time and noise generation will be managed by locating pumps within the wet well underground. By managing these issues a buffer zone to the proposed dwellings is not required. Locating private single source sewage pump stations in close proximity to dwellings is common practice based on these established management methodologies.

*Response provided by Simon Palmer
BE DipPM MIEAust
Senior Civil Engineer
Gandy and Roberts Consulting Engineers*

This new development is not keeping in line with the characteristics of the village.

The design of the development has been based on advice from the council's Heritage Advisor and in reference to the Design Guidelines for Georgian buildings in the main streets of Kempton and Oatlands. This ensures that the new development aligns with the architectural heritage of the area while providing modern amenities.

This development is intended to address a specific accommodation need within the community—providing suitable housing for residents over 55. While it may differ in scale from existing residential structures, it is aimed at enhancing the community by enabling seniors to live independently within the village.

Kind regards

Bianca Pople

Department of Premier and Cabinet
State Planning Office

Executive Building 15 Murray Street HOBART TAS 7000 Australia
GPO Box 123 HOBART TAS 7001 Australia
Ph: 1300 703 977
Email: stateplanning@dpac.tas.gov.au
Web: www.planningreform.tas.gov.au



22 July 2024

Councillor Edwin Batt
Mayor
Southern Midlands Council
PO Box 21
OATLANDS TAS 7120

By Email: mail@southernmidlands.tas.gov.au

Dear Mayor

Draft Amendment 05-2024 of the State Planning Provisions and draft Land Use Planning and Approvals Amendment Regulations 2024

It is important to keep the State Planning Provisions (SPPs) under regular review to ensure that they remain relevant and suitable to deliver the intended planning outcomes.

A comprehensive review of the SPPs commenced in 2022 as part of the five-yearly statutory review of the SPPs. The SPPs review scoping consultation undertaken in 2022 identified issues and grouped them into Action Group projects for further investigation or to progress as amendments to the SPPs.

Issues raised from the SPPs Review scoping process and recent workshops with council planners has identified an opportunity to provide greater consistency and certainty in the current planning requirements for use and development of agricultural worker accommodation on farms in the Agriculture Zone. There is also an opportunity to extend the requirements to the Rural Zone. This aligns with the Government's *2030 Strong Plan for Tasmania's Future – First 100 Days* following the March 2024 State election. The 2030 Strong Plan aims to support the agriculture industry and prioritise addressing any restrictions on developing housing on farms to accommodate their workforce, specifically:

“Address restrictions that apply to the development of housing on agricultural land, including an option for more than one dwelling on a single title (either temporary or permanent). This will make it possible for short term, modular or transportable housing solutions to be used on farms as agricultural workforce accommodation.”

Draft amendment 05-2024 of the SPPs is intended to improve the requirements in the Rural Zone and Agriculture Zone for the assessment of agricultural worker accommodation.

In accordance with section 30C of the *Land Use Planning and Approvals Act 1993* (the LUPA Act), the Minister for Housing and Planning, the Hon Felix Ellis MP, has prepared Terms of Reference for the preparation of draft amendment 05-2024 of the SPPs. The Minister has also prepared draft amendment 05-2024 of the SPPs, that is in accordance with the Terms of Reference, and an accompanying explanatory document and fact sheet.

In accordance with section 30D(2) of the LUPA Act, the State Planning Office, on behalf of the Minister, is seeking your comment on draft amendment 05-2024 of the SPPs. In accordance with section 30D(3) of the LUPA Act, I also seek your opinion on whether the amendment should become an interim SPPs amendment in accordance with section 30NB of the LUPA Act to enable these changes to come into effect earlier.

Section 30NB(4) of the LUPA Act enables an interim SPPs amendment to be made for certain circumstances, and additional circumstances may be prescribed in the *Land Use Planning and Approvals Regulations 2014* (the LUPA Regulations). There is currently only one prescribed circumstance in the LUPA Regulations for rollout of the State's Container Refund Scheme. It is proposed to make amendments to the LUPA Regulations to enable an interim SPPs amendment to be made where it relates to the use and development of accommodation of agricultural workers in the Rural Zone or Agriculture Zone of the SPPs.

The following documents are available for viewing on the Planning in Tasmania website (www.planningreform.tas.gov.au):

- Terms of Reference for draft amendment 05-2024 of the SPPs;
- Draft amendment 05-2024 of the SPPs;
- Explanatory document for draft amendment 05-2024 of the SPPs;
- Fact sheet about draft amendment 05-2024 of the SPPs; and
- *Land Use Planning and Approvals Amendment Regulations 2024* – Consultation Draft.

Written submissions can be provided to the State Planning Office by close of business on **Tuesday 27 August 2024**:

By post:

State Planning Office
Department of Premier and Cabinet
GPO Box 123
Hobart TAS 7001

By email: yoursay.planning@dpac.tas.gov.au

Please note that all submissions will be treated as public information and will be published on the Planning in Tasmania website.

If you have any questions or would like a briefing, please contact the State Planning Office on 1300 703 977 or stateplanning@dpac.tas.gov.au

Yours sincerely



Brian Risby
Director

CC: General Manager, Mr Tim Kirkwood

Draft Amendment 05-2024 of the State Planning Provisions

Agricultural worker accommodation

1. In Table 3.1 Planning Terms and Definitions, after the row for 'agricultural use', insert a new term and definition for 'agricultural workers accommodation' as follows:

agricultural worker accommodation	means accommodation, whether self-contained or not, located in a Rural Zone or Agriculture Zone for workers employed in agricultural uses.
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2. Table 3.1 Planning Terms and Definitions, in the row for 'sensitive use', amend the definition by inserting the text shown underlined as follows:

sensitive use	means a residential use, <u>excluding agricultural worker accommodation</u> , or a use involving the presence of people for extended periods except in the course of their employment such as a caravan park, childcare centre, dwelling, hospital or school.
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3. In Table 6.2 Use Classes, in the row for 'Residential', amend the definition by inserting the text shown underlined as follows:

Residential	use of land for self-contained or shared accommodation. Examples include a secondary residence, boarding house, communal residence, <u>agricultural worker accommodation</u> , home-based business, home-based child care, residential care facility, residential college, respite centre, assisted housing, retirement village and single or multiple dwellings.
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4. In the Rural Zone, in clause 20.2 Use Table, delete the Permitted Residential Use Class qualification and replace with the following:

Residential	If for: (a) a home-based business in an existing dwelling; (b) agricultural worker accommodation; or (c) alterations or extensions to an existing dwelling.
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5. In the Rural Zone, in clause 20.3 Use Standards, insert a new use standard for agricultural worker accommodation as follows:

20.3.2 Agricultural worker accommodation

Objective:	To provide for agricultural worker accommodation to support agricultural use.	
Acceptable Solutions	Performance Criteria	
<p>A1</p> <p>Agricultural worker accommodation must:</p> <p>(a) be used to accommodate not more than 20 workers;</p> <p>(b) accommodate workers that are employed in an agricultural use on the site or on an adjoining site in the same ownership;</p> <p>(c) be located on the same lot as:</p> <p style="margin-left: 20px;">(i) an existing dwelling and share with the existing dwelling the vehicular access and electricity connections; or</p> <p style="margin-left: 20px;">(ii) an existing building or facility, where the workers are employed, and share with the existing building or facility the vehicular access; and</p> <p>(d) be located on a lot with an area of not less than 40ha, or be part of agricultural business that operates over adjoining lots with a total area of not less than 40ha.</p>	<p>P1</p> <p>Agricultural worker accommodation must be required as part of an agricultural use either on the site or in the vicinity of the site, having regard to:</p> <p>(a) the scale of the agricultural use being serviced;</p> <p>(b) the complexity of the agricultural use being serviced;</p> <p>(c) the operational requirements of the agricultural use being serviced;</p> <p>(d) the need for employees to be accommodated on the proposed site to attend to the agricultural use on the site or in the vicinity of the site; and</p> <p>(e) proximity of the site to the agricultural use being serviced.</p>	

6. In the Rural Zone, in clause 20.4.3 A1, insert the text shown underlined as follows:

<p>A1</p> <p>New dwellings, <u>excluding agricultural worker accommodation</u>, must be located on lots that have frontage with access to a road maintained by a road authority.</p> <p><u>Agricultural worker accommodation that meets the requirements in clause 20.3.2 A1 must use the existing legal access to the lot if there is no frontage with access to a road maintained by a road authority.</u></p>	<p>P1</p> <p>New dwellings must have legal access, by right of carriageway, to a road maintained by a road authority that is appropriate, having regard to:</p> <p>(a) the number of users of the access;</p> <p>(b) the length of the access;</p> <p>(c) the suitability of the access for use by the occupants of the dwelling;</p> <p>(d) the suitability of the access for emergency services vehicles;</p> <p>(e) the topography of the site;</p> <p>(f) the construction and maintenance of the access;</p> <p>(g) the construction, maintenance and usage of the road; and</p> <p>(h) any advice from a road authority.</p>
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7. In the Rural Zone, in clause 20.5.1 P1(b) amend the leading sentence to insert the text show underlined as follows:

- (b) be for the excision of an existing dwelling, excluding agricultural worker accommodation, or Visitor Accommodation that satisfies all of the following:

8. In the Agriculture Zone, in clause 21.2 Use Table, delete the Permitted Residential Use Class qualification and replace with the following:

Residential	If for: (a) a home-based business in an existing dwelling; (b) agricultural worker accommodation; or (c) alterations or extensions to an existing dwelling.
-------------	--

9. In the Agriculture Zone, in clause 21.3 Use Standards, insert a new use standard for agricultural worker accommodation as follows:

21.3.2 Agricultural worker accommodation

Objective:	To provide for agricultural worker accommodation to support agricultural use.	
Acceptable Solutions	Performance Criteria	
<p>A1</p> <p>Agricultural worker accommodation must:</p> <p>(a) be used to accommodate not more than 20 workers;</p> <p>(b) accommodate workers that are employed in an agricultural use on the site or on an adjoining site in the same ownership;</p> <p>(c) be located on the same lot as:</p> <p style="margin-left: 20px;">(i) an existing dwelling and share with the existing dwelling the vehicular access and electricity connections; or</p> <p style="margin-left: 20px;">(ii) an existing building or facility, where the workers are employed, and share with the existing building or facility the vehicular access; and</p> <p>(d) be located on a lot with an area of not less than 40ha, or be part of agricultural business that operates over adjoining lots with a total area of not less than 40ha.</p>	<p>P1</p> <p>Agricultural worker accommodation must be required as part of an agricultural use either on the site or in the vicinity of the site, having regard to:</p> <p>(a) the scale of the agricultural use being serviced;</p> <p>(b) the complexity of the agricultural use being serviced;</p> <p>(c) the operational requirements of the agricultural use being serviced;</p> <p>(d) the need for employees to be accommodated on the proposed site to attend to the agricultural use on the site or in the vicinity of the site; and</p> <p>(e) proximity of the site to the agricultural use being serviced.</p>	

10. In the Agriculture Zone, in clause 21.4.3 A1, insert the text shown underlined as follows:

<p>A1</p> <p>New dwellings, <u>excluding agricultural worker accommodation</u>, must be located on lots that have frontage with access to a road maintained by a road authority.</p> <p><u>Agricultural worker accommodation that meets the requirements in clause 21.3.2 A1 must use the existing legal access to the lot if there is no frontage with access to a road maintained by a road authority.</u></p>	<p>P1</p> <p>New dwellings must have legal access, by right of carriageway, to a road maintained by a road authority that is appropriate, having regard to:</p> <ul style="list-style-type: none"> (a) the number of users of the access; (b) the length of the access; (c) the suitability of the access for use by the occupants of the dwelling; (d) the suitability of the access for emergency services vehicles; (e) the topography of the site; (f) the construction and maintenance of the access; (g) the construction, maintenance and usage of the road; and (h) any advice from a road authority.
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11. In the Agriculture Zone, in clause 21.5.1 P1(c) amend the leading sentence to insert the text shown underlined as follows:

- (c) be for the excision of a use or development, excluding agricultural worker accommodation, existing at the effective date that satisfies all of the following:

12. In the Parking and Sustainable Transport Code, in Table C2.1 Parking Space Requirements, in the Row for the 'Residential' use class, insert a new sub-row before the sub-row for use 'Other Residential use in the General Residential Zone' as follows:

Residential	Agricultural worker's accommodation in the Rural Zone or Agriculture Zone	No requirement	No requirement
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Tasmanian Planning Scheme Fact sheet



State Planning Provisions

Amendment 05/2024 – Agricultural Worker Accommodation

What is agricultural worker accommodation?

Agricultural worker accommodation is for workers employed in agricultural uses, such as fruit picking and packing, dairies, or sheep shearing. The accommodation can be for seasonal or permanent workers, and may be in self-contained units or part of a shared facility. It must be on land zoned Rural or Agriculture in the Tasmanian Planning Scheme.

Can accommodation for agricultural workers be located in other zones?

Yes. Workers often stay in villages and towns near the farms where they work. They may also stay in visitor accommodation like motels, backpacker hostels, or caravan parks. The proposed changes do not impact this.

What are the proposed changes?

The proposed changes improve the current planning requirements for agricultural worker accommodation meaning that agricultural businesses will have the flexibility, when needed, to accommodate their labour force on site.

The changes include:

- Adding a definition for 'agricultural worker accommodation'
- Clarifying how the use is categorised in the planning scheme
- Creating a Permitted approval pathway for modest-scale agricultural worker accommodation
- Simplifying the assessment standards, like setbacks, vehicular access and parking for approval of agricultural worker accommodation
- Consistent requirements in both the Rural Zone and Agriculture Zone.

Why is the reason for the proposed changes?

The agricultural industry is a major employer and amongst the largest contributors to Tasmania's economy. The Tasmanian Government has a goal of increasing the value of the agricultural sector to \$10 billion by 2050. Current housing shortages are making it difficult to accommodate the agricultural labour force and it is important to improve the options available.

Will the proposed changes make it harder to build agricultural worker accommodation?

No. The proposed changes will make it easier by clarifying the requirements that apply and providing certainty for agricultural businesses seeking planning approval. The proposed Permitted approval pathway guarantees planning approval for agricultural worker accommodation provided it meets any other relevant code requirements in the planning scheme. This means any requirements on heritage, natural values or natural hazards.

How do the proposed changes differ to the current requirements?

The Agriculture Zone already includes Discretionary¹ approval of residential development required as part of an agricultural use. This could include farmhouses, farm managers residences, or agricultural worker accommodation. The Rural Zone currently limits residential development to a single dwelling per title which limits the approval of agricultural worker accommodation.

The proposed changes introduce specific requirements for the assessment of agricultural worker accommodation in both the Rural Zone and Agriculture Zone, including a Permitted² approval pathway for modest-scale accommodation.

Current requirements for Residential or Visitor Accommodation approvals in other zones are not affected as the proposed changes only apply to the Rural Zone and Agriculture Zone.

What are the proposed Permitted and Discretionary approval pathways?

A Permitted² approval pathway guarantees receiving a planning permit when all relevant Acceptable Solutions are met. Under the proposed changes, a planning application will be approved if:

- it accommodates up to 20 workers;
- the workers are employed on the site or an adjoining site in the same ownership;
- the accommodation is located on the same lot as either an existing dwelling or an existing building or facility where the workers are employed;
- the accommodation shares the vehicular access and electricity connections with the dwelling, or shares the vehicular access with the existing building or facility;

¹ The council can make a decision to approve or refuse to issue a planning permit for a Discretionary use or development based on an assessment against the planning requirements. Discretionary applications are subject to public comment and appeals on the council decision can be lodged by a third-party.

² A planning permit is required for a Permitted use or development. The council must issue a planning permit for a Permitted application which may be subject to conditions.

- the accommodation is on a lot, or is part of a farm, that is 40 hectares or larger;
- any other relevant Acceptable Solutions are met in the zone (such as building height and setbacks), and
- any matters in the relevant codes (e.g. heritage, natural values, or natural hazards).

Applications that do not meet the Permitted requirements will be assessed through the Discretionary¹ approval pathway.

The council may ask for a business plan for the agricultural use to show that the accommodation is needed. This is to make sure that our valuable agricultural land is kept available for agricultural uses to meet the [State Policy on the Protection of Agricultural Land 2009](#).

What types of agricultural worker accommodation can be built?

The proposed changes do not control the type of accommodation that can be built. The operator can choose the accommodation type that best suits their needs and budget, whether permanent or temporary buildings and modular, or transportable housing options.

Can I build accommodation for more than 20 workers, or on farms smaller than 40 hectares?

Yes. This will be considered by the council through the Discretionary approval pathway. The council may ask for a business plan to show that it is needed as part of an agricultural use.

Can I build accommodation for workers employed on other farms?

Yes. Accommodation can be approved for workers employed on other farms. The Permitted approval pathway provides flexibility so that workers can be employed on other farms provided they are also employed on the farm on which they are accommodated. Accommodation for workers not employed on that site will be considered under the Discretionary approval pathway.

Can agricultural workers be accommodated in towns?

Yes, the proposed changes do not affect this. There are a variety of housing options that can be approved in residential zones or mixed use and business zones in towns.

Why aren't changes proposed for other workers in remote locations?

Other projects are considering the housing needs of other remote workers, such as those employed in mines and renewable energy projects on the West Coast. These industries have more complex issues to consider.

Can agricultural worker accommodation be used as visitor accommodation?

Yes. An application could be made at any time for approval of the use of agricultural worker accommodation as visitor accommodation (e.g. farm stays) when not being used for workers. Any visitor accommodation would need to be assessed against the relevant requirements in the planning scheme.

Why is the Government seeking to bring SPPs amendment 05-2024 into effect sooner?

The Government wants to implement improvements as a priority through an 'interim' SPPs amendment. An interim SPPs amendment allows changes to be brought into effect earlier. The process for an SPPs amendment to become an interim SPPs amendment is shown in a flowchart below. This process has recently been used to bring the planning requirements for Tasmania's Container Refund Scheme into effect earlier.

Are there other building and plumbing requirements for agricultural worker accommodation?

Building and plumbing requirements are separate, and in addition, to the planning requirements.

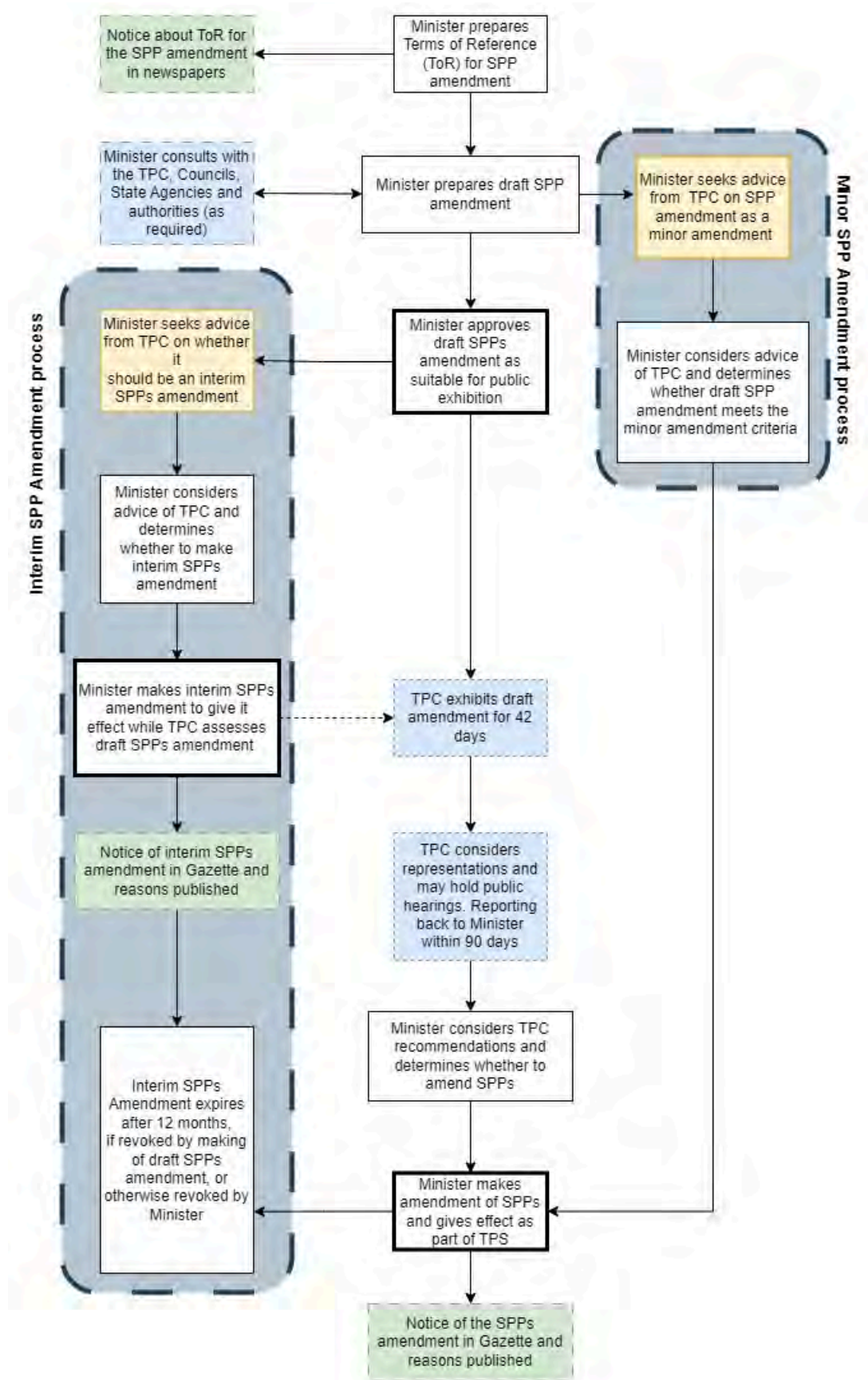
You should check with your council whether a building or plumbing permit is needed.

General enquiries about the Government's planning reform agenda and the Tasmanian Planning Scheme should be directed to:

State Planning Office, Department of Premier and Cabinet
GPO Box 123
HOBART TAS 7001
Phone: 1300 703 977
Email: stateplaning@dpac.tas.gov.au

Date: June 2024

Flow chart - Amendment process for State Planning Provisions (SPPs) under *Land Use Planning and Approvals Act 1993 (LUPA Act)*





Southern Tasmanian Councils Authority

Southern Tasmanian Regional Land Use Strategy (STRLUS) review and update

Working group meeting #7, 8 August 24

What is a Regional Land Use Strategy?

A regional land use strategy helps to:

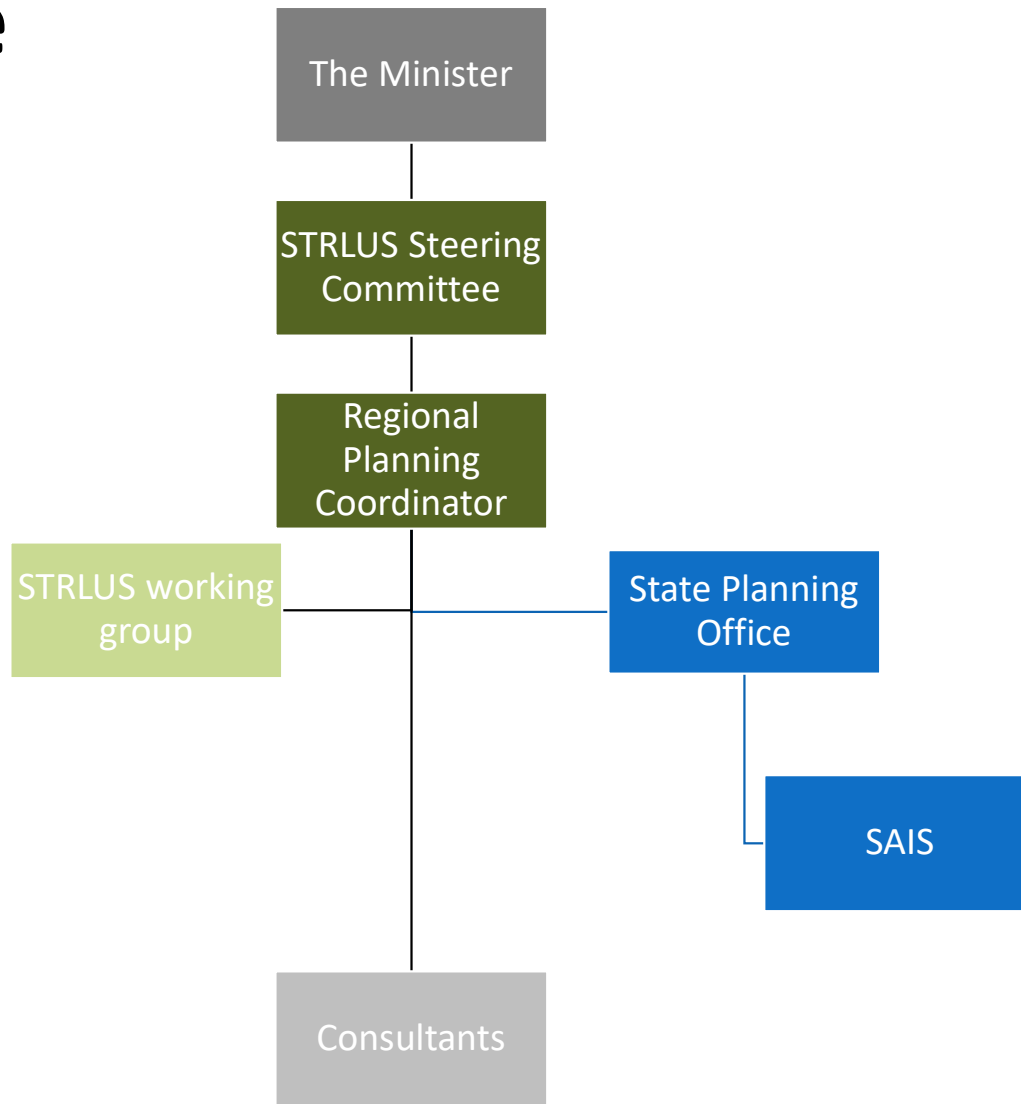
- identify housing need in the region
- plan for climate change
- provide for fair, orderly and sustainable growth in the region
- identify key infrastructure and service requirements
- protect the liveability of a region including its natural values
- reduce land use conflicts
- guide future planning decisions
- provide certainty for the community and industry.

Regional land use strategies do not:

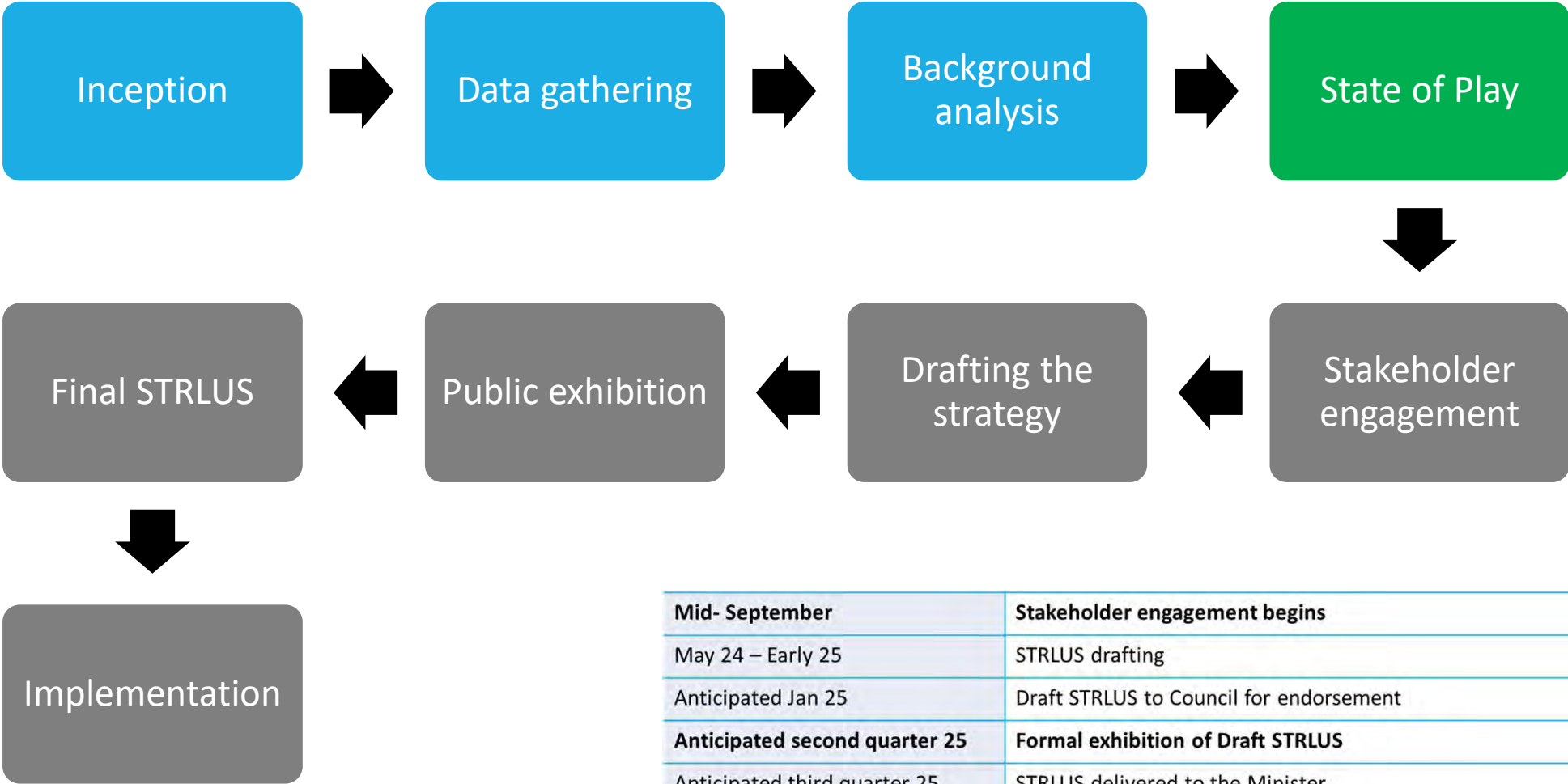
- address local level issues which are the responsibility of local government
- commit to government spending or delivery of projects.



Governance



STRLUS update



Mid- September	Stakeholder engagement begins
May 24 – Early 25	STRLUS drafting
Anticipated Jan 25	Draft STRLUS to Council for endorsement
Anticipated second quarter 25	Formal exhibition of Draft STRLUS
Anticipated third quarter 25	STRLUS delivered to the Minister

State of
Play

Shaping our region

- Planning for the Region is grounded in understanding of, respect for, and connections to culture, history, and Country.
- Land use and economic activity respect, respond sustainably to and protect the Region's unique natural environment.
- Communities across Southern Tasmania are safe and resilient to natural hazards and climate change.
- Communities in the Region are sustainable, connected and diverse.
- Social services and infrastructure are planned and delivered to support a growing and changing community.
- Employment and economic clusters are accessible, and transport networks support how, where and why people and goods move within, to and from the Region.
- The Region's economy leverages its unique strengths and provides a stable base for employment growth and diversification.



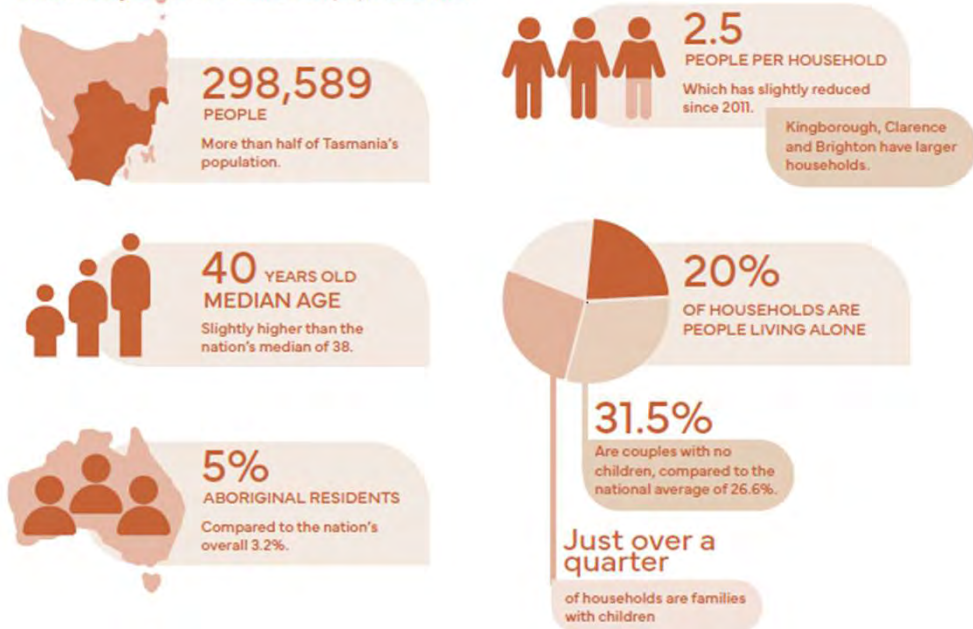
Engagement objectives

To provide those who live in Southern Tasmania with the opportunity to contribute to strategic land use planning.

To build community capacity through education and sharing knowledge, including understanding need and the decision-making processes.

To build community understanding of the value, role and function of strategic land use planning.

In summary Southern Tasmania's population has:



Engagement approach

Stage one

Broad engagement

Comms and Marketing Campaign

Announce broader project is underway and flag opportunities for involvement including recruitment for community champions program

Stage two

Stakeholder engagement

Community Champions Program / Pop ups / Interactive website

Provide opportunities for the community to provide input into challenges and opportunities for region, region shapers and considerations for the draft STRLUS.

Stage three

Formal exhibition

Formal exhibition of the Draft STRLUS / Pop ups / Interactive website

Provide opportunities for the community to provide feedback on the draft STRLUS

Tools – online engagement platform

COMMUNITY 360
Community Engagement is hard
Building a positive & thriving community is even harder
Community 360 bridges the gap between you & your community

Request Demo

Engage
Connect with your Social Media, Website & Physical Audience all from one platform

Listen
Collect Surveys, Polls, Questions, User Generated Content, Stories & Ideas.
All AI Curated

Participate
Events, Custom Maps, Town Halls & everything your community needs to feel part of the journey

Collaborate
Live Chat, Members Directory, Business Directory, Forums & CMS to collectively progress

Tools – community champions/ambassadors

Developing toolkit: Capire to develop toolkit that is a conversation guide and reporting mechanism (hard copy or online).

Selecting Champions: The program then begins with identifying individuals who are well-respected and influential within their communities e.g. community leaders, advocates setc

Providing Support: Champions receive resources to effectively hold community conversations.

Recording input: Toolkit includes mechanisms for recording input and feeding back to STRLUS working group

Tools – pop ups

When?

- Stakeholder engagement
- Formal exhibition

Where?

- Every LGA? Are there some key regional events we can hook into?

Support?

- Need Councils support



Tools – Other

Posters for community notice boards

Newspaper ads

Documents available in Council chambers

Social media provided to Councils for dissemination through own channels

Councils to link to project website



Contents (2024 - 33)

Local Government (Appointment and Performance of General Managers) Order 2024

Long Title

1. Short title
2. Commencement
3. Interpretation
4. Principles governing selection of general managers
5. Matters to be taken into account by councils when selecting, or reappointing, general managers
6. Procedures to be followed by councils when appointing general managers
7. Processes and procedures to be followed by councils in monitoring performance of general managers

Local Government (Appointment and Performance of General Managers) Order 2024

Version current from 24 July 2024 to date (accessed 31 July 2024 at 9:25)



TASMANIA

Local Government (Appointment and Performance of General Managers) Order 2024

I make the following order under the Local Government Act 1993 .

11 July 2024

N. STREET

Minister for Local Government

1. Short title

This order may be cited as the Local Government (Appointment and Performance of General Managers) Order 2024 .

2. Commencement

This order takes effect on the day on which its making is notified in the *Gazette*.

3. Interpretation

(1) In this order –

Act means the Local Government Act 1993 ;

(2) The Acts Interpretation Act 1931 applies to the interpretation of this order as if it were by-laws.

4. Principles governing selection of general managers

For the purposes of section 61A(1)(a) of the Act, the following principles governing the selection of a general manager are specified:

- (a) the principles of integrity, accountability and transparency;
- (b) all applicants are to be treated fairly and equitably, without discrimination;
- (c) all participants in the selection process are to manage any conflict of interest so as to ensure the integrity, accountability and transparency of the selection process.

5. Matters to be taken into account by councils when selecting, or reappointing, general managers

For the purposes of section 61A(1)(b) of the Act, the following matters, and classes of matters, that are to be taken into account when a council is selecting, or reappointing, a general manager are specified:

- (a) the content of the role description for the position of general manager and whether or not the role description requires updating;
- (b) the content of the selection criteria for the position of general manager and whether or not the selection criteria require updating;
- (c) the recommendations of the selection panel appointed for the purposes of selecting a general manager;
- (d) if a council is reappointing a general manager, the content of the general manager's most recent performance assessment.

6. Procedures to be followed by councils when appointing general managers

(1) In this clause –

relevant person means the following persons:

- (a) a person engaged by a council under subclause (2)(c) who is not also a selection panel member;
- (b) a person providing administrative assistance to –
 - (i) selection panel members; or
 - (ii) a person referred to in paragraph (a) ;

selection panel members means the councillors, and other persons who are not councillors, who are appointed to a selection panel by a council under subclause (2)(b) or (c) .

(2) For the purposes of section 61A(1)(c) of the Act, the procedures to be followed by a council in relation to appointing a general manager are specified as follows:

- (a) the council is to appoint a selection panel;
- (b) a selection panel appointed by the council –
 - (i) must comprise councillors in the majority; and
 - (ii) may comprise one or more other persons, who are not councillors, who have relevant skills and experience;
- (c) the council must engage at least one person, who is not a councillor and who may or may not also be appointed to a selection panel by the council, who can inform selection panel members on contemporary human resources practices and procedures due to the person so engaged –
 - (i) having experience in the recruitment of senior management personnel; and
 - (ii) holding appropriate qualifications in contemporary human resource practices and procedures;
- (d) the mayor is to lead a selection panel;
- (e) throughout the appointment process selection panel members and relevant persons must –
 - (i) monitor the circumstances and identify any actual or potential conflict of interest; and

- (ii) disclose, in writing, any identified conflict of interest to each selection panel member;
- (f) the selection panel members are to review a conflict of interest disclosed under paragraph (e)(ii) and are to decide whether or not the conflict of interest can be mitigated and the mitigation measures, if any, that are appropriate in the circumstances;
- (g) if a majority of selection panel members decide under paragraph (f) that a disclosed conflict of interest –
- (i) can be mitigated, the selection panel member or relevant person who has the disclosed conflict of interest may continue to be a selection panel member or relevant person; or
 - (ii) cannot be mitigated, the selection panel members must refer the disclosed conflict of interest to the council;
- (h) a majority of selection panel members for the purposes of paragraph (g) must include the decision of the mayor;
- (i) if a disclosed conflict of interest is referred to a council under paragraph (g)(ii), the council is to review the decision made by the selection panel members and is to make a determination in relation to whether or not –
- (i) the disclosed conflict of interest can be mitigated and the mitigation measures, if any, that are appropriate; and
 - (ii) the person to whom the disclosed conflict of interest relates can continue to be a selection panel member or relevant person;
- (j) if a council determines under paragraph (i) that a person with a disclosed conflict of interest cannot continue –
- (i) to be a selection panel member, the council –
 - (A) must replace the selection panel member if, without the replacement, councillors will no longer form a majority of the selection panel members; and
 - (B) may replace the selection panel member if, without the replacement, councillors will continue to form a majority of selection panel members; and
 - (C) must replace the selection panel member if that member is also the mayor; and
 - (ii) to be engaged by a council under paragraph (c), the council –
 - (A) must replace the person, if the person is the only person engaged under paragraph (c); and
 - (B) may replace the person, if the person is not the only person engaged under paragraph (c); and
 - (iii) to provide administrative assistance to a selection panel member or to a person engaged by a council under paragraph (c), the selection panel member or the person so engaged may replace the person;
- (k) a council is to provide the selection panel members with details of any –
- (i) determination made by the council under paragraph (i); and
 - (ii) replacements made by the council under paragraph (j);
- (l) a selection panel must record details of any –
- (i) conflict of interest disclosed to the selection panel under paragraph (e); and
 - (ii) decision made by the selection panel under paragraph (f); and
 - (iii) mitigation measures decided by the selection panel under paragraph (f); and
 - (iv) referral to the council under paragraph (g)(ii); and
 - (v) details provided by the council in accordance with paragraph (k);
- (m) a selection panel must record details of the process undertaken by the selection panel to recommend the appointment of a person as general manager, including any details recorded under

paragraph (l) and details of the selection panel's evaluation of each applicant against the role description, and selection criteria, for the position of general manager, and those details must be recorded in the minutes of a closed council meeting;

(n) a selection panel is to make recommendations, in relation to the appointment of a person as general manager, and a report on the recommendations must be prepared and recorded in the minutes of an open or closed council meeting.

7. Processes and procedures to be followed by councils in monitoring performance of general managers

For the purposes of section 61A(1)(d) of the Act, the processes and procedures to be followed by a council in monitoring the performance of a general manager are specified as follows:

- (a) the council must undertake a written assessment of the performance of a general manager at least once in each 12-month period, commencing with the 12-month period from the day on which the general manager is appointed;
- (b) before the performance of a general manager is assessed, the general manager and the council are to agree on specified, clear and measurable criteria, that may include the current, and future, remuneration of the general manager, that will be used to evaluate and assess the performance of the general manager;
- (c) the council is to ensure that the general manager is treated fairly, equitably and without discrimination;
- (d) the council must obtain advice and information from any one or more other persons, who are not councillors, who are appropriately qualified in contemporary human resource practices and procedures due to the persons who are providing the advice and information –
 - (i) having experience in relation to the conduct of performance assessments for senior management, including the measurement and evaluation of performance against criteria; and
 - (ii) holding appropriate qualifications in contemporary human resource practices and procedures;
- (e) all assessment reports on the performance of a general manager must be prepared and recorded in the minutes of an open or closed council meeting.

Displayed and numbered in accordance with the *Rules Publication Act 1953*.

Notified in the *Gazette* on 24 July 2024

This order is administered in the Department of Premier and Cabinet.

GENERAL MANAGER PERFORMANCE MONITORING

PART 7 DIVISION 1 LOCAL GOVERNMENT ACT 1993

INFORMATION SHEET July 2024

Performance monitoring and assessment of the general manager is one of the most important functions of councillors, and one which often proves challenging for councillors to undertake autonomously.

Statutory requirements are found in Part 3, Division 3 and Part 7, Division 1 of the *Local Government Act 1993* (the Act) and in the *Local Government (Appointment and Performance Management of General Managers) Order 2024* (the Order). References in this document to sections (s.) are references to the Act, and clauses (cl.) to the Order.

This information sheet is intended to help you navigate those statutory instruments. Additional guidance is available from the Local Government Association of Tasmania.

The Local Government Association of Tasmania makes available a model employment contract with relevant requirements, though this is not reviewed nor endorsed by the Tasmanian Government. Councils should have close regard to the provisions of their existing and future general manager employment contracts in the conduct of the annual performance review cycle. In the event those provisions appear to conflict with statutory requirements councils should seek legal advice.

Privacy, integrity and non-discrimination requirements will apply to human resources processes under separate legislation, including the *Personal Information Protection Act 2004* and *Anti-Discrimination Act 1998*, and councils should liaise with relevant agencies and seek legal advice where required.

Councillors are to ensure the general manager is treated fairly, equitably, and without discrimination in the conduct of the annual performance review cycle (cl. 7(c)).

Responsibility for the performance monitoring of general managers

All councillors are responsible collectively for monitoring the performance of the general manager (s. 28(2)(d)).

The mayor is to lead the performance monitoring of the general manager (s. 27(1)(g)), and is responsible for liaison, on behalf of the council, with the general manager in relation to the performance and exercise of their functions and powers in supporting the council (s. 27(1)(h)). The mayor may delegate these functions to the deputy mayor (s. 27(2A)(b)).

Council is permitted to delegate its performance monitoring function to a panel or similar (s. 22(1)). In the ordinary course, this panel is chaired by the mayor, though the mayor may delegate that function to the deputy mayor.

Annual performance review cycle

The council must undertake a written assessment of the general manager's performance at least once in every 12-month period, commencing from the time the general manager is appointed (cl. 7(a)).

The council and the general manager commence the annual performance review cycle by agreement upon specified, clear and measurable criteria that will be used to evaluate and assess the performance of the general manager (cl. 7(b)).

While these criteria are not prescribed, they might correspond to objectives set in the council's strategic and annual plans; relate to internal organisational outcomes; or relate to the governance of the council and working relationship between the general manager and the council.

The criteria may include the current and future remuneration of the general manager (cl. 7(b)). That is, the council is permitted to set measurable criteria corresponding to remuneration outcomes in the current and subsequent years, which might include the establishment of an explicit performance-based remuneration framework.

There are no statutory steps in the annual performance review cycle. Council should seek professional guidance for the development of an annual performance review process which is suited to council and its general manager (see below). Councils may consider adopting contemporary evaluation processes including '360 degree' feedback and similar, and it may be appropriate in some instances to structure these more involved and detailed evaluations in a biennial cycle.

Obligation to obtain professional support

In undertaking this function, Councillors cannot rely on their ordinary source of professional advice—namely, the provision of qualified advice through the general manager.

For this reason, and reflecting ordinary practice, councillors are obligated to obtain advice and information from at least one person, who is not a councillor, having experience in the conduct of performance assessments for senior management, including the measurement and evaluation of performance against criteria, and who holds appropriate qualifications in contemporary human resource practices and procedures (cl. 7(d)).

Council enjoys discretion in the scope of this service, which might range from assistance through the complete annual review cycle to initial advice as to the setting of performance criteria, with subsequent support as required. Care should be taken to ensure any councillor seeking professional guidance at any stage in the performance monitoring cycle is afforded access to that guidance.

In the ordinary course, the qualified person might be an external recruitment consultant, which is consistent with prevailing practice in the local government sector. While a matter for

Council, it is likely that conflicts of interest make any internal human resources executive to council unsuitable for this role; however, there may be other more appropriate alternatives, including accessing human resources expertise from another council.

Professional and legal support is of paramount importance where council is experiencing performance challenges or is considering discontinuing the employment of the general manager. It is essential to seek professional guidance to ensure the general manager is afforded procedural fairness and council's conduct as an outcome of the performance review cycle is lawful.

Documentation

Council is required to document its performance monitoring cycle and must include these reports in the minutes of an open or closed council meeting (cl. 7(e)).

While the Order does contemplate the option of publication of this information in minutes made available to the general public, it is considered generally advisable that employee information be kept confidential. The general manager should be consulted prior to the inclusion of performance information in the open meeting minutes. Care is advised especially where this information may be adverse, as its publication could cause harm to the general manager and engage other legal obligations of council in its capacity as the general manager's employer.

GENERAL MANAGER RECRUITMENT

PART 7 DIVISION 1 LOCAL GOVERNMENT ACT 1993

INFORMATION SHEET
July 2024

Selecting the council's general manager is one of the most important functions of councillors.

Statutory requirements are found in Part 3, Division 3 and Part 7, Division 1 of the *Local Government Act 1993* (the Act) and in the *Local Government (Appointment and Performance Management of General Managers) Order 2024* (the Order). References in this document to sections (s.) are references to the Act, and clauses (cl.) to the Order.

This information sheet is intended to help you navigate those statutory instruments. Additional guidance is available from the Local Government Association of Tasmania.

Privacy, integrity and non-discrimination requirements will apply to recruitment processes under separate legislation, including the *Personal Information Protection Act 2004* and *Anti-Discrimination Act 1998*, and councils should liaise with relevant agencies and seek legal advice where required.

Councillors are to be guided by principles of integrity, accountability, and transparency, and ensure applicants are treated fairly and without discrimination. All participants in the selection process are to manage conflicts of interest to ensure the integrity, accountability, and transparency of the selection process (cl. 4).

Responsibility to appoint general manager

All councillors are responsible collectively for appointing the general manager (s. 28(2)(d) of the Act).

Council must not delegate any of its powers relating to the appointment of a general manager (s. 22(3)(f)). This means the final decision to appoint rests with the entire council, though council receives and has regard to the recommendations of the selection panel (see below).

The mayor is to lead and participate in the appointment of the general manager (s. 27(1)(g)). This means the mayor is to chair the selection panel. The mayor may delegate this function to the deputy mayor (s. 27(2A)(b)).



Merit assessment

A decision to appoint a general manager must be based primarily on merit assessment (s. 61(1A)(b)).

A merit assessment is defined at s. 60G of the Act. A merit assessment is a written, comparative assessment of the knowledge, skills, qualifications, and experience of a person, having regard for the relative suitability of candidates for the required duties, and outcomes related to the duties, of the role of general manager. It is based upon the relationship between the work-related qualities of candidates and the work-related qualities *genuinely* required for the duties of the appointment—that is, a merit assessment is not to take into account matters extraneous to the role.

The selection panel is required to record its assessment leading to its recommendation to the council as to the preferred general manager candidate, and this must be included in the minutes of a closed council meeting (cl. 6(2)(m)). This must comprise a written evaluation of each candidate against the selection criteria and role description. It may be appropriate for more granular or detailed evaluation against individual criteria to be undertaken for candidates shortlisted for interview, or similar, with a threshold assessment of eligibility conducted for the wider field.

Obligation to obtain professional support

In undertaking this function, councillors cannot rely on their ordinary source of professional advice—namely, the provision of qualified advice through the council's general manager.

For this reason, and reflecting ordinary practice, councillors are obligated to obtain the support of at least one person, who is not a councillor, having experience in the recruitment of senior management personnel and holding appropriate qualifications in contemporary human resources practices (cl. 6(2)(c)).

This person may be, but does not need to be, appointed as a member of the selection panel. The advisor needs to be available to provide support to all members of the panel and to councillors.

In the ordinary course, this person might be an external recruitment consultant, which is consistent with prevailing practice in the local government sector.

Careful conflict of interest management would be required if this person was an internal human resources executive in the council; however, consideration could be given to accessing human resources expertise from another council.

Role description and selection criteria

Council is to consider the content of the role description and the selection criteria for the position of general manager and consider whether these should be updated to reflect current and anticipated requirements of the position (cl. 5(a) and (b)) at the commencement of the recruitment process. The professional human resources support that council is required to obtain should be able to assist in this process.

Conditions of appointment of general manager

A council is to appoint a general manager for a term not exceeding 5 years on terms and conditions it considers appropriate (s. 61(1)).

The Local Government Association of Tasmania makes available a model employment contract, though this is not reviewed nor endorsed by the Tasmanian Government.

It is prudent that council determine the conditions of employment, including a range for the total remuneration package, prior to seeking applications for the general manager vacancy. Council should leverage the professional human resources support it is required to obtain to support this process, including relevant benchmarking and in the undertaking of any negotiation with the preferred candidate.

Notifying vacancies and seeking applications

Council is to place a public notice inviting applications for the general manager vacancy in a daily newspaper circulating in the municipal area (s. 61(3)). This is a minimum requirement, and it is prudent for council to advertise nationally for a role of this significance through newspapers and online job platforms.

It is advisable that the time provided to accept applications be longer than for ordinary vacancies at the council; and council should have careful regard to the quality of information provided about the role, and the council, to encourage applications from high-quality candidates. Council's professional human resource support should be able to aid in the preparation of recruitment documents and advertisements, and to field inquiries from interested candidates.

Council is *not* required to advertise a general manager vacancy if it resolves to reappoint its incumbent general manager to a subsequent term, though some requirements do apply (see below).

Similarly, a council entering into a resource sharing arrangement, which involves appointing the current and continuing general manager of another Tasmanian council as its general manager, does not need to advertise a general manager vacancy (see below).

Selection panel and process

The council is to convene a selection panel (cl. 6(2)(a)). The panel must comprise councillors in the majority (cl. 6(2)(b)).

The selection panel may include one or more non-councillor members who have relevant skills and experience—this could be the person engaged to provide professional human resources support, or, for instance, a former general manager of another council.

The mayor is to chair the selection panel (cl. 6(2)(d)) but may delegate this function to the deputy mayor (s. 27(2A)(b)).

The selection panel is to receive the applications and undertake a merit assessment to identify the preferred candidate. The Act and the Order do not prescribe any particular series of steps to be undertaken, and this is appropriately left to the selection panel and council to determine with professional support. In the ordinary course, this would as a minimum involve initial shortlisting, successive interview rounds, comprehensive referee checks with multiple previous employers for multiple final candidates, and appropriate screening for matters such as convictions and professional misconduct.

The selection panel is to detail the process that it has undertaken in relation to the appointment of the general manager, including the evaluation of each applicant against the role description and selection criteria. This record must be included in the minutes of a closed council meeting (cl. 6(2)(m)). This requirement acknowledges that the selection panel's evaluations will invariably include confidential information on the field of candidates.

The selection panel is to prepare a report recommending its preferred candidate for the general manager, which must be recorded in the open or closed minutes of a council meeting (cl. 6(2)(n)).

The council is to then resolve to appoint a person as the council's general manager pursuant to s. 61(1) of the Act.

In appointing a person as the general manager, the council must be satisfied its determination is primarily on the basis of a merit assessment within the meaning of the Act (s. 61(1A)(b)). The council is required to have regard to the recommendations of the selection panel (cl. 5(c)) but is not required at law to follow those recommendations. In the event the council intends to deviate from the panel's recommendations, it may be prudent to seek legal advice to ensure council's decision is lawful.

The mayor should then make an offer of employment after the council has resolved to appoint the successful candidate.

Conflicts of interest

Members of the selection panel and any person providing professional human resources or administrative support to the selection process, are to monitor for any actual or potential conflicts of interest arising in the process (cl. 6(2)(e)). These conflicts would be, in the main, associated with potential or actual candidates for the role of general manager, though the statutory provisions are not limited in their application.

Members of the selection panel, and any persons providing professional human resources or administrative support to the selection process, who identify such potential or actual conflicts must promptly disclose, in writing, those conflicts to each member of the selection panel (cl. 6(2)(e)).

The selection panel members are to collectively review all disclosed conflicts of interest and determine whether the conflict of interest can be mitigated, and the mitigation measures which are appropriate in the circumstances (cl. 6(2)(f)).

There are no prescribed mitigation measures, but these might reasonably include restricted access to information on a particular candidate, or restrictions on the involvement of a member of the selection panel in the merit assessment of a particular candidate.

A selection panel is to determine whether the conflict can be mitigated and the mitigation measures, if any, which are required; and this majority must include the mayor (or the deputy mayor in the event the mayor has delegated this function) (cl. 6(2)(g) and (h)).

In the event the determination is made that the conflict cannot be mitigated, the matter must be referred to the council (cl. 6(2)(g)(ii)). The council is then to review this determination and resolve as to whether the conflict can be mitigated and the mitigation measures, if any, which are required; or otherwise, whether the selection panel member or person providing professional human resources or administrative support is to be removed entirely from the selection process (cl. 6(2)(i)).

The council has the discretion to replace or not replace a person so removed from the selection process, however it must do so where:

- the person removed was the mayor (or deputy mayor as the mayor's delegate);
- the person removed was a councillor, and that person's removal would otherwise mean the panel no longer comprised a majority of councillors; or
- the person removed was the only person engaged to provide professional human resources support (cl. 6(2)(j)).

Reappointment of general manager

A council seeking to reappoint its incumbent general manager to a subsequent term is not required to advertise a vacancy and seek applications (s. 61(4)). A council may resolve to reappoint that general manager not later than 6 months before the expiry of a general manager's term of appointment.

A council is not to extend a general manager's appointment beyond 5 years in total unless it has reviewed its terms and conditions (s. 61(2)).

Any decision to reappoint the general manager is to be consistent with a merit assessment within the meaning of the Act, though this does not require comparative evaluation within a field of candidates.

Before resolving to reappoint a general manager, council is required to first consider:

- Whether the role description and selection criteria require updating (cl. 5(a) and (b)); and
- The content of the general manager's most recent performance assessment (cl. 5(d)).

Relevant provisions may be contained in the general manager's contract of employment.

Resource sharing appointments

A council is not required to advertise a vacancy where it is commencing a resource sharing arrangement whereby the incumbent and continuing general manager of another Tasmanian council is appointed as its general manager (s. 61(4A)).

However, this does not exclude the other statutory requirements of the Act and Order. Council is still to review its role description and selection criteria; consider the terms and conditions of the appointment; obtain professional support from a person having experience in the recruitment of senior management personnel and holding appropriate qualifications in contemporary human resources practices; appoint a selection panel; make its appointment primarily on the basis of a merit assessment; monitor for and mitigate conflicts of interest; and so on.

This is important, as council remains the employer of the (shared) general manager, and should enjoy the same confidence in the knowledge, skills, qualifications, and experience of its general manager. Shared appointments create some additional complexity and risk, increasing the salience and value of professional support. Furthermore, selection based on merit is fundamental to credible performance monitoring by council over the duration of the general manager's tenure.

In the case that a general manager role within a resource sharing arrangement is vacated, and the councils intend to continue that arrangement, it would be appropriate for the councils' individually appointed selection panels to sit jointly. The vacancy would need to be advertised through a public notice inviting applications in a daily newspaper circulating in the municipal areas, and the remaining requirements as articulated above would apply. The councils would then receive and consider the recommendations, developed jointly, of their selection panels, and make their decision to appoint a general manager individually, noting that this function cannot be delegated by the councils.

SOUTHERN MIDLANDS COUNCIL



COMPLETE SET OF FINANCIAL STATEMENTS

2023 | 24 FINANCIAL YEAR

Prepared in pursuance of the provisions of the Local Government Act 1993 (as amended), the Statements of Accounting Concepts and applicable Accounting Standards, including the accrual basis of accounting.

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General Manager's Declaration

The financial report presents fairly the financial position of the Southern Midlands Council as at 30 June 2024 and the results of its operations and cash flows for the year then ended, in accordance with the Local Government Act 1993 (as amended), Australian Accounting Standards and other authoritative pronouncements issued by the Australian Accounting Standards Board.



T F Kirkwood
General Manager

Dated: 13 August 2024

Consolidated Statement of Comprehensive Income

for the year ended 30 June 2024

(Amounts shown in \$000)	Note	Budget 2024	Actual 2024	Actual 2023
Income from continuing operations				
Recurrent Income				
Rates and charges	2.2a	6,972	6,970	6,422
User fees	2.2b	1,333	1,643	1,991
Grants - Recurrent	2.2c	4,206	4,329	5,460
Interest	2.2d	435	783	476
Contract income	2.2e	-	-	110
Other income	2.2f	107	396	134
Investment revenue from water corporation	2.2g	182	182	182
		13,235	14,303	14,775
Net Capital Income				
Grants - capital	2.2h	3,201	5,669	3,033
Net gain/(loss) on disposal of property, plant, equipment and infrastructure	2.2i	-	(565)	(24)
		3,201	5,104	3,009
Total income from continuing operations		16,436	19,407	17,784
Expenses from continuing operations				
Employee benefits	2.3a	(5,534)	(4,755)	(4,577)
Materials and contracts	2.3b	(3,711)	(3,787)	(3,815)
Depreciation and amortisation	2.3c	(3,723)	(4,325)	(4,068)
Contributions	2.3d	(272)	(272)	(258)
Finance costs	2.3e	(53)	(51)	(56)
Other expenses	2.3f	(170)	(611)	(724)
Total expenses from continuing operations		(13,463)	(13,801)	(13,498)
Net result from continuing operations for the year		2,973	5,606	4,286
Other comprehensive income				
Items that will not be reclassified to net result				
Fair value adjustments on equity investment asset	3.6	-	759	328
Net asset revaluation increment/(decrement)	3.7	-	5,968	4,979
Total other comprehensive income		-	6,727	5,307
Total Comprehensive Result		2,973	12,333	9,593

The above statement should be read in conjunction with the accompanying notes.

Consolidated Statement of Financial Position

as at 30 June 2024

(Amounts shown in \$000)	Note	Actual 2024	Actual 2023
Assets			
Current assets			
Cash and cash equivalents	3.1	14,553	17,451
Trade and other receivables	3.2	993	1,033
Contract assets	3.3	-	500
Assets held for sale	3.4	155	155
Other assets	3.5	358	201
Total current assets		16,059	19,340
Non-current assets			
Investment in water corporation	3.6	12,673	11,914
Property, plant, equipment, infrastructure and intangibles	3.7	145,055	134,190
Total non-current assets		157,728	146,104
Total assets		173,787	165,444
Liabilities			
Current liabilities			
Trade and other payables	3.9	1,573	1,026
Trust funds and deposits	3.10	264	268
Contract liabilities	3.11	593	1,044
Employee provisions	4.1	1,715	1,874
Interest-bearing loans and borrowings	5.1	17	4,023
Total current liabilities		4,162	8,235
Non-current liabilities			
Employee provisions	4.1	133	33
Interest-bearing loans and borrowings	5.1	110	127
Total non-current liabilities		243	160
Total liabilities		4,405	8,395
Net Assets		169,382	157,049
Equity			
Accumulated surplus		71,774	65,795
Reserves	6.1	97,608	91,254
Total Equity		169,382	157,049

The above statement should be read in conjunction with the accompanying notes.

Consolidated Statement of Changes in Equity

for the year ended 30 June 2024

(Amounts shown in \$000)	Note	Total Accumulated Surplus	Asset Revaluation Reserve	Fair Value Reserve	Other Reserves	
Balance as at 1 July 2023		147,456	61,509	84,448	(2,152)	3,651
Net result from continuing operations for the year		4,286	4,286	-	-	-
Fair value adjustment on equity investment asset	3.6	328	-	-	328	-
Net revaluation reserve increment/(decrement)	3.7	4,979	-	4,979	-	-
Transfers between reserves	6.1	-	-	-	-	-
Balance as at 30 June 2023		157,049	65,795	89,427	(1,824)	3,651
Net result from continuing operations for the year		5,606	5,606	-	-	-
Fair value adjustment on equity investment asset	3.6	759	-	-	759	-
Net revaluation reserve increment/(decrement)	3.7	5,968	-	5,968	-	-
Transfers between reserves	6.1	-	373	(373)	-	-
Balance as at 30 June 2024		169,382	71,774	95,022	(1,065)	3,651

The above statement should be read in conjunction with the accompanying notes.

Consolidated Statement of Cash Flows

for the year ended 30 June 2024

(Amounts shown in \$000)	Note	Actual 2024	Actual 2023
Cash flows from operating activities			
Rates and charges		7,039	6,286
User fees		1,750	2,255
Grants - Recurrent		4,329	5,460
Interest		783	476
Investment revenue from water corporation		182	182
Other receipts		406	254
Net GST refund/(payment)		638	831
Payments to suppliers		(5,704)	(5,641)
Payments to employees		(4,632)	(4,325)
Finance costs paid		(51)	(56)
Net cash provided by (used in) operating activities	2.4	4,740	5,722
Cash flows from investing activities			
Payments for property, plant, equipment, infrastructure and intangibles		(10,230)	(8,330)
Proceeds from sale of property, plant, equipment, infrastructure and intangibles		443	562
Capital grants		6,176	5,058
Net cash provided by (used in) investing activities		(3,611)	(2,710)
Cash flows from financing activities			
Trust funds and deposits		(4)	68
Proceeds from interest bearing loans and borrowings		-	-
Repayment of interest bearing loans and borrowings		(4,023)	(265)
Net cash provided by (used in) financing activities	2.5	(4,027)	(197)
Net increase (decrease) in cash and cash equivalents		(2,898)	2,815
Cash and cash equivalents at the beginning of the financial year		17,451	14,636
Cash and cash equivalents at the end of the financial year	3.1	14,553	17,451

The above statement should be read in conjunction with the accompanying notes.

Notes to the Financial Report

for the year ended 30 June 2024

1 About the financial statements

This section outlines the basis on which the Council's financial statements have been prepared including key judgements and estimates and any events which occurred subsequent to balance date that required reporting.

1.1 Reporting entity

- (a) Southern Midlands Council is a body corporate with perpetual succession and a common seal. Council's main office is located at 71 High Street, Oatlands.
- (b) The purpose of the Council is to:
 - provide for health, safety and welfare of the community;
 - to improve the overall quality of life of people in the local community;
 - promote appropriate business and employment opportunities

1.2 Basis of accounting

These financial statements are a general purpose financial report that consists of a Consolidated Statement of Comprehensive Income, Consolidated Financial Position, Consolidated Statement of Changes in Equity, Consolidated Statement of Cash Flows, and notes accompanying these financial statements. The general purpose financial report complies with Australian Accounting Standards, other authoritative pronouncements of the Australian Accounting Standards Board, and the Local Government Act 1993 (LGA1993) (as amended). Council has determined that it does not have profit generation as a prime objective. Consequently, where appropriate, Council has elected to apply options and exemptions within accounting standards that are applicable to not-for-profit entities. As a result this financial report does not comply with International Financial Reporting Standards.

This financial report has been prepared on the accrual and going concern basis.

All amounts are presented in Australian dollars and unless stated, have been rounded to the nearest thousand dollar.

This financial report has been prepared under the historical cost convention, except where specifically stated.

Unless otherwise stated, all material accounting policy information is consistent with those applied in the prior year. Where appropriate, comparative figures have been amended to accord with current presentation, and disclosure has been made of any material changes to comparatives.

Special Committees of Council have been included in this financial report. Transactions between these committees and Council have been eliminated in full.

The financial report has been prepared as a consolidated report to include all the external transactions for the subsidiary entities disclosed at note 3.13. Council has elected not to present separate financial statements (Parent) in accordance with AASB 127 Separate Financial Statements as the amounts involved are not considered material.

Notes to the Financial Report

for the year ended 30 June 2024

1.3 Use of judgements and estimates

In the application of Australian Accounting Standards, Council is required to make judgements, estimates and assumptions about carrying values of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making the judgements. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period or in the period of the revision and future periods if the revision affects both current and future periods.

Council has made no assumptions concerning the future that may cause a material adjustment to the carrying amounts of assets and liabilities within the next reporting period. Judgements made by Council that have significant effects on the financial report are disclosed in the relevant notes as follows:

Employee entitlements

Assumptions are utilised in the determination of Council's employee entitlement provisions. These assumptions are discussed in note 4.1.

Defined benefit superannuation fund obligations

Actuarial assumptions are utilised in the determination of Council's defined benefit superannuation fund obligations. These assumptions are discussed in note 4.3.

Fair value of property, plant, equipment and infrastructure

Assumptions and judgements are utilised in determining the fair value of Council's property, plant, equipment and infrastructure including useful lives and depreciation rates. These assumptions are discussed in note 3.7.

Investment in water corporation

Assumptions utilised in the determination of Council's valuation of its investment in TasWater are discussed in note 3.6.

1.4 Events occurring after balance date

No significant events occurred after balance date that require reporting.

Notes to the Financial Report

for the year ended 30 June 2024

2 Financial performance

This section outlines the financial performance of Council including its functions/activities. Details of operating income, expenses, cash flow information, management indicators compared with benchmarks and significant business activities are disclosed in the notes.

2.1 Functions/Activities of the Council

2.1a Revenue, expenses and assets attributable to each function as categorised in Note 2.1c below:

(Amounts shown in \$000)	Income from continuing operations		Expenses from continuing operations		Result from continuing operations		Assets	
	2024	2023	2024	2023	2024	2023	2024	2023
Roads and bridges	3,727	848	5,361	5,605	(1,634)	(4,757)	96,192	86,789
Stormwater	41	-	132	126	(91)	(126)	4,384	4,183
Waste management	1,405	1,220	1,477	1,338	(72)	(118)	511	527
Economic development	196	112	1,284	1,430	(1,088)	(1,318)	9,400	10,285
Environmental management	40	55	459	445	(419)	(390)	1,682	732
Development services	446	527	1,152	1,030	(706)	(503)	1,574	1,451
Community services	383	85	560	789	(177)	(704)	1,480	2,286
Recreational facilities	1,708	1,178	2,169	1,665	(461)	(487)	25,571	24,720
Governance and administration	314	462	935	811	(621)	(349)	4,217	3,212
Other - non attributable	11,147	13,297	272	259	10,875	13,038	28,776	31,259
	19,407	17,784	13,801	13,498	5,606	4,286	173,787	165,444

Grants included in Income from continuing operations:

	2024	2023
Roads and bridges	3,697	815
Stormwater	41	-
Waste management	-	-
Economic development	30	-
Environmental management	5	49
Development services	-	-
Community services	183	35
Recreational facilities	1,368	949
Governance and administration	-	-
Other - non attributable	4,674	6,645
	9,998	8,493

2.1b Reconciliation of Assets with the Statement of Financial Position at 30 June:

	2024	2023
Current assets	16,059	19,340
Non- current assets	157,728	146,104
	173,787	165,444

Notes to the Financial Report for the year ended 30 June 2024

2.1 Functions/Activities of the Council (continued)

2.1c Nature and objective of functions/activities

Roads, streets and bridges

Construction, maintenance and cleaning of roads, footpaths, bridges, kerb and gutter and street lighting.

Stormwater

Maintenance and provision of stormwater reticulation systems.

Waste management

Collection, handling, processing and disposal of waste materials, operation of refuse disposal sites, waste transfer stations and recycling facilities.

Environmental management

Protection and enhancement of the environment, maintenance of amenity through control of statutory nuisances, environmental health and control of animal nuisances.

Economic development

Facilitation and development of local employment and economic initiatives, including streetscape improvements. Development and promotion of tourism and economic services within the municipal area.

Development services

Planning and development control, building control and related regulatory and statutory matters.

Community services

Provision of facilities and services focussed on improving the lifestyle of those that live in the Southern Midlands; assistance provided to volunteers and community based organisations; operation of youth employment and development programs and emergency services.

Recreation facilities

Provision and maintenance of recreation and sport facilities, including public halls and swimming pool. Included in this activity are parks and reserves, town beautification and associated facilities.

Governance and administration

Support for the Council and operational branches, including secretarial, computer, financial, personnel and general administrative services.

Other - not attributable

All revenues, expense and assets that cannot be attributed directly to one of the other listed functions. Includes carrying amount of non-current assets sold, State Government levies and contributions and Councillors emoluments.

Notes to the Financial Report

for the year ended 30 June 2024

2.2 Income from continuing operations

(Amounts shown in \$000)	2024	2023
Recurrent income		
2.2a Rates and charges		
General	5,279	4,876
Fire levy	277	260
Waste & garbage management	1,355	1,189
Interest and penalties	59	97
<i>Total rates and charges</i>	6,970	6,422
2.2b User fees		
Community safety	-	1
Growth tourism	6	4
Growth business	467	795
Landscapes regulatory	309	341
Landscapes natural	8	5
Lifestyle recreation	250	174
Lifestyle animals	77	47
Organisation sustainability	295	460
Organisation finances	18	12
Volunteers program	132	128
Other fees and charges	81	24
<i>Total user fees</i>	1,643	1,991
2.2c Grants - Recurrent		
Australian Government Financial Assistance Grants	412	1,217
Australian Government Financial Assistance Grants (in advance)	3,868	4,206
Australian Government - Communities for Children	9	9
Tasmanian Government - Lifeguard Accreditation Program	30	-
Tasmanian Government - Other	10	28
<i>Total recurrent grants</i>	4,329	5,460
2.2d Interest		
Interest on financial assets	-	53
Interest on cash and cash equivalents	783	423
<i>Total interest</i>	783	476
2.2e Contract income		
Contracted works	-	110
<i>Total contract income</i>	-	110
2.2f Other income		
Government subsidies	57	59
Developer contributions	115	-
Donations	100	-
Special Committee contributions	77	8
Insurance recoveries	14	13
Sundry	33	54
<i>Total other income</i>	396	134

Notes to the Financial Report

for the year ended 30 June 2024

2.2 Income from continuing operations (continued)

(Amounts shown in \$000)	2024	2023
2.2g Investment revenue from water corporation		
Dividends, tax equivalent and guarantee fees received	182	182
<i>Total investment revenue from water corporation</i>	182	182
Total recurrent income	14,303	14,775
2.2h Net capital income		
Grants - capital		
Australian Government - Black Summer Bushfire Grant	1,302	332
Australian Government - Charge Smart	-	45
Australian Government - Local Roads and Community Infrastructure	459	1,285
Australian Government - Oatlands Aquatic Centre	-	500
Australian Government - Roads	666	666
Australian Government - Rural and Remote Roads Program	2,673	-
Tasmanian Government - Active Living in Public Spaces	20	-
Tasmanian Government - Better Active Transport	8	-
Tasmanian Government - Black Spot	150	150
Tasmanian Government - Natural Disaster Risk Reduction	41	-
Tasmanian Government - Oatlands Medical Accommodation	150	-
Tasmanian Government - Splash-in Good Fun	-	50
Tasmanian Government - Vulnerable Road User Program	200	-
Tasmanian Government - Wombat Walk	-	5
<i>Total grants - capital</i>	5,669	3,033
2.2i Net gain/(loss) on disposal of property, plant, equipment and infrastructure		
Proceeds of sale of non-current assets	443	562
Written down value of non-current assets disposed	(1,008)	(586)
<i>Total gain/(loss)</i>	(565)	(24)
Total net capital income	5,104	3,009
Total income from continuing operations	19,407	17,784

Notes to the Financial Report

for the year ended 30 June 2024

2.2 Income from continuing operations (continued)

(Amounts shown in \$000)	2024	2023
2.2j Grants received by funding source and conditions attached		
<i>Funding source</i>		
Australian Government	9,389	8,260
Other	609	233
<i>Total</i>	9,998	8,493
<i>Timing of revenue recognition</i>		
Grants recognised at a point in time	4,329	5,460
Grants recognised over time	5,669	3,033
<i>Total</i>	9,998	8,493

The Australian Government provides untied Financial Assistance Grants to Council for general purpose use and the provision of local roads. In both years the Australian Government made early payment of the first two quarterly instalments for the following year. The early receipt of instalments resulted in Australian Government Financial Assistance Grants being above that originally budgeted in 2023-24 by \$3,868,000 (2022-23 by \$4,026,000). This has impacted the Statement of Comprehensive Income resulting in the result from continuing operations being higher by the same amount. Financial Assistance Grants are general grants and do not have sufficiently specific performance obligations. As a result, they are recognised as income when received.

Unspent grants

Grants which were obtained on the condition that they be spent for specified purposes or in a future period, but which are not yet spent in accordance with those conditions, are as follows

<i>Capital</i>		
Balance of unspent funds at 1 July	1,044	474
Add: Funds received and not recognised as revenue in the year	446	1,044
Less: Funds received in prior year but revenue recognised and funds spent in the year	(897)	(474)
Balance of unspent funds held as a contract liability at 30 June	593	1,044

2.2k Recognition and measurement

Rates and charges

Council recognises revenue from rates and annual charges for the amount it is expected to be entitled to at the beginning of the rating period to which they relate, or when the charge has been applied. Rates and charges in advance are recognised as a financial liability until the beginning of the rating period to which they relate.

User fees

Council recognises revenue from user fees and charges at a point in time as the performance obligation is completed and the customer receives the benefit of the goods / services being provided.

Notes to the Financial Report

for the year ended 30 June 2024

2.2 Income from continuing operations (continued)

Grants - recurrent and capital

Council recognises untied grant revenue and those without performance obligations when received. In cases where funding includes specific performance obligations or is to acquire or construct a recognisable non-financial asset, a liability is recognised for funds received in advance and recognises income as obligations are fulfilled.

The performance obligations are varied based on the agreement, but include the approval to proceed and staged completion milestones during the construction phase of roads and other community infrastructure, such as the Oatlands Aquatic Centre.

Each performance obligation is considered to ensure that the revenue recognition reflects the transfer of control and within grant agreements there may be some performance obligations where control transfers at a point in time and others which have continuous transfer of control over the life of the contract. Where control is transferred over time, generally the input methods being either costs or time incurred are deemed to be the most appropriate methods to reflect the transfer of benefit.

For construction projects, this is generally as the construction progresses in accordance with costs incurred since this is deemed to be the most appropriate measure of the completeness of the construction project as there is no profit margin. For acquisitions of assets, the revenue is recognised when the asset is acquired and controlled by the Council.

Interest

Interest is recognised progressively as it is earned.

Contract income

As soon as the outcome of construction contracts can be estimated reliably, contract revenue and expenses are recognised in proportion to the stage of completion of the contract. The stage of completion is assessed by reference to surveys of work performed. Any expected loss on a contract is recognised immediately.

Other income

Rental income

Rents are recognised as revenue when the payment is due or the payment is received, whichever first occurs. Rental payments received in advance are recognised as a prepayment until they are due.

Volunteer services

Council recognises the inflow of resources in the form of volunteer services at a point in time where the fair value of those services can be reliably measured and Council would have purchased those services if they had not been donated.

Operating leases as lessor

Council is a lessor and enters into agreements with a number of lessees. These include only non-commercial agreements. Where leases are non-commercial agreements, these are generally with not for profit, such as sporting, organisations. In these cases subsidised or peppercorn rents are charged because Council recognises part of its role is community service and community support. In these situations, Council records lease revenue on an accruals basis and records the associated properties as part of land and buildings within property, plant and equipment. Buildings are recognised at depreciated replacement cost.

Notes to the Financial Report

for the year ended 30 June 2024

2.2 Income from continuing operations (continued)

Investment revenue from water corporation

Dividend revenue is recognised when Council's right to receive payment is established and it can be reliably measured.

Contributions

Council recognises contributions without performance obligations when received. In cases where the contributions is for a specific purpose to acquire or construct a recognisable non-financial asset, a liability is recognised for funds received in advance and income recognised as obligations are fulfilled.

Net gain/(loss) on disposal of property, plant, equipment and infrastructure

The profit or loss on sale of an asset is determined when control of the asset has irrevocably passed to the buyer.

Notes to the Financial Report

for the year ended 30 June 2024

2.3 Expenses from continuing operations

(Amounts shown in \$000)	2024	2023
2.3a Employee benefits		
Wages and salaries	3,519	3,215
Other employee costs	1,854	1,846
	5,373	5,061
Less amounts capitalised	(618)	(484)
<i>Total employee benefits</i>	4,755	4,577
2.3b Materials and contracts		
Advertising	54	35
Bank charges and commissions	19	17
Callington Mill	11	7
Computer system operation	201	183
Consultancies	110	146
Contractor labour and services	405	304
Council plant & machinery	276	296
Donations and grants	56	53
Gravel purchases	75	25
Household garbage and recycling collection contract	319	299
Insurance premiums	209	177
Legal expenses	18	17
Office expenses	132	95
Plant and machinery hire (external)	203	291
Power costs (including street lighting)	269	230
Repairs and maintenance	224	208
Subscriptions and publications	60	54
Telecommunications	24	27
Waste transfer, transport and disposal contracts	593	532
Water purchases	47	35
Valuation fees (supplementary valuations)	16	25
Volunteer services	132	129
Other materials and contracts	334	630
<i>Total materials and contracts</i>	3,787	3,815
2.3c Depreciation and amortisation		
Property		
Buildings	889	803
Plant and equipment		
Plant and machinery	386	314
Furniture and fixtures	43	37
Minor plant	17	16
Infrastructure		
Roads	2,340	2,324
Bridges	471	415
Stormwater	64	62
Waste management	25	23
<i>Total depreciation</i>	4,235	3,994
Amortisation of intangibles	90	74
<i>Total depreciation and amortisation</i>	4,325	4,068

Notes to the Financial Report

for the year ended 30 June 2024

2.3 Expenses from continuing operations (continued)

(Amounts shown in \$000)	2024	2023
2.3d Contributions		
Fire service levy	272	258
Total contributions	272	258
2.3e Finance costs		
Interest - Borrowings	51	56
Total finance costs	51	56
2.3f Other expenses		
Councillors allowances	124	143
Election costs	4	42
External auditors' remuneration	42	53
Bad & doubtful debts	-	3
Private works	354	437
Other	87	46
Total other expenses	611	724
Total expenses from continuing operations	13,801	13,498

2.3g Recognition and measurement

Expenses are recognised in the Consolidated Statement of Comprehensive Income when a decrease in future economic benefits related to a decrease in asset or an increase of a liability has arisen that can be measured reliably. Further details of the nature and method of recognition and measurement of each expense item are set out below.

Employee benefits

Employee benefits include, where applicable, entitlements to wages and salaries, annual leave, sick leave, long service leave, superannuation and any other post-employment benefits. See also note 4.1.

Materials and contracts

Routine maintenance, repair costs, and minor renewal costs are expensed as incurred. Where the repair relates to the replacement of a component of an asset and the cost exceeds the capitalisation threshold the cost is capitalised and depreciated. The carrying value of the replaced asset is expensed.

Depreciation and amortisation

Buildings, land improvements, plant and equipment, infrastructure and other assets having limited useful lives are systematically depreciated over their useful lives to Council in a manner which reflects consumption of the service potential embodied in those assets. Estimates of remaining useful lives and residual values are made on a regular basis with major asset classes reassessed annually. Depreciation rates and methods are reviewed annually.

Where assets have separate identifiable components that are subject to regular replacement, these components are assigned distinct useful lives and remaining values and a separate depreciation rate is determined for each component.

Notes to the Financial Report

for the year ended 30 June 2024

2.3 Expenses from continuing operations (continued)

Land and road earthwork assets are not depreciated on the basis that they are assessed as not having a limited useful life. The non-depreciation of road earthwork assets is reviewed at the end of each reporting period, to ensure that the accounting policy applied to particular earthwork assets reflects the most recent assessment of the useful lives of the assets, having regard to factors such as asset usage, physical deterioration and technical and commercial obsolescence.

Major depreciation and amortisation periods used are listed below and are consistent with the prior year unless otherwise stated:

	Period
Buildings	10 - 50 years
Plant and equipment	
Plant and machinery	2 to 15 years
Furniture and fixtures	5 to 100 years
Minor plant	0 to 2 years
Infrastructure assets	10 to 150 years
Intangibles	5 years

Finance costs

Finance costs represent interest on interest-bearing loans and borrowings. Interest is expensed as it accrues and no interest has been capitalised during the current or comparative reporting period.

Contributions

Contributions represents the remittance of amounts to the Tasmanian Fire Service for fire service levies collected through rates.

Other expenses

Other expenses represent items which individually are not material for separate disclosure on the Consolidated Statement of Comprehensive Income.

2.4 Reconciliation of cash flows from operating activities to surplus (deficit)

(Amounts shown in \$000)	2024	2023
Net result from continuing operations for the year	5,606	4,286
Depreciation and amortisation	4,325	4,068
Net gain/(loss) on disposal of property, plant, equipment and infrastructure	565	24
Bad & doubtful debts	-	-
Grants - capital	(6,176)	(5,058)
Change in assets and liabilities:		
Decrease/(increase) in trade and other receivables	40	129
Decrease/(increase) in contract assets	500	1,355
Decrease/(increase) in other assets	(157)	35
Increase/(decrease) in contract liabilities	(451)	570
Increase/(decrease) in trade and other payables	547	61
Increase/(decrease) in employee provisions	(59)	252
<i>Net cash provided by/(used in) operating activities</i>	4,740	5,722
Reconciliation of cash and cash equivalents		
Cash and cash equivalents	14,553	17,451
Total reconciliation of cash and cash equivalents	14,553	17,451

Notes to the Financial Report

for the year ended 30 June 2024

2.5 Reconciliation of liabilities arising from financing activities

(Amounts shown in \$000)	2024	2023
Trust funds and deposits		
Balance at the beginning of the financial year	268	200
Net movements	(4)	68
Balance at the end of the financial year	264	268
Interest-bearing loans and borrowings		
Balance at the beginning of the financial year	4,150	4,415
New borrowings	-	-
Cash repayments	(4,023)	(265)
Balance at the end of the financial year	127	4,150

2.6 Management indicators

(Amounts shown in \$000)	Benchmark	2024	2023	2022	2021
2.6a Underlying surplus or deficit					
Recurrent income* less		14,076	13,397	11,968	10,913
recurrent expenditure		13,801	13,498	12,058	10,948
Underlying surplus/deficit	> \$0	275	(101)	(90)	(35)

* Recurrent income excludes income received specifically for new or upgraded assets, physical resources received free of charge or other income of a capital nature as set out below:

Income from continuing operations	19,407	17,784
Less non-operating income		
Financial Assistance Grant in advance - prior year	4,206	2,852
Financial Assistance Grant in advance - current year	(3,868)	(4,206)
Grants - Capital	(5,669)	(3,033)
Recurrent income	14,076	13,397
Expenses from continuing operations	13,801	13,498
Recurrent expenditure	13,801	13,498

The intent of the underlying result is to show the outcome of a council's normal or usual day to day operations.

The underlying surplus/deficit assesses overall financial operating effectiveness and Council has returned a small surplus in the current year, which is slightly higher than the benchmark of breakeven and an improvement on prior years.

2.6b Underlying surplus or deficit ratio

Underlying surplus or deficit		275	(101)	(90)	(35)
Recurrent income*		14,076	13,397	11,968	10,913
Underlying surplus or deficit ratio %	> 0%	2.0%	-0.8%	-0.8%	-0.3%

This ratio serves as an overall measure of financial operating effectiveness.

Notes to the Financial Report

for the year ended 30 June 2024

2.6 Management indicators (continued)

(Amounts shown in \$000)	Benchmark	2024	2023	2022	2021
2.6c Net financial liabilities					
Liquid assets less		15,546	18,484	15,798	19,624
total liabilities		4,405	8,395	7,709	9,916
Net financial liabilities	> \$0	11,141	10,089	8,089	9,708

This measure shows whether Council's total liabilities can be met by its liquid assets. An excess of total liabilities over liquid assets means that, if all liabilities fell due at once, additional revenue would be needed to fund the shortfall. As noted liquid assets are substantially higher than total liabilities.

2.6d Net financial liabilities ratio

Net financial liabilities		11,141	10,089	8,089	9,708
Recurrent income*		14,076	13,397	11,968	10,913
Net financial liabilities ratio %	0% - (50%)	79.1%	75.3%	67.6%	89.0%

This ratio indicates the net financial obligations of Council compared to its recurrent income. This ratio is well in excess of benchmark and indicates a strong liquidity position.

2.6e Asset consumption ratio

An asset consumption ratio has been calculated in relation to each asset class required to be included in the long-term strategic asset management plan of Council.

Transport Infrastructure

Fair value (Carrying amount)		82,892	79,291	78,330	61,295
Current replacement cost (Gross)		167,363	159,867	156,212	122,666
Asset consumption ratio %	> 60%	49.5%	49.6%	50.1%	50.0%

Buildings

Fair value (Carrying amount)		32,460	32,292	22,685	22,389
Current replacement cost (Gross)		57,562	57,908	47,810	46,855
Asset consumption ratio %	> 60%	56.4%	55.8%	47.4%	47.8%

Drainage

Fair value (Carrying amount)		4,256	4,143	4,148	3,732
Current replacement cost (Gross)		6,009	5,833	5,776	5,303
Asset consumption ratio %	> 60%	70.8%	71.0%	71.8%	70.4%

An asset consumption ratio has been calculated in relation to each asset class required to be included in council's long term strategic asset management plan.

The ratios assess the level of service potential in council's existing assets. The higher the percentage, the greater future service potential is available to provide service to ratepayers. The percentage results indicate that council must increase its investment in the renewal and replacement of existing assets. This is recognised in council's long term financial management strategy and plan.

Notes to the Financial Report

for the year ended 30 June 2024

2.6 Management indicators (continued)

(Amounts shown in \$000)

	Benchmark	2024	2023	2022	2021
2.6f Asset renewal funding ratio					
An asset renewal funding ratio has been calculated in relation to each asset class required to be included in the long-term strategic asset management plan of Council.					
Transport Infrastructure					
Projected capital funding outlays**		26,959	25,044	23,866	22,300
Projected capital expenditure funding***		27,934	26,240	24,205	19,881
Asset renewal funding ratio %	90-100%	96.5%	95.4%	98.6%	112.2%
Buildings					
Projected capital funding outlays**		7,549	6,743	6,861	3,600
Projected capital expenditure funding***		7,900	6,550	6,270	3,375
Asset renewal funding ratio %	90-100%	95.6%	102.9%	109.4%	106.7%
Stormwater					
Projected capital funding outlays**		500	486	526	486
Projected capital expenditure funding***		578	558	468	486
Asset renewal funding ratio %	90-100%	86.5%	87.1%	112.4%	100.0%

** Current value of projected capital funding outlays for an asset identified in Council's long-term financial plan.

*** Value of projected capital expenditure funding for an asset identified in Council's long-term strategic asset management plan.

The asset renewal funding ratio is issued to assess council's capacity to fund future asset replacement requirements. This is in line with Council's long term financial management strategy and associated financial plan.

2.6g Asset sustainability ratio

Capex on replacement/renewal of existing assets		5,851	4,324	4,034	2,530
Annual depreciation and amortisation expense		4,325	4,068	3,697	3,322
Asset sustainability ratio %	100.0%	135.3%	106.3%	109.1%	76.2%

The asset sustainability ratio assesses the extent to which council is maintaining operating capacity through renewal of its existing asset base. Whilst results may be below the nominated benchmark, it needs to be recognised that the actual need to expend funds on the renewal or replacement of assets can fluctuate substantially from year to year, whilst annual depreciation is fairly constant.

Notes to the Financial Report

for the year ended 30 June 2024

2.6 Management indicators (continued)

(Amounts shown in \$000)

	Capital renewal expenditure	Capital new /upgrade expenditure	Total Capital Expenditure
2024			
By asset class (including work in progress)			
Land	-	-	-
Buildings	1,634	997	2,631
Plant and machinery	1,141	-	1,141
Furniture and fixtures	20	-	20
Minor plant	104	-	104
Roads	2,795	3,330	6,125
Bridges	-	-	-
Stormwater	127	50	177
Waste management	14	2	16
Intangibles	16	-	16
Total	5,851	4,379	10,230
2023			
By asset class (including work in progress)			
Land	-	12	12
Buildings	373	3,735	4,108
Plant and machinery	669	-	669
Furniture and fixtures	73	-	73
Minor plant	25	-	25
Roads	2,878	259	3,137
Bridges	40	-	40
Stormwater	57	-	57
Waste management	4	-	4
Intangibles	205	-	205
Total	4,324	4,006	8,330

2.7 Significant business activities

Council is required to report the operating, capital and competitive neutrality costs in respect of each significant business activity undertaken by the Council. Council has determined, based upon materiality that it does not have any significant business activities.

Notes to the Financial Report

for the year ended 30 June 2024

3 Asset base

This section outlines the assets held by Council used to generate its financial performance and services for the community and operating liabilities incurred as a result, excluding employee provisions and interest bearing long term debts which are discussed in section 4 *People* and 5 *Debt and Risk Management* respectively.

3.1 Cash and cash equivalents

(Amounts shown in \$000)

	2024	2023
Cash at bank and on hand	8,557	6,496
Term deposits (3 months or less)	5,996	10,955
<i>Total cash and cash equivalents</i>	14,553	17,451

Council's cash and cash equivalents are subject to a number of external restrictions and internal commitments that limit amounts available for discretionary or future use. These following amounts represent the balance of restricted funds:

Restricted funds

- Trust funds and deposits (note 3.10)	264	268
- Unspent grant funds with conditions (notes 2.2j)	593	1,044
	857	1,312

Internally committed funds

- Special committees of Council	106	89
- Heritage Building Solutions Pty Ltd (note 3.13)	-	32
- Heritage Education and Skills Centre Ltd (note 3.13)	6	10
	112	131

Restricted and internally committed funds	969	1,443
Total unrestricted and uncommitted cash and cash equivalents	13,584	16,008

Restricted and internally committed funds represent:

- i) Trust funds and deposits, including refundable building, contract and other refundable amounts held in trust by Council for completion of specific purposes.
- ii) Unspent grant funds with conditions until specific performance obligations required under funding arrangements are completed.
- iii) Funds held by special committees and subsidiary companies.

Recognition and measurement

For the purposes of the statement of cash flows, cash and cash equivalents include cash on hand, deposits at call, and other liquid investments. See note 5 for significant terms and conditions.

3.2 Trade and other receivables

(Amounts shown in \$000)

	2024	2023
Rates debtors	737	842
Other debtors	256	191
<i>Total trade and other receivables</i>	993	1,033

Notes to the Financial Report

for the year ended 30 June 2024

3.2 Trade and other receivables (continued)

Recognition and measurement

Trade receivables that do not contain a significant financing component are measured at amortised cost, which represents their transaction value. Impairment is recognised on an expected credit loss (ECL) basis. When determining whether the credit risk has increased significantly since initial recognition, and when estimating the ECL, Council considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis based on Council's historical experience, an informed credit assessment and forward-looking information. Council has established a provision matrix to facilitate the impairment assessment.

For rate debtors, Council takes the view that unpaid rates represent a charge against the rateable property that will be recovered when the property is next sold. For non-rate debtors, Council uses the presumptions that assets more than 30 days past due have a significant increase in credit risk and those more than 90 days will likely be in default. Council writes off receivables when there is information indicating that the debtor is in severe financial difficulty and there is no realistic prospect of recovery.

3.3 Contract assets

(Amounts shown in \$000)	2024	2023
Contract assets for work in progress	-	500
<i>Total contract assets</i>	<u>-</u>	<u>500</u>

Recognition and measurement

Council recognises a contract asset for work in progress where a performance obligation is satisfied by transferring a promised good or service to the customer, before the customer pays consideration or the payment is due. Contract assets are transferred to receivables when the right to receive payment becomes unconditional. Council recognised a contract asset for construction of the Oatlands Aquatic Centre in the prior year. This project was completed and funds received in full in the current year.

3.4 Assets held for sale

(Amounts shown in \$000)	2024	2023
Land held for resale	155	155
<i>Total assets held for sale</i>	<u>155</u>	<u>155</u>

Recognition and measurement

A non-current asset held for sale (including disposal groups) is measured at the lower of its carrying amount and fair value less costs to sell, and is not subject to depreciation. Non-current assets, disposal groups and related liabilities are treated as current and classified as held for sale if their carrying amount will be recovered through a sale transaction rather than through continuing use. This condition is regarded as met only when the sale is highly probable and the asset's sale (or disposal group sale) is expected to be completed within 12 months from the date of classification.

Notes to the Financial Report

for the year ended 30 June 2024

3.5 Other assets

(Amounts shown in \$000)	2024	2023
Stores and materials	358	201
<i>Total other assets</i>	<u>358</u>	<u>201</u>

Recognition and measurement

Stores and materials are held for use by Council and are measured at cost.

3.6 Investment in water corporation

(Amounts shown in \$000)	2024	2023
Opening Balance	11,914	11,586
Fair Value adjustments on equity investment assets	759	328
<i>Total investment in water corporation</i>	<u>12,673</u>	<u>11,914</u>

Recognition and measurement

As Council's investment in TasWater is held for long-term strategic purposes, Council has elected under AASB 9: Financial Instruments to irrevocably classify this equity investment as designated as fair value through other comprehensive income. Subsequent changes in fair value on designated investments in equity instruments are recognised in other comprehensive income (for fair value reserve, refer note 6.1) and not reclassified through the profit or loss when derecognised. Dividends associated with the equity investments are recognised in profit and loss when the right of payment has been established and it can be reliably measured. Fair value was determined by using Council's ownership interest against TasWater's net asset value at balance date. At 30 June 2024, Council held a 0.67% ownership interest in TasWater (2023: 0.68%) which is based on Schedule 2 of the Corporation's Constitution which reflects the Council's voting rights.

Notes to the Financial Report

for the year ended 30 June 2024

3.7 Property, plant, equipment, infrastructure and intangibles

(Amounts shown in \$000)	Gross book value		Accumulated depreciation		Total	
	2024	2023	2024	2023	2024	2023
Property						
At fair value						
Land	8,893	8,978	-	-	8,893	8,978
Land under roads	6,682	3,474	-	-	6,682	3,474
Buildings	57,562	57,908	(25,102)	(25,616)	32,460	32,292
Total property	73,137	70,360	(25,102)	(25,616)	48,035	44,744
Plant and equipment						
At cost						
Plant and machinery	4,933	4,671	(1,566)	(1,627)	3,367	3,044
Furniture and fixtures	774	754	(542)	(499)	232	255
Minor plant	470	366	(324)	(307)	146	59
Total plant and equipment	6,177	5,791	(2,432)	(2,433)	3,745	3,358
Infrastructure						
At fair value						
Roads	131,270	127,618	(71,208)	(68,868)	60,062	58,750
Bridges	36,093	32,249	(13,263)	(11,708)	22,830	20,541
Stormwater	6,009	5,833	(1,753)	(1,690)	4,256	4,143
Waste management	384	369	(194)	(169)	190	200
Total infrastructure	173,756	166,069	(86,418)	(82,435)	87,338	83,634
Work in progress	5,718	2,161	-	-	5,718	2,161
Intangibles	780	765	(561)	(472)	219	293
Total property, plant, equipment, infrastructure and intangibles	259,568	245,146	(114,513)	(110,956)	145,055	134,190

Notes to the Financial Report

for the year ended 30 June 2024

3.7 Property, plant, equipment, infrastructure and intangibles (continued)

(Amounts shown in \$000)	Balance at beginning of financial year	Acquisition of assets	Revaluation increase (decrease)	Depreciation and amortisation	Written down value of disposals	Transferred to held for sale	Impairment of assets	Balance at end of financial year
2024								
Property								
Land	8,978	-	-	-	(85)	-	-	8,893
Land under roads	3,474	-	3,208	-	-	-	-	6,682
Buildings	32,292	1,548	-	(889)	(491)	-	-	32,460
Total property	44,744	1,548	3,208	(889)	(576)	-	-	48,035
Plant and equipment								
Plant and machinery	3,044	1,141	-	(386)	(432)	-	-	3,367
Furniture and fixtures	255	20	-	(43)	-	-	-	232
Minor plant	59	104	-	(17)	-	-	-	146
Total plant and equipment	3,358	1,265	-	(446)	(432)	-	-	3,745
Infrastructure								
Roads	58,750	3,652	-	(2,340)	-	-	-	60,062
Bridges	20,541	-	2,760	(471)	-	-	-	22,830
Stormwater	4,143	177	-	(64)	-	-	-	4,256
Waste management	200	15	-	(25)	-	-	-	190
Total infrastructure	83,634	3,844	2,760	(2,900)	-	-	-	87,338
Work in progress	2,161	3,557	-	-	-	-	-	5,718
Intangibles	293	16	-	(90)	-	-	-	219
Total property, plant, equipment, infrastructure and intangibles	134,190	10,230	5,968	(4,325)	(1,008)	-	-	145,055

Notes to the Financial Report

for the year ended 30 June 2024

3.7 Property, plant, equipment, infrastructure and intangibles (continued)

(Amounts shown in \$000)	Balance at beginning of financial year	Acquisition of assets	Revaluation increase (decrease)	Depreciation and amortisation	Written down value of disposals	Transferred to held for sale	Impairment of assets	Balance at end of financial year
2023								
Property								
Land	4,932	35	4,194	-	(183)	-	-	8,978
Land under roads	3,474	-	-	-	-	-	-	3,474
Buildings	22,685	10,527	-	(803)	(117)	-	-	32,292
Total property	31,091	10,562	4,194	(803)	(300)	-	-	44,744
Plant and equipment								
Plant and machinery	2,941	669	-	(314)	(252)	-	-	3,044
Furniture and fixtures	219	73	-	(37)	-	-	-	255
Minor plant	50	25	-	(16)	-	-	-	59
Total plant and equipment	3,210	767	-	(367)	(252)	-	-	3,358
Infrastructure								
Roads	58,229	2,845	-	(2,324)	-	-	-	58,750
Bridges	20,101	159	730	(415)	(34)	-	-	20,541
Stormwater	4,148	57	-	(62)	-	-	-	4,143
Waste management	219	4	-	(23)	-	-	-	200
Total infrastructure	82,697	3,065	730	(2,824)	(34)	-	-	83,634
Work in progress	8,431	(6,270)	-	-	-	-	-	2,161
Intangibles	161	206	-	(74)	-	-	-	293
Total property, plant, equipment, infrastructure and intangibles	125,590	8,330	4,924	(4,068)	(586)	-	-	134,190

Recognition and measurement

Acquisitions of assets are initially recorded at cost. Cost is determined as the fair value of the assets given as consideration plus costs incidental to the acquisition. Property, infrastructure, plant and equipment received in the form of contributions, are recognised as assets and revenues at fair value by Council valuation where that value exceeds the recognition thresholds for the respective asset class. Fair value is the price that would be received to sell the asset in an orderly transaction between market participants at the measurement date. Where assets are constructed by Council, cost includes all materials used in construction, direct labour, borrowing costs incurred during construction, and an appropriate share of directly attributable variable and fixed overheads.

Notes to the Financial Report

for the year ended 30 June 2024

3.7 Property, plant, equipment, infrastructure and intangibles (continued)

The following classes of assets have been recognised. In accordance with Council's policy, the threshold limits detailed below have applied when recognising assets within an applicable asset class and unless otherwise stated are consistent with the prior year. Council has adopted the following valuation bases for each asset class.

	Threshold	Valuation Bases
	\$	
Property		
Land	1	Fair value
Land under roads	1	Fair value
Buildings	1	Fair value
Plant and equipment		
Plant and machinery	1,000	Cost
Furniture and fixtures	1,000	Cost
Minor plant	1,000	Cost
Infrastructure		
Roads	1	Fair value
Bridges	5,000	Fair value
Stormwater	3,000	Fair value
Waste management	3,000	Cost
Intangibles	1,000	Cost

Subsequent to the initial recognition of assets, non-current physical assets, other than those noted above, are measured at their fair value in accordance with AASB 116 Property, Plant & Equipment and AASB 13 Fair Value Measurement. At balance date, Council reviewed the carrying value of the individual classes of assets measured at fair value to ensure that each asset class materially approximated its fair value. Where the carrying value materially differed from the fair value at balance date the class of asset was revalued.

In addition, Council undertakes a formal revaluation of land, buildings, and infrastructure assets on a regular basis to ensure valuations represent fair value. The valuation is performed either by experienced Council officers or independent experts.

Fair value valuations are determined in accordance with a valuation hierarchy. Changes to the valuation hierarchy will only occur if an external change in the restrictions or limitations of use on an asset result in changes to the permissible or practical highest and best use of the asset.

Where the assets are revalued, the revaluation increments are credited directly to the asset revaluation reserve except to the extent that an increment reverses a prior year decrement for that class of asset that had been recognised as an expense in which case the increment is recognised as revenue up to the amount of the expense. Revaluation decrements are recognised as an expense except where prior increments are included in the asset revaluation surplus for that class of asset in which case the decrement is taken to the reserve to the extent of the remaining increments. Within the same class of assets, revaluation increments and decrements within the year are offset.

Impairment losses are recognised in the Statement of Comprehensive Income under other expenses.

Notes to the Financial Report

for the year ended 30 June 2024

3.8 Right of use assets

Council had no non-concessionary leases during the year and has not recognised any associated right of use assets or lease liabilities at a balance date.

Concessionary leases

Council has 3 concessionary leases with the Crown in Right of Tasmania for land and buildings within the municipality. Council uses these leased assets for community facilities, public recreation and the provision of infrastructure. Council is dependent on these leases to further its objectives. The consideration paid for each of these leases is "peppercorn", with lease fees of \$1 per annum if demanded, over lease terms of between 10 and 40 years. The lease liability for these leases is immaterial and, in accordance with Council's accounting policy to measure right of use assets arising from concessionary leases at the initial measurement of the lease liability, the right of use assets are also immaterial and have not been recognised.

Recognition and measurement

Council as lessee

In contracts where Council is a lessee, Council recognises a right of use asset and a lease liability at the commencement date of the lease, unless the short term or low value exemption is applied.

A right of use asset is initially measured at cost comprising the initial measurement of the lease liability adjusted for any lease payments made before the commencement date (reduced by lease incentives received), plus initial direct costs incurred in obtaining the lease and an estimate of costs to be incurred in dismantling and removing the underlying asset, restoring the site on which it is located or restoring the underlying asset to the condition required by the terms and conditions of the lease.

Where right of use assets are recognised they are measured as described in the accounting policy for property, infrastructure, plant and equipment in note 3.6. Also, Council will apply AASB 136 to determine whether a right-of-use asset is impaired and accounts for any identified impairment loss as described in the aforesaid note.

Right-of-use assets are depreciated over the shorter period of lease term and useful life of the underlying asset. If a lease transfers ownership of the underlying asset or the cost of the right-of-use asset reflects that the Group expects to exercise a purchase option, the related right-of-use asset is depreciated over the useful life of the underlying asset. The depreciation starts at the commencement date of the lease.

Concessionary leases

For leases that have significantly below market terms and conditions principally to enable the Council to further its objectives, commonly known as "peppercorn (concessionary) leases", Council has elected to measure a class (or classes) of right-of-use assets arising under 'concessionary leases' at initial recognition at cost, in accordance with AASB16.23–25. Cost being the initial measurement of the lease liability.

Notes to the Financial Report

for the year ended 30 June 2024

3.9 Trade and other payables

(Amounts shown in \$000)	2024	2023
Payables and accruals	1,217	632
Rates and charges in advance	256	292
Payroll oncosts on employee entitlements	100	102
<i>Total trade and other payables</i>	<u>1,573</u>	<u>1,026</u>

Recognition and measurement

Liabilities are recognised for amounts to be paid in the future for goods and services provided to Council as at balance date whether or not invoices have been received. General Creditors are unsecured, not subject to interest charges and are normally settled within 30 days of invoice receipt. Rates and charges in advance represents amounts received by Council prior to the commencement of the rating or charging period. Revenue is recognised by Council at the beginning of the rating or charge period to which the advance payment relates.

3.10 Trust funds and deposits

(Amounts shown in \$000)	2024	2023
Tender deposits and funds held on trust	264	268
<i>Total trust funds and deposits</i>	<u>264</u>	<u>268</u>

Recognition and measurement

Amounts received as tender deposits and retention amounts controlled by Council are recognised as trust funds until they are returned or forfeited.

3.11 Contract liabilities

(Amounts shown in \$000)	2024	2023
Grants received but unspent to construct Council controlled assets	593	1,044
<i>Total contract liabilities</i>	<u>593</u>	<u>1,044</u>

Recognition and measurement

Grants received but unspent to construct Council controlled assets represent funding for construction projects for community infrastructure. The funds received are under enforceable contracts which require Council to perform specific obligations to construct identified assets for the community infrastructure projects which will be under Council's control on completion. The revenue is recognised as Council constructs the assets and the contract liability reflects the funding received which cannot yet be recognised as revenue. Revenue is expected to be recognised in the next 12 months.

Revenue recognised that was included in the contract liability balance at the beginning of the period

Grants to construct Council controlled assets	897	474
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Notes to the Financial Report

for the year ended 30 June 2024

3.12 Fair value measurements

Council measures and recognises the following assets at fair value on a recurring basis:

- Investment in water corporation as disclosed at note 3.6
- Property and infrastructure as disclosed at note 3.7

Council does not measure any liabilities at fair value on a recurring basis.

Council also has assets measured at fair value on a non-recurring basis as a result of being reclassified as assets held for sale. These comprise land as disclosed in note 3.4. A description of the valuation techniques and the inputs used to determine the fair value of this land is included below under the heading 'Assets held for sale'.

(a) Fair Value Hierarchy

AASB 13 Fair Value Measurement requires all assets and liabilities measured at fair value to be assigned to a level in the fair value hierarchy as follows:

- Level 1** Unadjusted quoted prices in active markets for identical assets or liabilities that the entity can access at the measurement date.
- Level 2** Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly.
- Level 3** Unobservable inputs for the asset or liability.

The table below shows the assigned level for each asset and liability held at fair value by the Council. The table presents the Council's assets and liabilities measured and recognised at fair value at balance date.

The fair values of the assets are determined using valuation techniques which maximise the use of observable data, where it is available, and minimise the use of entity specific estimates. If one or more of the significant inputs is not based on observable market data, the asset is included in level 3. This is the case for Council infrastructure assets, which are of a specialist nature for which there is no active market for similar or identical assets. These assets are valued using a combination of observable and unobservable inputs.

Notes to the Financial Report

for the year ended 30 June 2024

3.12 Fair value measurements (continued)

(Amounts shown in \$000)	Level 1		Level 2		Level 3		Total	
	2024	2023	2024	2023	2024	2023	2024	2023
Fair value measurements								
Recurring								
Property								
Land	-	-	8,893	8,978	-	-	8,893	8,978
Land under roads	-	-	6,682	3,474	-	-	6,682	3,474
Buildings	-	-	-	-	32,460	32,292	32,460	32,292
Infrastructure								
Roads	-	-	-	-	60,062	58,750	60,062	58,750
Bridges	-	-	-	-	22,830	20,541	22,830	20,541
Stormwater	-	-	-	-	4,256	4,143	4,256	4,143
Waste management	-	-	-	-	190	200	190	200
Total recurring	-	-	15,575	12,452	119,798	115,926	135,373	128,378
Non-recurring								
Assets held for sale	155	155	-	-	-	-	155	155
Total non-recurring	155	155	-	-	-	-	155	155

Transfers between levels of the hierarchy

Council's policy is to recognise transfers in and out of the fair value hierarchy levels as at the end of the reporting period. There were no transfers between levels 1 and 2 during the year, nor between levels 2 and 3.

(b) Highest and best use

AASB 13 requires the fair value of non-financial assets to be calculated based on their "highest and best use". Council considers that all assets in this note are being used for their highest and best use.

(c) Valuation techniques and significant inputs used to derive fair values

Investment in water corporation

Refer to 3.6 for details of valuation techniques used to derive fair values.

Land

Land fair values were determined by the Valuer General as at 1 July 2022. Level 2 valuation inputs were used to value land in freehold title as well as land used for special purposes, which is restricted in use under current planning provisions. Sales prices of comparable land sites in close proximity are adjusted for differences in key attributes such as property size. The most significant input into this valuation approach is price per square metre.

Notes to the Financial Report

for the year ended 30 June 2024

3.12 Fair value measurements (continued)

Land held for sale

Land classified as held for sale during the reporting period was measured at the lower of its carrying amount and fair value less cost to sell at the time of reclassification. The fair value of the land was determined using the approach described in the preceding paragraph.

Land under roads

The value of the Land Under Road network at 30 June 2024 is based on valuation data determined by the Valuer-General. The valuation approach uses adjusted land values and areas for all properties within the municipality depending upon its classification and then applying a discount appropriate to the respective classification. This adjustment is an unobservable input in the valuation. The market value of land varies significantly depending on the location of the land and the current market conditions. Currently land values range between \$0.28 and \$2.92 per square metre.

Buildings

Council considers that all its buildings are of a specialist nature (eg heritage buildings) and there is no active market for the assets. Fair value has been determined on the basis of replacement with a new asset having similar service potential. The gross current values have been determined by Council officers with reference to market data for recent projects and costing guides as at 1 July 2020.

In determining the level of accumulated depreciation the asset has been disaggregated into significant components which exhibit useful lives. Allowance has been made for the typical asset life cycle and renewal treatments of each component, residual value at the time the asset is considered to be no longer available for use.

While the unit rates based on square metres can be supported by market evidence (level 2), the estimates of residual value and useful life that are used to calculate accumulated depreciation comprise unobservable inputs (level 3).

Infrastructure assets

All Council infrastructure assets were fair valued using written down current replacement cost (CRC). This valuation comprises the asset's gross replacement cost less accumulated depreciation calculated on the basis of such cost to reflect the already consumed or expired future economic benefits of the asset. Council first determined the gross cost of replacing the full service potential of the asset and then adjusted this amount to take account of the expired service potential of the asset.

CRC was measured by reference to the lowest cost at which the gross future economic benefits of the asset could currently be obtained in the normal course of business. The resulting valuation reflects the cost of replacing the existing economic benefits based on an efficient set of modern equivalent assets to achieve the required level of service output.

The unit rates (labour and materials) and quantities applied to determine the CRC of an asset or asset component were based on a "Greenfield" assumption meaning that the CRC was determined as the full cost of replacement with a new asset including components that may not need to be replaced, such as earthworks.

The level of accumulated depreciation for infrastructure assets was determined based on the age of the asset and the useful life adopted by Council for the asset type. Estimated useful lives and residual values are disclosed in Note 2.3.

The calculation of CRC involves a number of inputs that require judgement and are therefore classed as unobservable. While these judgements are made by qualified and experienced staff, different judgements could result in a different valuation.

Notes to the Financial Report

for the year ended 30 June 2024

3.12 Fair value measurements (continued)

The methods for calculating CRC are described under individual asset categories below.

Roads

Council categorises its road infrastructure into sealed and unsealed roads and then further sub-categorises these based on an assessment of vehicle movements and social and economic importance. Roads are managed in segments. All road segments are then componentised into formation, pavement, sub-pavement and seal (where applicable). Council assumes that environmental factors such as soil type, climate and topography are consistent across each segment. Council also assumes a segment is designed and constructed to the same standard and uses a consistent amount of labour and materials.

CRC is based on the road area multiplied by a unit price; the unit price being an estimate of labour and material inputs, services costs, and overhead allocations. For internal construction estimates, material and services prices are based on contract rates, supplier price lists and Council's labour wage rates. When construction is outsourced, CRC is based on the average of similar completed projects over the last few years. Council engaged Moloney Asset Management, an independent valuer, to undertake a valuation of roads as at 30 June 2022.

Bridges

Council engaged Auspan, an independent valuer, to undertake valuation of bridges as at 30 June 2023. Each bridge is assessed individually and componentised into sub-assets representing the deck and sub-structure. The valuation is based on the material type used for construction and the deck and sub-structure area.

Stormwater

Council engaged the Brighton Council Municipal Engineer to undertake the valuation of stormwater as at 1 July 2015. Similar to roads, stormwater assets are managed in segments; pits and pipes being the major components. Consistent with roads, Council assumes that environmental factors such as soil type, climate and topography are consistent across each segment and that a segment is designed and constructed to the same standard and uses a consistent amount of labour and materials. CRC is based on the unit price for the component type. For pipes, the unit price is multiplied by the asset's length. The unit price for pipes is based on the construction material as well as the depth the pipe is laid.

Other Infrastructure

Other infrastructure is not deemed to be significant in terms of the Consolidated Statement of Financial Position.

(d) Changes in recurring level 3 fair value measurements

The changes in level 3 property and infrastructure assets with recurring fair value measurements are detailed in note 3.7 (Property, plant, equipment and infrastructure). Investment in water corporation, which is classified as level 3 has been separately disclosed in note 3.6.

There have been no transfers between level 1, 2 or 3 measurements during the year.

(e) Valuation processes

At the end of each year Council assess whether the carrying amount of its assets varies significantly from the fair value. This is done by consideration of changes in utilisation, obsolescence, assessment of unit rates, patterns of consumption, residual life, useful life, condition and remaining useful life.

Based on this assessment assets may need to be revalued and/or depreciation rates changed.

Notes to the Financial Report

for the year ended 30 June 2024

3.12 Fair value measurements (continued)

(f) Assets and liabilities not measured at fair value but for which fair value is disclosed

Council has assets and liabilities which are not measured at fair value, but for which fair values are disclosed in other notes.

Council borrowings are measured at amortised cost with interest recognised in profit or loss when incurred. The fair value of borrowings disclosed in note 5.3 is provided by Tascorp (level 2).

The carrying amounts of trade receivables and trade payables are assumed to approximate their fair values due to their short-term nature (level 2).

3.13 Investments in subsidiaries

Heritage Building Solutions Pty Ltd and Heritage Education & Skills Centre Pty Ltd (HESC) are small proprietary companies controlled by Council and are not reporting entities.

The following transactions were recorded for the current and prior financial years. The balances disclosed have been consolidated into Council's balances. All inter-entity transactions and balances between Council and these subsidiary companies have been eliminated.

(Amounts shown in \$000)	2024	2023
Heritage Building Solutions Pty Ltd		
Statement of Comprehensive Income		
Revenue	3	117
Expenses	(18)	(327)
Total Comprehensive Income for the year	(15)	(210)
Statement of Financial Position		
Assets	-	61
Liabilities	-	(46)
Total Equity	-	15
Heritage Education & Skills Centre Pty Ltd		
Statement of Comprehensive Income		
Revenue	-	50
Expenses	(4)	(5)
Total Comprehensive Income for the year	(4)	45
Statement of Financial Position		
Assets	6	10
Liabilities	-	-
Total Equity	6	10

Notes to the Financial Report

for the year ended 30 June 2024

4 People

This section outlines the amounts provided for employee benefits during and post employment and related party transactions.

4.1 Employee provisions

(Amounts shown in \$000)

	2024	2023
Current		
Annual leave	656	832
Long service leave	732	727
Personal	327	315
Total current	1,715	1,874
Non-current		
Long service leave	133	33
Total non-current	133	33
Total employee provisions	1,848	1,907

Movements in employee provisions during the financial year

(Amounts shown in \$000)

	Annual leave		Long service leave		Personal		Total	
	2024	2023	2024	2023	2024	2023	2024	2023
Balance at beginning of the year	832	571	760	803	315	281	1,907	1,655
Additional provisions	113	495	309	81	180	163	602	739
Amounts used	(289)	(234)	(204)	(124)	(168)	(129)	(661)	(487)
Balance at end of the year	656	832	865	760	327	315	1,848	1,907

Recognition and measurement

Short term obligations

Liabilities for wages and salaries, including non-monetary benefits, annual leave and accumulating sick leave expected to be wholly settled within 12 months after the end of the period in which the employees render the related service are recognised in respect of employees' services up to the end of the reporting period and are measured at the amounts expected to be paid when the liabilities are settled. The liability for annual leave is recognised in the provision for employee benefits. All other short-term employee benefit obligations are presented as payables.

Other long term employee benefit obligations

The liability for long service leave and annual leave which is not expected to be wholly settled within 12 months after the end of the period in which the employees render the related service is recognised in the provision for employee benefits and measured as the present value of expected future payments to be made in respect of services provided by employees up to the end of the reporting period using the projected unit credit method. Consideration is given to expected future wage and salary levels, experience of employee departures and periods of service. Expected future payments are discounted using market yields at the end of the reporting period on national government bonds with terms to maturity and currency that match, as closely as possible, the estimated future cash outflows.

The obligations are presented as current liabilities in the statement of financial position if the entity does not have an unconditional right to defer settlement for at least twelve months after the reporting date, regardless of when the actual settlement is expected to occur.

Notes to the Financial Report

for the year ended 30 June 2024

4.1 Employee Provisions (continued)

Personal leave

Council's Enterprise Bargaining Agreement provides for employees who resign from their position with Council to be paid a percentage of their sick leave balance based on completed years of service, plus a gratuity amount.

4.2 Related party transactions

Responsible Persons

Names of persons holding the position of a Responsible Person at the Council at any time during the year are:

Councillors	Mayor E C Batt	1 July 2023 to 30 June 2024
	Deputy Mayor K Dudgeon	1 July 2023 to 30 June 2024
	Councillor A E Bisdee OAM	1 July 2023 to 30 June 2024
	Councillor D Blackwell	1 July 2023 to 30 June 2024
	Councillor R Campbell	17 November 2023 to 30 June 2024
	Councillor D F Fish	1 July 2023 to 30 June 2024
	Councillor R McDougall	1 July 2023 to 31 October 2023
General Manager	Councillor F Miller	1 July 2023 to 30 June 2024
	Mr T F Kirkwood	1 July 2023 to 30 June 2024

Councillor remuneration

(Amounts shown in \$)

	Allowances	Compensation AASB 124	Kilometre reimbursements	Communications	Other	Total Allowances and Expenses section 72
2024						
E C Batt	41,640	41,640	3,969	1,100	-	46,709
K Dudgeon	23,730	23,730	4,477	354	-	28,561
A E Bisdee OAM	11,897	11,897	7,903	780	-	20,580
D Blackwell	11,897	11,897	6,263	1,356	-	19,516
R Campbell	7,041	7,041	595	325	-	7,961
D F Fish	11,897	11,897	-	780	-	12,677
R McDougall	3,917	3,917	3,483	120	-	7,520
F Miller	11,897	11,897	983	2,188	-	15,068
Total	123,916	123,916	27,673	7,003	-	158,592

Notes to the Financial Report

for the year ended 30 June 2024

4.2 Related party transactions (continued)

(Amounts shown in \$)

	Allowances	Compensation AASB 124	Kilometre reimbursements	Communications	Other	Total Allowances and Expenses section 72
2023						
E C Batt	35,013	35,013	3,119	1,100	-	39,232
K Dudgeon	19,432	19,432	2,512	266	-	22,210
A R Bantick	2,855	2,855	-	-	-	2,855
A E Bisdee OAM	11,641	11,641	4,504	780	-	16,925
D Blackwell	7,834	7,834	2,090	961	-	10,885
D F Fish	11,641	11,641	-	780	-	12,421
A O Green	13,324	13,324	-	-	-	13,324
R McDougall	11,641	11,641	2,875	360	-	14,876
F Miller	7,834	7,834	516	1,458	-	9,808
Total	121,215	121,215	15,616	5,705	-	142,536

Allowances - statutory allowances as paid in accordance with the Local Government Act 1993.

Kilometre reimbursements - reimbursement for kilometres travelled while on Council business at a rate per kilometre.

Communications - allowances paid to Councillors to reimburse telephone and internet usage costs.

Other - cost of electronic funds transfer.

Key Management Personnel remuneration

		Short term benefits			Post employment benefits			
		Salary	Vehicles	Other benefits	Superannuation	Termination benefits	Other non- monetary benefits	Total
2024								
Remuneration band	Employees							
\$ 40 001 - \$60 000	1	103,391	-	-	14,963	-	(77,895)	40,459
\$ 80 001 - \$100 000	1 (part year)	84,789	3,370	300	9,087	18,351	(32,473)	83,424
\$160 001 - \$180 000	1	137,774	4,966	300	19,952	-	9,083	172,075
\$180 001 - \$200 000	1	157,543	2,212	300	22,582	-	327	182,964
\$260 001 - \$280 000	1	207,935	8,760	300	30,104	-	18,172	265,271
		691,432	19,308	1,200	96,688	18,351	(82,786)	744,193

Notes to the Financial Report

for the year ended 30 June 2024

4.2 Related party transactions (continued)

(Amounts shown in \$)		Short term benefits			Post employment benefits			Total
		Salary	Vehicles	Other benefits	Superannuation	Termination benefits	Other non-monetary benefits	
2023								
Remuneration band	Employees							
\$ 60 001 - \$80 000	1 (part year)	47,983	-	300	6,718	-	5,644	60,645
\$100 001 - \$120 000	1	98,439	-	300	13,535	-	3,422	115,696
\$160 001 - \$180 000	1	124,059	4,920	300	13,195	-	21,438	163,912
\$200 001 - \$220 000	1	151,271	3,977	300	20,219	-	27,506	203,273
\$240 001 - \$260 000	1	194,950	10,296	300	27,116	-	21,157	253,819
		616,702	19,193	1,500	80,783	-	79,167	797,345

Salary - includes all forms of consideration paid and payable for services rendered, compensated absences during the period and salary sacrifice amounts.

Vehicles - Includes total cost of providing and maintaining vehicles provided for private use, including registration, insurance, fuel and other consumables, maintenance cost and parking (including notional value of parking provided at premises that are owned or leased and fringe benefits tax).

Other benefits - includes all other forms of employment allowances (excludes reimbursements such as travel, accommodation or meals), payments in lieu of leave, and any other compensation paid and payable.

Superannuation - means the contribution to the superannuation fund of the individual.

Termination benefits - include all forms of benefit paid or accrued as a consequence of termination.

Other non-monetary benefits - include annual and long service leave movements.

Directors of subsidiary companies remuneration

Heritage Building Solutions Pty Ltd and Heritage Education & Skills Centre Pty Ltd paid no director and management fees in the current year (2023: \$12,286).

Remuneration Principles

Councillors

Councillor allowances are paid in accordance with those set by Regulation 42 (2) of the Local Government General Regulations 2015. Council has further determined by policy that in order to carry out their functions as a Councillor, reimbursements will be paid to Councillors for travelling while on Council related business on a kilometre travelled basis, that stationery and consumables will be provided and that a communications allowance will be paid to offset the cost of telephone and internet charges.

Senior management

The employment terms and conditions of senior executives are contained in individual employment contracts and prescribe total remuneration, superannuation, annual and long service leave, vehicle and salary sacrifice provisions. In addition to their salaries, Council also provides non-cash benefits and contributes to post-employment superannuation plans on their behalf.

The performance of each senior manager, including the General Manager, is reviewed annually which includes a review of their remuneration package, which takes account of their performance against key indicators and of salary packages for similar roles in the region. Whilst not automatic, contracts can be extended.

Notes to the Financial Report

for the year ended 30 June 2024

4.2 Related party transactions (continued)

Directors of subsidiary companies

Directors of Heritage Building Solutions Pty Ltd and Heritage Education & Skills Centre Pty Ltd are remunerated in accordance with the terms and conditions of their appointment and may be varied in accordance with the constitution of each company and the Corporations Act 2001.

Transactions with related parties

During the period Council did not enter into transactions with entities that are controlled by members of key management personnel.

In accordance with s84(2)(b) of the Local Government Act 1993, no interests have been notified to the General Manager in respect of any body or organisation with which the Council has major financial dealings.

Transactions with related parties that have not been disclosed

Most of the entities and people that are related parties of Council live and operate within the municipality. Therefore, on a regular basis ordinary citizen transactions occur between Council and its related parties. Some examples include:

- Payment of rates on a primary residence
- Dog registration

Council has not included these types of transaction in its disclosure, where they are made on the same terms and conditions available to the general public.

4.3 Post employment benefits

Recognition and measurement

Defined contribution funds

Council contributes to defined contribution plans on behalf of a number of employees; however the Council has no ongoing responsibility to make good any deficiencies, if any, that may occur in those schemes. Contributions to defined contribution plans are recognised as an expense as they become payable. Prepaid contributions are recognised as an asset to the extent that a cash refund or a reduction in the future payments is available. During the year Council made the required superannuation contributions for all eligible employees to an appropriate complying superannuation fund as required by the Superannuation Guarantee (Administration) Act 1992.

Defined benefit fund

Council makes superannuation contributions for a number of its employees to the Quadrant Defined Benefits Fund (the Fund), a sub-fund of Spirit Super. The Fund has been classified as a multi-employer sponsored plan. As the Fund's assets and liabilities are pooled and are not allocated by employer, the Actuary is unable to allocate benefit liabilities, assets and costs between employers. As provided under paragraph 34 of AASB 119 Employee Benefits, Council does not use defined benefit accounting for these contributions.

For the year ended 30 June 2024 Council contributed 0% (2023 3%) of employees' gross income to the Fund. Assets accumulate in the fund to meet member benefits as they accrue, and if assets within the fund are insufficient to satisfy benefits payable, Council is required to meet its share of the deficiency.

Notes to the Financial Report

for the year ended 30 June 2024

4.3 Post employment benefits (continued)

Deloitte Consulting Pty Ltd undertook the last actuarial review of the Fund at 30 June 2023. The review disclosed that at that time the net market value of assets available for funding member benefits was \$48,442,000, the value of vested benefits was \$39,789,000, the surplus over vested benefits was \$8,653,000, the value of total accrued benefits was \$39,479,000, and the number of members was 77. These amounts relate to all members of the Fund at the date of valuation and no asset or liability is recorded in the Spirit Super's financial statements for Council employees.

The financial assumptions used to calculate the Accrued Benefits for the Fund were:

- Net Investment Return 4.50% p.a.
- Salary Inflation 3.00% p.a.
- Price Inflation n/a

The actuarial review concluded that:

- The value of assets of the Fund was adequate to meet the liabilities of the Fund in respect of vested benefits as at 30 June 2023.
- The value of assets of the Fund was adequate to meet the value of the liabilities of the Fund in respect of accrued benefits as at 30 June 2023.
- Based on the assumptions used, and assuming the Employer contributes at the levels described below, the value of the assets is expected to continue to be adequate to meet the value of the liabilities of the Fund in respect of vested benefits at all times during the period up to 30 June 2028.

Given the strong financial position of the Fund, the Actuary recommended that Council continue their contribution holiday and contribute 0% of salaries towards the defined benefit arrangements in the Fund from 1 July 2024 until 1 July 2027. This contribution rate is subject to normal review processes which include reviewing the contribution rate if needed to respond to extreme movements in financial markets. In addition, employers pay contributions towards defined benefit members' accumulation accounts where required by agreements.

The Actuary will continue to undertake a brief review of the financial position of the Fund at the end of each financial year to confirm that the contribution rates remain appropriate. The next full triennial actuarial review of the Fund will have an effective date of 30 June 2026 and is expected to be completed late in 2026.

As required in terms of paragraph 148 of AASB 119 Employee Benefits, Council discloses the following details:

- The 2023 actuarial review used the "aggregate" funding method. This is a standard actuarial funding method. The results from this method were tested by projecting future fund assets and liabilities for a range of future assumed investment returns. The funding method used is consistent with the method used at the previous actuarial review in 2020.

Under the aggregate funding method of financing the benefits, the stability of the Councils' contributions over time depends on how closely the Fund's actual experience matches the expected experience. If the actual experience differs from that expected, the Councils' contribution rate may need to be adjusted accordingly to ensure the Fund remains on course towards financing members' benefits.

Notes to the Financial Report

for the year ended 30 June 2024

4.3 Post employment benefits (continued)

- In terms of Rule 15.2 of the Spirit Super Trust Deed (Trust Deed), there is a risk that employers within the Fund may incur an additional liability when an Employer ceases to participate in the Fund at a time when the assets of the Fund are less than members' vested benefits. Each member of the Fund who is an employee of the Employer who is ceasing to Participate is required to be provided with a benefit at least equal to their vested benefit. However, there is no provision in the Trust Deed requiring an employer to make contributions other than its regular contributions up to the date of cessation of contributions.
- The application of Fund assets on Spirit Super being wound-up is set out in Rule 20.2. This Rule provides that expenses and taxation liabilities should have first call on the available assets. Additional assets will initially be applied for the benefit of the then remaining members and/or their Dependents in such manner as the Trustee considers equitable and appropriate in accordance with the Applicable Requirements (broadly, superannuation and taxation legislative requirements and other requirements as determined by the regulators).
The Trust Deed does not contemplate the Fund withdrawing from Spirit Super.
- The Fund is a defined benefit Fund.
- The Fund has been classified as a multi-employer sponsored plan. As the Fund's assets and liabilities are pooled and are not allocated by employer, the Actuary is unable to allocate benefit liabilities, assets and costs between employers. Thus the Fund is not able to prepare standard AASB119 defined benefit reporting.
- As reported on the first page of this note, Assets exceeded accrued benefits as at the date of the last actuarial review, 30 June 2023. Favourable investment returns, since that date, has seen further improvement in the financial position of the Fund. The financial position of the Fund will be fully investigated at the actuarial review as at 30 June 2026.
- An analysis of the assets and vested benefits of sub-funds participating in the Scheme, prepared by Deloitte Consulting Pty Ltd as at 30 June 2023, showed that the Fund had assets of \$48.44 million and members' Vested Benefits were \$39.79 million. These amounts represented 0.17% and 0.15% respectively of the corresponding total amounts for Spirit Super.
- As at 30 June 2023 the Fund had 77 members and the total employer contributions and member contributions for the year ending 30 June 2023 were \$738,101 and \$190,798 respectively.
- During the reporting period the amount of contributions paid to defined benefits schemes was \$nil (2022-23, \$5,501), and the amount paid to accumulation schemes was \$613,017 (2022-23, \$460,228).
- During the next reporting period the expected amount of contributions to be paid to defined benefits schemes is \$nil, and the amount to be paid to accumulation schemes is \$632,020.

Notes to the Financial Report

for the year ended 30 June 2024

5 Debt and risk management

This section sets out the interest bearing debts of Council and outlines Council's exposure to financial risks and how these risks are managed.

5.1 Interest-bearing loans and borrowings

(Amounts shown in \$000)	2024	2023
Current		
Borrowings - secured	17	4,023
Non-current		
Borrowings - secured	110	127
<i>Total borrowings</i>	127	4,150

Borrowings are secured over the rate income of Council. There have been no defaults or breaches of the loan agreement during the year.

The maturity profile for Council's borrowings is:

Not later than one year	17	4,023
Later than one year and not later than five years	110	127
Later than five years	-	-
<i>Total</i>	127	4,150

Recognition and measurement

The borrowing capacity of Council is limited by the Local Government Act 1993. Interest bearing liabilities are initially recognised at fair value, net of transaction costs incurred. Subsequent to initial recognition these liabilities are measured at amortised cost. Any difference between the proceeds (net of transaction costs) and the redemption amount is recognised in the Consolidated Statement of Comprehensive Income over the period of the liability using the effective interest method.

5.2 Financing arrangements

(Amounts shown in \$000)	2024	2023
Bank overdraft limit	200	200
Direct debit facility	100	100
Business credit cards	50	50
Used facilities	(2)	(2)
<i>Unused facilities</i>	348	348

Notes to the Financial Report

for the year ended 30 June 2024

5.3 Financial Instruments

Accounting policy, terms and conditions

Recognised financial instruments	Accounting policy	Terms and Conditions
<i>Financial assets</i>		
Cash and cash equivalents	See Note 3.1	On call deposits and cash returned a floating interest rate of 5.4% (2.4% in 2023). The interest rate at balance date was 4.5% (4.3% in 2023).
Trade and other receivables	See Note 3.2	<p>General debtors are unsecured and arrears attract an interest rate of 0% (0% in 2023). Credit terms are based on 30 days.</p> <p>Rate debtors are paid either by four instalments or alternatively within 30 days (which provides a discount of 2.0%). The discount is shown as an expense of the Council. A penalty of 5% applies to any rate or charge that is not paid on or before the date it falls due and in addition to the penalty, interest under section 128 of the Local Government Act 1993 will be charged at the rate of 6.8% per annum.</p> <p>Should amounts remain unpaid outside the adopted payment options, Council will instigate collection proceedings in accordance with the provisions of the Local Government Act 1993 (as amended).</p>
Available for sale financial assets Investment in Water Corporation	See Note 3.6	Council's Investment in Water Corporation returns investment revenue, variable from year to year, as disclosed at note 2.2g.
<i>Financial Liabilities</i>		
Trade and other payables	See Note 3.9	Creditors are unsecured, not subject to interest charges and are normally settled within 30 days of invoice receipt.
Interest-bearing loans and borrowings	See Note 5.1	<p>The loans of Council are secured by trust deed. In accordance with section 80 of the Local Government Act 1993, the borrowing capacity of Council is limited to:</p> <ul style="list-style-type: none"> - Except with the approval of the Minister, a council may not borrow additional money for any purpose if the annual payments required to service the total borrowings would exceed 30% of its revenue of the preceding financial year. - Grants made to a council for a specific purpose are to be excluded in calculating 30% of the revenue of the council. <p>The payment of loans (principal and interest) by Council for the current year, based on the debenture loan schedules, equated to less than 2.5% of total revenue for the preceding year (2023: less than 2.5%).</p>

Notes to the Financial Report

for the year ended 30 June 2024

5.3 Financial Instruments (continued)

Managing financial risk

Council has exposure to the following risks from its use of financial instruments:

- (a) Interest rate risk
- (b) Credit risk
- (c) Liquidity risk; and
- (d) Market risk.

The General Manager has overall responsibility for the establishment and oversight of Council's risk management framework. Risk management policies are established to identify and analyse risks faced by Council, to set appropriate risk limits and controls, and to monitor risks and adherence to limits.

(a) Interest rate risk

The exposure to interest rate risk and the effective interest rates of financial assets and financial liabilities, both recognised and unrecognised, at balance date are as follows:

(Amounts shown in \$000)	Floating interest rate	Fixed interest maturing in:			Non-interest bearing	Total
		1 year or less	Over 1 year to 5 years	More than 5 years		
2024						
<i>Financial assets</i>						
Cash and cash equivalents	8,557	5,996	-	-	-	14,553
Trade and other receivables	-	-	-	-	993	993
Investment in water corporation	-	-	-	-	12,673	12,673
Total financial assets	8,557	5,996	-	-	13,666	28,219
<i>Financial liabilities</i>						
Trade and other payables	-	-	-	-	1,573	1,573
Trust funds and deposits	-	-	-	-	264	264
Interest-bearing loans and borrowings	-	17	110	-	-	127
Total financial liabilities	-	17	110	-	1,837	1,964
Net financial assets (liabilities)	8,557	5,979	(110)	-	11,829	26,255
2023						
<i>Financial assets</i>						
Cash and cash equivalents	6,496	10,955	-	-	-	17,451
Trade and other receivables	-	-	-	-	1,033	1,033
Investment in water corporation	-	-	-	-	11,914	11,914
Total financial assets	6,496	10,955	-	-	12,947	30,398
<i>Financial liabilities</i>						
Trade and other payables	-	-	-	-	1,026	1,026
Trust funds and deposits	-	-	-	-	268	268
Interest-bearing loans and borrowings	-	4,023	127	-	-	4,150
Total financial liabilities	-	4,023	127	-	1,294	5,444
Net financial assets (liabilities)	6,496	6,932	(127)	-	11,653	24,954

Notes to the Financial Report

for the year ended 30 June 2024

5.3 Financial Instruments (continued)

Fair value

The aggregate net fair values of financial assets and financial liabilities, both recognised and unrecognised, at balance date are as follows:

(Amounts shown in \$000)	Total carrying amount		Net fair value	
	2024	2023	2024	2023
<i>Financial assets:</i>				
Cash and cash equivalents	14,553	17,451	14,553	17,451
Trade and other receivables	993	1,033	993	1,033
Investment in water corporation	12,673	11,914	12,673	11,914
Total financial assets	28,219	30,398	28,219	30,398
<i>Financial liabilities:</i>				
Trade and other payables	1,573	1,026	1,573	1,026
Trust funds and deposits	264	268	264	268
Interest-bearing loans and borrowings	127	4,150	127	4,150
Total financial liabilities	1,964	5,444	1,964	5,444

(b) Credit risk

The maximum exposure to credit risk at balance date in relation to each class of recognised financial asset is represented by the carrying amount of those assets as indicated in the Consolidated Statement of Financial Position.

Risks and mitigation

The risks associated with our main financial instruments and our policies for minimising these risks are detailed below.

Interest rate risk

Interest rate risk refers to the risk that the value of a financial instrument or cash flows associated with the instrument will fluctuate due to changes in market interest rates. Interest rate risk arises from interest bearing financial assets and liabilities that we use. Non derivative interest bearing assets are predominantly short term liquid assets. Our interest rate liability risk arises primarily from long term loans and borrowings at fixed rates which exposes us to fair value interest rate risk.

Our loan borrowings are sourced from major Australian banks by a tender process. Finance leases are sourced from major Australian financial institutions. Overdrafts are arranged with major Australian banks. We manage interest rate risk on our net debt portfolio by:

- ensuring access to diverse sources of funding;
- reducing risks of refinancing by managing in accordance with target maturity profiles; and
- setting prudential limits on interest repayments as a percentage of rate revenue.

We manage the interest rate exposure on our debt portfolio by appropriate budgeting strategies and obtaining approval for borrowings from the Department of Treasury and Finance each year.

Notes to the Financial Report

for the year ended 30 June 2024

5.3 Financial Instruments (continued)

Investment of surplus funds is made with approved financial institutions under the Local Government Act 1993. We manage interest rate risk by adopting an investment policy that ensures:

- conformity with State and Federal regulations and standards,
- capital protection,
- appropriate liquidity,
- diversification by credit rating, financial institution and investment product,
- monitoring of return on investment,
- benchmarking of returns and comparison with budget.

Maturity will be staggered to provide for interest rate variations and to minimise interest rate risk.

Credit risk

Credit risk is the risk that a contracting entity will not complete its obligations under a financial instrument and cause Council to make a financial loss. Council have exposure to credit risk on some financial assets included in our Consolidated Statement of Financial Position. To help manage this risk:

- we have a policy for establishing credit limits for the entities we deal with;
- we may require collateral where appropriate; and
- we only invest surplus funds with financial institutions which have a recognised credit rating specified in our Investment policy.

Credit risk arises from Council's financial assets, which comprise cash and cash equivalents, and trade and other receivables. Council's exposure to credit risk arises from potential default of the counterparty, with a maximum exposure equal to the carrying amount of these instruments. Exposure at balance date is addressed in each applicable policy note. Council generally trades with recognised, creditworthy third parties, and as such collateral is generally not requested, nor is it Council's policy to securitise its trade and other receivables.

It is Council's policy that some customers who wish to trade on credit terms are subject to credit verification procedures including an assessment of their credit rating, financial position, past experience and industry reputation.

In addition, receivable balance are monitored on an ongoing basis with the result that Council's exposure to bad debts is not significant.

Ageing of Trade and Other Receivables

At balance date other debtors representing financial assets were past due but not impaired. These amounts relate to a number of independent customers for whom there is no recent history of default. The ageing of the Council's Trade and Other Receivables was:

(Amounts shown in \$000)	2024	2023
Current (not yet due)	210	91
Past due by up to 30 days	11	55
Past due between 31 and 60 days	1	1
Past due between 61 and 90 days	34	3
Past due by more than 90 days	-	41
<i>Total Trade & Other Receivables</i>	256	191
Rates receivable	737	842
Total receivables	993	1,033

Notes to the Financial Report

for the year ended 30 June 2024

5.3 Financial Instruments (continued)

(c) Liquidity risk

Liquidity risk includes the risk that, as a result of our operational liquidity requirements:

- we will not have sufficient funds to settle a transaction on the date;
- we will be forced to sell financial assets at a value which is less than what they are worth; or
- we may be unable to settle or recover a financial assets at all.

To help reduce these risks we:

- have a liquidity policy which targets a minimum and average level of cash and cash equivalents to be maintained;
- have readily accessible standby facilities and other funding arrangements in place;
- monitor budget to actual performance on a regular basis; and
- set limits on borrowings relating to the percentage of loans to rate revenue and percentage of loan principal repayments to rate revenue.

The Council's exposure to liquidity risk is deemed insignificant based on prior periods' data and current assessment of risk.

The table below lists the contractual maturities for Financial Liabilities.

These amounts represent the discounted cash flow payments (ie principal only).

2024 (Amounts shown in \$000)	Less than 1 year	1 to 5 years	More than 5 years	Contracted cash flow	Carrying amount
Trade and other payables	1,573	-	-	1,573	1,573
Trust funds and deposits	264	-	-	264	264
Interest-bearing loans and borrowings	17	110	-	127	127
Total financial liabilities	1,854	110	-	1,964	1,964
2023 (Amounts shown in \$000)	Less than 1 year	1 to 5 years	More than 5 years	Contracted cash flow	Carrying amount
Trade and other payables	1,026	-	-	1,026	1,026
Trust funds and deposits	268	-	-	268	268
Interest-bearing loans and borrowings	4,023	127	-	4,150	4,150
Total financial liabilities	5,317	127	-	5,444	5,444

(d) Market risk

Market risk is the risk that the fair value or future cash flows of our financial instruments will fluctuate because of changes in market prices. Council's exposures to market risk are primarily through interest rate risk with only insignificant exposure to other price risks and no exposure to foreign currency risk.

Notes to the Financial Report

for the year ended 30 June 2024

5.3 Financial Instruments (continued)

Sensitivity disclosure analysis

Taking into account past performance, future expectations, economic forecasts, and management's knowledge and experience of the financial markets, Council believes the following movements are 'reasonably possible' over the next 12 months:

- A parallel shift of -1% and +1% in market interest rates (AUD) from year-end rates. (2023: -1% and +2%)

The table below discloses the impact on net operating result and equity for each category of financial instruments held by Council at year-end, if the above movements were to occur.

2024		Interest rate risk			
		-1%		+1%	
(Amounts shown in \$000)		-100 basis points		+100 basis points	
		Profit	Equity	Profit	Equity
<i>Financial assets:</i>					
Cash and cash equivalents	14,553	(146)	(146)	146	146
<i>Financial liabilities:</i>					
Interest-bearing loans and borrowings	127	1	1	(1)	(1)
2023		Interest rate risk			
		-1%		+2%	
(Amounts shown in \$000)		-100 basis points		+200 basis points	
		Profit	Equity	Profit	Equity
<i>Financial assets:</i>					
Cash and cash equivalents	17,451	(175)	(175)	349	349
<i>Financial liabilities:</i>					
Interest-bearing loans and borrowings	4,150	42	42	(83)	(83)

Notes to the Financial Report

for the year ended 30 June 2024

6 Other information

This section outlines additional financial information not included in other sections but required in accordance with accounting standards. Details of Council's reserves, commitments and contingencies are included in the notes together with other current accounting policies, changes to accounting standards adopted in the financial year and new or amended accounting standards not yet adopted.

6.1 Reserves

(Amounts shown in \$000)	Balance as at 30 June 2022	Revaluation increment (decrement)	Other movements	Balance as at 30 June 2023	Revaluation increment (decrement)	Other movements	Balance as at 30 June 2024
Asset revaluation reserve	84,448	4,979	-	89,427	5,968	(373)	95,022
Fair value reserve							
<i>Equity investment asset</i>							
Investment in water corporation	(2,152)	-	328	(1,824)	-	759	(1,065)
Total fair value reserve	(2,152)	-	328	(1,824)	-	759	(1,065)
Other reserves							
Bridge maintenance reserve	1,666	-	-	1,666	-	-	1,666
Plant replacement reserve	686	-	-	686	-	-	686
Capital works reserve	1,239	-	-	1,239	-	-	1,239
Quarry reinstatement reserve	31	-	-	31	-	-	31
Public open space reserve	29	-	-	29	-	-	29
Total other reserves	3,651	-	-	3,651	-	-	3,651
Total reserves	85,947	4,979	328	91,254	5,968	386	97,608

Recognition and measurement

The asset revaluation reserve was established to capture the movements in asset valuations upon the periodic revaluation of Council's assets.

Council has designated its investment in Taswater as an equity investment at fair value through other comprehensive income. Subsequent changes in fair value are reflected in the reserve and will not be reclassified through the profit or loss when derecognised. This equity investment asset within the fair value reserve was previously classified as an available for sale asset.

The available-for-sale financial asset reserve was established to capture the fair value movements in Council's Water Corporation investment.

Other reserves have been created at the discretion of Council to capture allocations for specific purposes.

Notes to the Financial Report

for the year ended 30 June 2024

6.2 Commitments

The Council has entered into the following commitments. Commitments are not recognised in the Balance Sheet. Commitments are disclosed at their nominal value and presented inclusive of the GST payable.

(Amounts shown in \$000)

	1 year or less	Over 1 year to 5 years	Total
2024			
Capital expenditure commitments			
Roads	2,800	-	2,800
Buildings	463	-	463
<i>Total capital expenditure commitments</i>	3,263	-	3,263
Other contractual commitments			
Household garbage and recycling collection	251	-	251
Waste transfer, transport and disposal	640	422	1,062
Cleaning services	72	-	72
<i>Total other contractual commitments</i>	963	422	1,385
<i>Total capital expenditure and other contractual commitments</i>	4,226	422	4,648
2023			
Capital expenditure commitments			
Buildings	463	-	463
<i>Total capital expenditure commitments</i>	463	-	463
Other contractual commitments			
Household garbage and recycling collection	238	238	476
Waste transfer, transport and disposal	489	812	1,301
Cleaning services	61	-	61
<i>Total other contractual commitments</i>	788	1,050	1,838
<i>Total capital expenditure and other contractual commitments</i>	1,251	1,050	2,301

6.3 Contingent liabilities and contingent assets

Council has no material contingent liabilities or contingent assets at balance date.

Recognition and measurement

Contingent assets and contingent liabilities are not recognised in the Consolidated Statement of Financial Position, but are disclosed by way of note and, if quantifiable, are measured at nominal value. Contingent assets and liabilities are presented inclusive of GST receivable or payable respectively.

Notes to the Financial Report

for the year ended 30 June 2024

6.4 Other significant accounting policies and new accounting standards

(a) *Taxation*

Council is exempt from all forms of taxation except Fringe Benefits Tax, Payroll Tax and the Goods and Services Tax.

Goods and services tax (GST)

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office. In these circumstances the GST is recognised as part of the cost of acquisition of the asset or as part of an item of the expense. Receivables and payables in the balance sheet are shown inclusive of GST.

Cash flows are presented in the Consolidated Statement of Cash Flows on a gross basis, except for the GST component of investing and financing activities, which are disclosed as operating cash flows.

(b) *Allocation between current and non-current*

In the determination of whether an asset or liability is current or non-current, consideration is given to the time when each asset or liability is expected to be settled. The asset or liability is classified as current if it is expected to be settled within the next twelve months, being Council's operational cycle, or if Council does not have an unconditional right to defer settlement of a liability for at least 12 months after the reporting date.

(c) *Budget*

The estimated revenue and expense amounts in the Consolidated Statement of Comprehensive Income represent revised budget amounts and are not audited.

(d) *Adoption of new and amended accounting standards*

In the current year, Council has reviewed and assessed all the new and revised Standards and Interpretations issued by the Australian Accounting Standards Board, and determined that none would have a material effect on Council's operations or financial reporting.

(e) *Pending Accounting Standards*

Certain new accounting standards and interpretations have been published that are not mandatory in the current year. Council's assessment of the impact of the relevant new standards and interpretations in future years is set out below.

AASB 2022-10 Amendments to Australian Accounting Standards – Fair Value Measurement of Non-Financial Assets of Not-for-Profit Public Sector Entities

This Standard modifies AASB 13 Fair Value Measurement for application by not-for-profit public sector entities such as Council. It includes authoritative implementation guidance when fair valuing non-financial assets, not held primarily for their ability to generate cash inflows. This includes guidance and clarification regarding the determination of an asset's highest and best use, the development and use of internal assumptions for unobservable inputs and allows for greater use of internal judgements when applying the cost approach in the measurement and determination of fair values. Although Council is yet to fully determine the impact of this standard, the changes will be evaluated in the future assessment of all property and infrastructure assets measured at fair value. The Standard applies prospectively to annual periods beginning on or after 1 January 2025, with earlier application permitted.

HERITAGE BUILDING SOLUTIONS PTY LTD

FINANCIAL PACKAGE
YEAR ENDED 30 JUNE 2024

**FINANCIAL PACKAGE
FOR THE YEAR ENDED
30 JUNE 2024**

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DIRECTORS' DECLARATION

- 1. In the opinion of the directors of Heritage Building Solutions Pty Ltd ("the Company"):
 - (a) the financial statements and notes, set out on pages 3 to 11, are drawn up in accordance with the Corporations Act 2001, including compliance with accounting standards, so as to present fairly the financial position of the Company as at 30 June 2024 and its performance, as represented by the results of its operations for the financial year ended on that date; and
 - (b) there are reasonable grounds to believe that the Company will be able to pay its debts as and when they become due and payable. The directors note the Company is supported by the Southern Midlands Council on the basis outlined in Note 1(a).

- 2. In respect of the year ended 30 June 2024 the Company has:
 - (a) kept such accounting records as correctly record and explain its transactions and financial position;
 - (b) kept its accounting records so that a true and fair financial report of the Company can be prepared from time to time; and
 - (c) kept its accounting records so that the financial report of the Company can be conveniently and properly audited or reviewed in accordance with the Corporations Act 2001.

Signed on behalf of the Company:

Director: 
 Mr Timothy Kirkwood

Director: 
 Mr Andrew Benson

Director: 
 Ms Wendy Young

Signed at.....Orlando S.....this.....12th.....day of.....August.....2024



YOUR PARTNERS IN BUSINESS

**COMPILATION REPORT
TO HERITAGE BUILDING SOLUTIONS PTY LTD**

We have compiled the accompanying financial report of Heritage Building Solutions Pty Ltd which comprises the statement of financial position as at 30 June 2024, the statement of profit or loss and other comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, a summary of significant accounting policies and other explanatory notes. These have been prepared in accordance with the basis of accounting described in Note 1 to the financial report. The extent to which Australian Accounting Standards and other mandatory professional reporting requirements have or have not been adopted in the preparation of the financial report is set out in Note 1.

The responsibility of directors

The directors of Heritage Building Solutions Pty Ltd are solely responsible for the information contained in the financial report, the reliability, accuracy and completeness of the information and for the determination that the basis of accounting used is appropriate to meet their needs and for the purpose that the financial report was prepared.

Our responsibility

On the basis of information provided by the directors we have compiled the accompanying financial report in accordance with the basis of accounting as described in Note 1 and APES 315 Compilation of Financial Information. We have applied our expertise in accounting and financial reporting to compile the financial report in accordance with the basis of accounting described in Note 1 to the financial report. We have complied with the relevant ethical requirements of APES 110 Code of Ethics for Professional Accountants.

Assurance disclaimer

Since a compilation engagement is not an assurance engagement, we are not required to verify the reliability, accuracy or completeness of the information provided to us by management to compile this financial report. Accordingly, we do not express an audit opinion or a review conclusion on this financial report. The financial report was compiled exclusively for the benefit of the directors who are responsible for the reliability, accuracy and completeness of the information used to compile them. We do not accept responsibility for the contents of the financial report.

FJB Accounting Solutions

FJB Accounting Solutions Pty Ltd
68 Abbott Street, East Launceston

Dated: 13 August 2024

**STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
FOR THE YEAR ENDED 30 JUNE 2024**

	Note	2024 \$	2023 \$
Revenue	2	2,500	117,228
Cost of sales and direct expenses	3	(231)	(241,944)
Depreciation expenses	4	(2,018)	(2,018)
Other expenses	5	(14,575)	(83,512)
Profit/(Loss) before income tax		<u>(14,324)</u>	<u>(210,246)</u>
Income tax expense	1(b)	-	-
Profit/(Loss) after income tax		<u>(14,324)</u>	<u>(210,246)</u>
Other comprehensive income		-	-
Total comprehensive result for the year		<u><u>(14,324)</u></u>	<u><u>(210,246)</u></u>

STATEMENT OF FINANCIAL POSITION
AS AT 30 JUNE 2024

	Note	2024 \$	2023 \$
CURRENT ASSETS			
Cash and cash equivalents	6	-	32,649
Trade and other receivables	7	-	1,684
Inventories	8	-	1,390
TOTAL CURRENT ASSETS		<u>-</u>	<u>35,723</u>
NON-CURRENT ASSETS			
Property, plant and equipment	9	-	24,991
TOTAL NON-CURRENT ASSETS		<u>-</u>	<u>24,991</u>
TOTAL ASSETS		<u>-</u>	<u>60,714</u>
CURRENT LIABILITIES			
Provisions	10	-	46,384
TOTAL CURRENT LIABILITIES		<u>-</u>	<u>46,384</u>
TOTAL LIABILITIES		<u>-</u>	<u>46,384</u>
NET ASSETS (LIABILITIES)		<u>-</u>	<u>14,330</u>
EQUITY			
Issued capital	11	-	6
Retained earnings	12	-	14,324
TOTAL EQUITY		<u>-</u>	<u>14,330</u>

The accompanying notes form part of the financial statements. Compiled without audit or review.

HERITAGE BUILDING SOLUTIONS PTY LTD

STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 30 JUNE 2024

	Note	Retained Earnings \$	Total \$
Balance at 30 June 2022		224,570	224,570
Profit (Loss) attributable to equity shareholders		(210,246)	(210,246)
Balance at 30 June 2023		<u>14,324</u>	<u>14,324</u>
Profit (Loss) attributable to equity shareholders		(14,324)	(14,324)
Balance at 30 June 2024		<u>-</u>	<u>-</u>
Issued Capital	11		<u>-</u>

STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 30 JUNE 2024

	Note	2024 \$	2023 \$
CASH FLOWS FROM OPERATING ACTIVITIES			
Receipts from customers		2,500	372,920
Payments to suppliers and employees		(4,866)	(437,790)
Interest received		-	51
Income tax paid		-	-
Interest paid		-	-
Net cash from operating activities	13	<u>(2,366)</u>	<u>(64,819)</u>
CASH FLOWS FROM FINANCING ACTIVITIES			
Cash transferred to Southern Midlands Council		(30,283)	-
Loans with related parties		-	(150,000)
Net cash from financing activities		<u>(30,283)</u>	<u>(150,000)</u>
Net increase (decrease) in cash held		(32,649)	(214,819)
Cash at beginning of year		<u>32,649</u>	<u>247,468</u>
Cash at end of year		<u><u>-</u></u>	<u><u>32,649</u></u>

HERITAGE BUILDING SOLUTIONS PTY LTD

NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2023

1 Statement of Accounting Policies

(a) Basis of Preparation

This general purpose financial report has been prepared in accordance with the Corporations Act 2001, Australian Accounting Standards and other authoritative pronouncements issued by the Australian Accounting Standards Board (AASB), and comply with other requirements of the law.

The Company does not have 'public accountability' as defined in *AASB 1053 Application of Tiers of Australian Accounting Standards* and is therefore eligible to apply the 'Tier 2' reporting framework under Australian Accounting Standards.

The financial report complies with the recognition and measurement requirements of Australian Accounting Standards, the presentation requirements in those Standards as modified by *AASB 1060 General Purpose Financial Statements – Simplified Disclosures For-Profit and Not-For-Profit Tier 2 Entities* (AASB 1060) and the disclosure requirements in AASB 1060. Accordingly, the financial report complies with Australia Accounting Standards – Simplified Disclosures. The Company is a for-profit entity for the purposes of preparing the financial report.

The financial report is presented in Australian dollars. The Company has not elected to early adopt any new or amended accounting standards which have application for the first time in a future financial year.

Unless otherwise indicated below, the financial report is prepared on the historical cost basis. Comparative figures have been adjusted to reflect any changes in classification in the current financial year.

The preparation of financial statements requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities, income and expenses. Actual results may differ from these estimates. The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised, if the revision affects both current and future periods. Where relevant, judgements made by management that have significant effect on the financial statements are considered in the accounting policy notes below.

The financial report is prepared under the going concern assumption on the basis that the Company is supported by the Southern Midlands Council.

HERITAGE BUILDING SOLUTIONS PTY LTD

NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2023

1 Statement of Accounting Policies (continued)

(b) Significant Accounting Policies

Plant & Equipment

Items of plant and equipment are recorded at cost and depreciated using either the diminishing value or straight line method over the useful life of the asset.

Inventories

Inventories are measured at the lower of cost and net realisable value.

Work in progress represents the gross unbilled amount expected to be collected from customers for contract work performed to date recognised on a percentage of completion basis. It is measured at cost plus profit recognised to date less any progress billings and recognised losses. Costs include all expenditure related directly to specific projects and an allocation of fixed and variable overheads incurred in the Company's contract activities based on normal operating capacity.

Employee Benefits

Employee entitlements are provided for at year end based on the annual leave (including loading) and pre-conditional long service leave entitlements of employees, at year end. Pre-conditional long service leave is accounted for from commencement of employment and becomes payable after 10 years of service.

Income Tax

The Company is a wholly owned subsidiary of a local government council and is therefore exempt from Federal income tax under Division 1AB, Part III of the Income Tax Assessment Act 1936. The directors of the Company and the Southern Midlands Council determined that no taxation equivalent amount is payable under the Local Government Act 1993.

Goods & Services Tax

Revenues, expenses and assets are recognised net of the amount of goods and services tax (GST), except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO). In these circumstances the GST is recognised as part of the cost of acquisition of the asset or as part of an item of the expense.

Receivables and payables are stated with the amount of GST included.

The net amount of GST recoverable from, or payable to, the ATO is included as a current asset or liability in the statement of financial position.

HERITAGE BUILDING SOLUTIONS PTY LTD

**NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2024**

	2024 \$	2023 \$
2 Revenue		
Commercial Construction	-	107,535
Residential Construction	-	9,642
Interest received	-	51
Apprentice Subsidy	2,500	-
	2,500	117,228
3 Cost of sales and direct expenses		
Opening Work in Progress	-	8,208
Materials	231	178,720
Subcontractors	-	59,280
Other	-	(4,264)
Closing Work in Progress	-	-
	231	241,944
4 Depreciation expenses		
Depreciation	2,018	2,018
	2,018	2,018
5 Other expenses		
Accountancy & Book-keeping Fees & System	3,043	4,876
Advertising & Promotion	-	60
Bad Debts Expense	-	2,160
Bank Charges	220	242
Contribution to Heritage Education and Skills Centre Ltd	-	50,000
Computer	-	207
Email, Website & Booking Management Systems	236	651
Job Management System	1,036	3,018
Leave provision movements	-	816
Legal Fees	-	592
Management Fees	-	12,285
Motor Vehicle	-	193
Repairs & Maintenance	-	2,379
Sundry	-	259
Telecommunications & Internet	-	2,366
Training	100	3,408
Net assets transferred to Southern Midlands Council	9,940	-
	14,575	83,512

Compiled without audit or review.

HERITAGE BUILDING SOLUTIONS PTY LTD

NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2024

	2024 \$	2023 \$
6 Cash and Cash Equivalents		
Current		
Cheque Account	-	32,445
Card Transaction Account	-	204
	<u>-</u>	<u>32,649</u>
7 Trade and Other Receivables		
Current		
GST Receivable	-	1,684
	<u>-</u>	<u>1,684</u>
8 Inventories		
Current		
Stock on Hand - at Cost	-	1,390
	<u>-</u>	<u>1,390</u>
9 Property, Plant and Equipment		
Buildings		
Structural Improvements - at Cost	-	40,358
Less Accumulated Depreciation	-	(15,367)
	<u>-</u>	<u>24,991</u>
Plant, Equipment & Furniture		
Plant, Equipment & Furniture - at Cost	-	7,807
Less Accumulated Depreciation	-	(7,807)
	<u>-</u>	<u>-</u>
Total Property, Plant and Equipment	<u>-</u>	<u>24,991</u>

**NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2024**

	2024	2023
	\$	\$
10 Provisions		
Current		
Provision for Annual Leave	-	32,538
Provision for Sick Leave & Gratuity	-	13,846
	<u>-</u>	<u>46,384</u>
11 Issued Capital		
Shareholders capital	<u>-</u>	<u>6</u>
12 (Accumulated Losses) Retained Earnings		
Retained earnings at the beginning of the financial year	14,324	224,570
Net profit attributable to members of the company	<u>(14,324)</u>	<u>(210,246)</u>
(Accumulated losses) Retained earnings at the end of the financial year	<u>-</u>	<u>14,324</u>
13 Cash Flow Information		
Reconciliation of Cash Flow from Operations with Profit/(Loss) after Income Tax		
Profit/(Loss) after income tax	(14,324)	(210,246)
Non-cash flows in profit (loss)		
Depreciation	2,018	2,018
Net assets transferred to Southern Midlands Council	9,940	-
Changes in operating assets and liabilities		
(Decrease)/Increase in trade & sundry creditors	-	(120,541)
(Increase)/Decrease in trade & other debtors	-	255,743
(Increase)/Decrease in inventory	-	8,207
	<u>(2,366)</u>	<u>(64,819)</u>

HERITAGE EDUCATION AND SKILLS CENTRE LTD

FINANCIAL PACKAGE
YEAR ENDED 30 JUNE 2024

HERITAGE EDUCATION AND SKILLS CENTRE LTD

FINANCIAL PACKAGE
FOR THE YEAR ENDED
30 JUNE 2024

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DIRECTORS' DECLARATION

- 1. In the opinion of the directors of Heritage Education and Skills Centre Ltd ("the Company"):
 - (a) the financial statements and notes, set out on pages 3 to 9, are drawn up in accordance with the Corporations Act 2001, including compliance with accounting standards, so as to present fairly the financial position of the Company as at 30 June 2024 and its performance, as represented by the results of its operations for the financial year ended on that date; and
 - (b) there are reasonable grounds to believe that the Company will be able to pay its debts as and when they become due and payable. The directors note the Company is supported by the Southern Midlands Council on the basis outlined in Note 1(a).

- 2. In respect of the year ended 30 June 2024 the Company has:
 - (a) kept such accounting records as correctly record and explain its transactions and financial position;
 - (b) kept its accounting records so that a true and fair financial report of the Company can be prepared from time to time; and
 - (c) kept its accounting records so that the financial report of the Company can be conveniently and properly audited or reviewed in accordance with the Corporations Act 2001.

Signed on behalf of the Company:

Director: 
Mr Timothy Kirkwood

Director: 
Mr Andrew Benson

Director: 
Ms Wendy Young

Signed at..... OSFORDSthis..... 12thday of..... August2024.....



YOUR PARTNERS IN BUSINESS

**COMPILATION REPORT
TO HERITAGE EDUCATION AND SKILLS LTD**

We have compiled the accompanying financial report of Heritage Education and Skills Ltd which comprises the statement of financial position as at 30 June 2024, the statement of profit or loss and other comprehensive income, statement of cash flows for the year then ended, a summary of significant accounting policies and other explanatory notes. These have been prepared in accordance with the basis of accounting described in Note 1 to the financial report. The extent to which Australian Accounting Standards and other mandatory professional reporting requirements have or have not been adopted in the preparation of the financial report is set out in Note 1.

The responsibility of directors

The directors of Heritage Education and Skills Ltd are solely responsible for the information contained in the financial report, the reliability, accuracy and completeness of the information and for the determination that the basis of accounting used is appropriate to meet their needs and for the purpose that the financial report was prepared.

Our responsibility

On the basis of information provided by the directors we have compiled the accompanying financial report in accordance with the basis of accounting as described in Note 1 and APES 315 Compilation of Financial Information. We have applied our expertise in accounting and financial reporting to compile the financial report in accordance with the basis of accounting described in Note 1 to the financial report. We have complied with the relevant ethical requirements of APES 110 Code of Ethics for Professional Accountants.

Assurance disclaimer

Since a compilation engagement is not an assurance engagement, we are not required to verify the reliability, accuracy or completeness of the information provided to us by management to compile this financial report. Accordingly, we do not express an audit opinion or a review conclusion on this financial report. The financial report was compiled exclusively for the benefit of the directors who are responsible for the reliability, accuracy and completeness of the information used to compile them. We do not accept responsibility for the contents of the financial report.

FJB Accounting Solutions

FJB Accounting Solutions Pty Ltd
68 Abbott Street, East Launceston

Dated: 13 August 2024

HERITAGE EDUCATION AND SKILLS CENTRE LTD

STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
FOR THE YEAR ENDED 30 JUNE 2024

		2024 \$	2023 \$
Revenue	2	-	50,006
Expenses	3	<u>(4,211)</u>	<u>(4,611)</u>
Profit/(Loss) for the year		(4,211)	45,395
Other comprehensive income		<u>-</u>	<u>-</u>
Comprehensive result for the year		<u>(4,211)</u>	<u>45,395</u>

HERITAGE EDUCATION AND SKILLS CENTRE LTD

STATEMENT OF FINANCIAL POSITION
AS AT 30 JUNE 2024

	Note	2024 \$	2023 \$
CURRENT ASSETS			
Cash and cash equivalents	4	5,691	10,066
Trade and other receivables	5	242	78
TOTAL CURRENT ASSETS		<u>5,933</u>	<u>10,144</u>
TOTAL ASSETS		<u>5,933</u>	<u>10,144</u>
TOTAL LIABILITIES		-	-
NET ASSETS (LIABILITIES)		<u>5,933</u>	<u>10,144</u>
EQUITY			
Retained earnings (losses)	6	5,933	10,144
TOTAL EQUITY		<u>5,933</u>	<u>10,144</u>

The accompanying notes form part of the financial statements. Compiled without audit or review.

**STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 30 JUNE 2024**

	Note	2024 \$	2023 \$
CASH FLOWS FROM OPERATING ACTIVITIES			
Receipts from customers		-	-
Receipts from grants, contributions & subsidies		-	50,000
Repayment of grants		-	-
Payments to suppliers		(4,375)	(22,189)
Interest received		-	6
Interest paid		-	-
Net cash from operating activities	7	<u>(4,375)</u>	<u>27,817</u>
CASH FLOWS FROM FINANCING ACTIVITIES			
Repayment of loans from related parties		-	(50,000)
Net cash from financing activities		<u>-</u>	<u>(50,000)</u>
Net increase (decrease) in cash held		(4,375)	(22,183)
Cash at beginning of year		10,066	32,249
Cash at end of year		<u><u>5,691</u></u>	<u><u>10,066</u></u>

HERITAGE EDUCATION AND SKILLS CENTRE LTD

NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2024

1 Statement of Accounting Policies

(a) Basis of Preparation

This general purpose financial report has been prepared in accordance with the Corporations Act 2001, Australian Accounting Standards and other authoritative pronouncements issued by the Australian Accounting Standards Board (AASB), and comply with other requirements of the law.

The Company does not have 'public accountability' as defined in *AASB 1053 Application of Tiers of Australian Accounting Standards* and is therefore eligible to apply the 'Tier 2' reporting framework under Australian Accounting Standards.

The financial report complies with the recognition and measurement requirements of Australian Accounting Standards, the presentation requirements in those Standards as modified by *AASB 1060 General Purpose Financial Statements – Simplified Disclosures For-Profit and Not-For-Profit Tier 2 Entities* (AASB 1060) and the disclosure requirements in AASB 1060. Accordingly, the financial report complies with Australia Accounting Standards – Simplified Disclosures. The Company is a not-for-profit entity for the purposes of preparing the financial statements.

The financial report is presented in Australian dollars. The Company has not elected to early adopt any new or amended accounting standards which have application for the first time in a future financial year.

Unless otherwise indicated below, the financial report is prepared on the historical cost basis.

The preparation of financial statements requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities, income and expenses. Actual results may differ from these estimates. The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects both current and future periods. Where relevant, judgements made by management that have significant effect on the financial statements are considered in the accounting policy notes below.

The financial report is prepared under the going concern assumption on the basis that the Company is supported by the Southern Midlands Council and any deficiency in net assets will be met by Council.

HERITAGE EDUCATION AND SKILLS CENTRE LTD

NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2024

(b) Significant Accounting Policies

Income Tax

The Company is exempt from income tax due to its status as an educational, non-profit organisation. Accordingly, no income tax expense or liability is recognised in the accounts of the Company.

Grants

Grants are not recognised until there is reasonable assurance that the Company will comply with the conditions attaching to them and that the grants will be received.

Grants are recognised in profit or loss on a systematic basis over the periods in which the Company recognises as expenses the related costs for which the grants are intended to compensate. Specifically, grants whose primary condition is that the Company should purchase, construct or otherwise acquire non-current assets are recognised as deferred revenue in the statement of financial position and transferred to profit or loss on a systematic and rational basis over the useful lives of the related assets.

Grants that are receivable as compensation for expenses or losses already incurred or for the purpose of giving immediate financial support to the Company with no future related costs are recognised in profit or loss in the period in which they become receivable.

Goods & Services Tax

Revenues, expenses and assets are recognised net of the amount of goods and services tax (GST), except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO). In these circumstances the GST is recognised as part of the cost of acquisition of the asset or as part of an item of the expense.

Receivables and payables are stated with the amount of GST included.

The net amount of GST recoverable from, or payable to, the ATO is included as a current asset or liability in the balance sheet.

HERITAGE EDUCATION AND SKILLS CENTRE LTD

NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2024

	2024 \$	2023 \$
2 Revenue		
Grant - Heritage Building Solutions Pty Ltd	-	50,000
Interest	-	6
	<u>-</u>	<u>50,006</u>
Heritage Building Solutions Pty Ltd, a company owned by the Southern Midlands Council, provided a grant in the prior year. The grant was unconditional and there is no requirement to repay funds to Heritage Building Solutions Pty Ltd if the grant remains unspent.		
3 Expenses		
Accountancy & Legal	1,480	1,404
Bank Charges	140	137
Consultants Fees	2,591	1,170
Staff Training	-	1,900
	<u>4,211</u>	<u>4,611</u>
4 Cash and Cash Equivalents		
Current		
Cheque Account	5,691	10,066
	<u>5,691</u>	<u>10,066</u>
5 Trade and Other Receivables		
Current		
GST Refundable	242	78
	<u>242</u>	<u>78</u>
6 Retained earnings (losses)		
Retained earnings (losses) at beginning of the financial year	10,144	(35,251)
Comprehensive result	(4,211)	45,395
	<u>5,933</u>	<u>10,144</u>
Retained earnings (losses) at end of the financial year	<u>5,933</u>	<u>10,144</u>

HERITAGE EDUCATION AND SKILLS CENTRE LTD

NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2024

	2024	2023
	\$	\$
7 Cash Flow Information		
Reconciliation of Cash Flows from Operations with Profit/(Loss)		
Profit/(Loss) for the financial year	(4,211)	45,395
Changes in assets and liabilities		
(Increase)/Decrease in trade & sundry debtors	(164)	(78)
(Decrease)/Increase in trade & sundry creditors	-	(17,500)
	<u>(4,375)</u>	<u>27,817</u>