

## Ordinary Council Meeting 21 February 2024 Attachments

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**Lady Barron Hall and Recreational Committee**

**General Meeting Minutes (Unconfirmed)**

**4.45pm December 18<sup>th</sup> 2023 at the Lady Baron Hall**

1. a. **Attendance:** C. Cox (Chair), F. Bryson (Sec.), F. Henwood, P. Rhodes, C. Morgan.
- b. **Apologies:** C. Sausa, W. Jubb Stoney, C. Patterson, B. Rawson (Deputy Chair).
- c. **Pecuniary Interest:** none
2. **Minutes of Previous Meeting:** Moved to accept: F. Henwood, seconded: P. Rhodes, carried unanimously.
  - a. Upgrade tennis court and BBQ grant; note The Committee's offered contribution is up to \$10,000;
  - b. Decisions from Council from Minutes of last meeting (nil);
  - c. Plaque on memorial rock wear and tear: progressing C. Cox talking to Joanne Lang;
  - d. Garden tap at hall: now complete;
  - e. Research on defibrillator for the gym: \$1650 for the unit and maintenance costs of approximately \$250 every four years for batteries and \$85 every two years for defibrillator pads. Note: grants for this year closed.
3. **Treasurer's Report:** Moved to accept: C. Morgan, seconded P. Rhodes, carried unanimously.
  - a. Internet banking update: in process.
  - b. Balance: \$12,123.53 with commitments made being to the Tennis court upgrade and for memorial garden plants.
4. **Maintenance required/Requests for Service made in June:**
  - Kitchen window trim and peeling paint;
  - Blinds in main hall: Angela, Flinders Council: 'I have received quotes for the blinds in the hall. I am now waiting for a decision to be made on how we move forward. Zab will be on the island shortly, so hopefully we can have a solution soon (note the new lines on the tennis courts have been completed).
  - Tennis Courts: lines and fence buckle: not part of courts upgrade.
  - Leaking soap dispenser new toilet:

Noted there has been a change of personel responsible for Service Requests and nothing has been heard.

New Service Request:

- Holloway Park Lapidary Club door: has a hole in the bottom.

5. **Correspondence:** Moved to accept: P. Rhodes, seconded C. Morgan, carried unanimously.
  - a. **Inward:** Fitness facility update and usage report, defib quote.
  - b. **Outward:** Letter of Support for tennis court grant.
6. **General Business specific:**
  - a. Tennis court upgrade update; grant application successful. Work to be commenced in 2024.
  - b. Remembrance Day: a great result with 30+ attendees and morning tea provided. Agreed to do same next year.
  - c. Plants for Memorial Garden: plants have arrived. (Carol caring for them until a break in the dry weather and will present the account for them when planted)
  - d. Southern boundary fence and trees: no action.
  - e. Defibrillator request: considered placement and possibly a lock box for it (if outside the hall). To be further discussed.
  - f. Container for storage of plant and equipment: Council's Acting Works Manager is considering placing a container on hall grounds. **Request to Council** that the Committee be consulted on placement.
7. **General Business Ongoing:**
  - a. Fitness facility report: see usage report attached.
  - b. Fitness Facility payment of fees: the Committee is concerned that having to pay the fees to the Council office or to the LB Store may be resulting in fewer fees being paid and **suggests that Council** consider installation of a lock box attached to the wall in the gym into which fees can be paid with only Council-approved personnel to have access.
  - c. Acoustics of Hall: W Jubb Stoney has been discussing various options with community and Committee members.
  - d. Landscaping of hall grounds: discussion held over.
  - e. Draft plan for Holloway Park Council: nothing to report from Council other than negotiations with Tas Fire are continuing.
  - f. Book swap box update: Chris Murphy to be asked to provide a sketch before next meeting.

**Next General Meeting:** TBA.

Gym Stats and Profit & Loss attached.

## Lady Barron Gym Usage (email 5/10/23 from Megan)

Month	Total No. of Visits
January	26
February	76
March	77
April	34
May	33
June	63
July	46
August	62
September	46

Just a note regarding the Profit and Loss report; the expenses associated with bringing in Extreme Agency to service the gym equipment, including accommodation and airfare, were divided equally between the two gyms. But each gym was invoiced separately for time and parts used.

## Profit and Loss

Flinders Council

For the year ended 30 June 2024 @ 30 Sept 2023.

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Gross Profit

**Other Income**

Other Revenue - GST Inc	1,454.55
Total Other Income	1,454.55

**Operating Expenses**

Contractor Services	1,800.00
Employee Costs - Oncosts	96.33
Employee Costs - Salaries and Wages	202.80
Materials & Equipment	29.65
Repairs & Maintenance	375.50
Travel Expenses - Airfare	205.45
Travel Expenses - Car Hire and Accommodation	109.09
Total Operating Expenses	2,818.82

**Net Profit**

(1,364.27)

## Lady Barron Hall and Recreational Committee

### Minutes

#### Annual General Meeting

4.31pm December 18<sup>th</sup> 2023 at the Lady Baron Hall

1. **Attendance:** Carol Cox (Chair), Fran Bryson (Sec.), Frances Henwood, Peter Rhodes, Claire Morgan.
2. **Apologies:** C. Sausa, W. Jubb Stoney, C. Patterson, B. Rawson (Deputy Chair).
3. **Minutes of Previous Meeting:** Moved to accept: C. Morgan, Seconded P. Rhodes, carried unanimously.
4. **President's Report:** Attached. Moved to accept C. Cox, Seconded F. Bryson, carried unanimously.
5. **Treasurer's Report:** Attached. Moved to accept F. Bryson, Seconded F. Henwood, carried unanimously.
6. **Election of Office Bearers:** All positions other than President declared vacant and then called for nominations:
  - President:** Carol Cox (Council appointed).
  - Vice President:** Bev Rawson, Nominated F. Bryson, Seconded F.H enwood, carried unanimously.
  - Treasurer:** Carol Cox Nominated P. Rhodes, Seconded C. Morgan, carried unanimously.
  - Secretary:** Fran Bryson Nominated C. Cox, Seconded F. Henwood, carried unanimously.
  - Confirmation of Committee Members:** Cathy Sausa, Colleen Patterson, Clare Morgan, Frances Henwood, Wendy Jobb-Stoney, Peter Rhodes.

Moved that the nominated office-bearers be elected: Moved P. Rhodes, Seconded C. Morgan, carried unanimously.

7. **Meeting Closed: 4.41pm.**

President's report attached.

**Lady Barron Special Committee:  
Chair Person's Report for YE June 2023**

As we move out of the covid pandemic this year has been quiet but sustainable.

I would like to say thank you to retiring committee members Marguerite Bailey and Sharon Blyth (The Councillor appointed as Chair by the Flinders Council).

I also welcome new members to the Committee this year: Frances Henwood, Claire Morgan, Wendy Jubb Stoney and Cr Peter Rhodes. Having been re-elected to the Flinders Council in November 2022, I was appointed as the Chair of the committee.

One of the events organized by the Committee was the Easter Big Breakfast. This year saw an increased number of children at the event which gave it a lively atmosphere, but a decreased amount of food was sold. However, including the crayfish raffle organized by Fran, we were still able to raise an amount of \$1540.

A Remembrance Day service was again organized in conjunction with the Flinders Island RSL and held on the lawns beside the Memorial Garden with approximately 30 people attending.

A new net, net winders and posts were purchased for the tennis court. The net and winders were installed by the council staff using the old posts. The new posts maybe used with the upcoming court upgrade.

The Medal awarded to the Lady Barron Sports Club by the Flinders Island Regatta and rediscovered in the committee's belongings was donated to the Furneaux Museum.

The name of the committee was changed from the Lady Barron Hall and Recreation Special Committee to the Lady Barron Special Committee. The change was made for both simplicity and to reflect that the committee has a wider reach in contributing to the Lady Barron community.

Roy McCormick, before he passed away donated his almost new exercise bike to the Lady Barron Gym. I thank Roy for his thoughtfulness. The bike will be delivered to the gym in the 2024 year.

The committee continues to advocate for the best possible outcome for the redevelopment of the Holloway Park area to encompass camping and a new fire shed.

Thank you to all committee members and I look forward to what we might achieve in 2024.

Cr. Carol Cox  
(Chair)

**FLINDERS BOATING SPECIAL COMMITTEE**  
**Unconfirmed Minutes**

**DATE:** Monday 22<sup>nd</sup> January 2024  
**VENUE:** Flinders Arts and Entertainment Centre, in the Carpet Area  
**COMMENCING:** 5.30pm

**1. PRESENT:**

<b>MEMBERS</b>		
<b>Position/Organisation</b>	<b>Name</b>	<b>In-Attendance</b>
Mayor - Chairperson (non-voting)	Rachel Summers	Yes
Councillor (1)	Councillor Aaron Burke	Yes
Councillor (1)	Councillor Carol Cox	Yes
General Manager - Flinders Council (non-voting)	Warren Groves	Yes
Acting Infrastructure Manager (1)	Richard Harley	Yes
Community Representative (1)	Acting above	N/A
Community Representative (1)	Kevin Haines	Yes
Community Representative (1)	Anne Rae	Yes
Community Representative (1)	Dennis Cooper	Yes
Community Representative (1)	Robin Walker	Yes
Community Representative (1)	Justin Nicholls	Yes
Community Representative (1)	Aronn Daw	No
Community Representative (1)	Andrew Donnellan	Yes
Community Representative (1)	Craig Wheatley	No
<b>STAFF or GUESTS</b>	<b>Name</b>	<b>In-Attendance</b>
Executive Officer (Note Taker)	Sue Mythen	Yes

**2. CONFIRMATION OF MINUTES:**

Confirmation of the minutes from the 18 September 2023 meeting of the Flinders Boating Special Committee was deferred to the next meeting.

**3. DECLARATION OF PECUNIARY INTEREST (Councillors only):**

Nil

**4. COMMITTEE RECOMMENDATION FROM THE PREVIOUS MEETING:**

The chair confirmed the outcome of motions from the 6<sup>th</sup> September and 18<sup>th</sup> September 2023 Flinders Boating Special Committee meeting that were taken to 27 September Council meeting with the following decision passed by Council:

**MOTION**

266.09.2023 Moved: Cr Rachel Summers Seconded: Cr Aaron Burke

That Council:

- a) Authorises the Acting Infrastructure Manager to arrange with local contractors to inspect the Palana ramp and get advice and costing regarding works as outlined in the inspection report,
- b) That due to the urgent nature of the repairs, providing the quotes are less than \$10,000, quotes are presented to council for action,
- c) Gets two quotes to extend the Whitemark jetty by 6 metres, and
- d) Approves the concept plans for the Whitemark boat ramp for further development so quotes can be sought, noting that there is to be no rock border and to have a timber edge the same as the other side.

**CARRIED UNANIMOUSLY (7-0)**

For: Mayor Rachel Summers, Deputy Mayor Vanessa Grace, Cr Garry Blenkhorn, Cr Aaron Burke, Cr Carol Cox, Cr Peter Rhodes and Cr Ken Stockton.

## 5. BUSINESS ARISING FROM PREVIOUS MEETING

Richard updated the Committee on the progress of works at the following boat ramps:

- Palana maintenance works:
  - materials have been purchased and minor works are yet to be completed. Some poles need replacing also.
- Emita maintenance works,
  - repairs have been undertaken where the washouts occurred and are holding up well to date.
- Whitemark maintenance works,
  - Fender works are all completed, and the lifebuoy installed – all works are now completed.
  - The drop off at the end of existing ramp will be undertaken with new ramp concreting.
  - The positioning of a proposed ladder was proffered; Richard is aware of the proposed positioning.
- Whitemark six metre extension quotations,
  - Quote 1 - \$70,000 + GST, and
  - Quote 2 - \$55,000 + GST.
- There is approximately \$83,000 left in the original funding grant, however there are still an Engineering plus invoice to come in.

The group thanked Richard for his good work.

## 6. CONCEPT PLAN

- At the 6 September meeting the committee recognised that the drawings provided required amendments and clarification.
- On 7 September Richard Harley, assisted by other committee members, took the drawings to site and measured up the site and provided revision information to the designer.
- The amended plans are provided for the Committees discussion and consideration.

*Attachment: Concept Plans – Rev B were tabled*

The revision B Concept plans were tabled, they detailed the design as discussed at last meeting. A quotation to construct the boat ramp in accordance with the revision B plans is \$80,000 + GST.

Members requested the plans be amended further with no rock border or the side ramp i.e. with a timber edge. Members felt that a walkway was not required on the new boat ramp, and that there should be enough room per the design. Richard will go back to Engineering plus for design amendments.

Once the plans are amended, we will need to get a new quote incorporating the design changes.

### **Decision:**

**Moved: Justin Nicholls      Seconded: Kevin Haines.**

**That we get the plans requoted without the rock wall.**

**Carried Unanimously**

At present funding only allows for one or the other, i.e. the boat ramp or the jetty extension to be undertaken, if both are wanted additional funds from elsewhere will need to be sourced.

The group considered whether the extension or the new ramp should be the priority, they decided to have a meeting to decide this following the requoted design.

## 7. OTHER BUSINESS:



Councillor Cox queried that if the group get through this, do we have any further projects to propose, or are we reasonably happy for a couple of years?

The consensus was that people will be happy if the extension and ramp are completed. Dennis considered the safest place to operate boats was out of Whitemark, and the upgraded facility will encourage more use.

The Emita boat ramp was suggested as a possible future upgrade; however, it needs some major thought at some stage to see what could be done.

**Decision**

**Moved: Anne Rae    Seconded: Justin Nicholls**

**Council investigates further funding opportunities to complete both projects at the Whitemark jetty site.**

**Carried Unanimously**

**8. NEXT MEETING:**

Monday 4<sup>th</sup> March 2024, 5.30PM at the Rose Garden Room

**9. CLOSE OF MEETING 5:55 pm**

## INFORMATION REPORT January 2024

### Development Applications 1 to 31 January 2024

#### ENQUIRIES

APPLICATION NUMBER	DATE	ZONE	DEVELOPMENT/USE DESCRIPTION
2023 / 00104	18 Jan	Rural	Subdivision (unknown lots)
2024 / 00005	24 Jan	Low Density Residential	Subdivision and Multiple Dwellings
2024 / 00006	30 Jan	Low Density Residential	Residential

#### EXEMPT / NO PERMIT REQUIRED

APPLICATION NUMBER	DATE	ADDRESS	PID NO	DEVELOPMENT/USE DESCRIPTION	EXP or NPR
2024 / 00007	30 Jan	4571 Palana Road	1507962	Residential	NPR
2023 / 00094	12 Jan	9 Henwood Street	6430255	Petition to Amend Sealed Plan	NPR

#### ACCEPTED

APPLICATION NUMBER	DATE	ADDRESS	PID NO	DEVELOPMENT/USE DESCRIPTION	D or P*
2023 / 00088	8 Jan	13-15 Barr Street	7778982	Multiple Dwellings x 6	D
2023 / 00056	10 Jan	62 Thule Road	7148649	Shed	D
2024 / 00001	11 Jan	21 Big River Road	6427283	Single Residential	D
2024 / 00002	11 Jan	3 Chalky Lane	9938967	Multiple Dwellings x 2	D
2024 / 00003	12 Jan	Palana Road	9961855	Single Residential	D

\*the D or P column indicates if an application is Discretionary or Permitted.  
Note that only discretionary applications incur an advertising period.

14/12/2023

**Planning Application:**

For the Attention of:

Rowena Gill

C/- Flinders Council Planning Department

4 Davies St,

Whitemark TAS 7255

To: rowena.gill@flinders.tas.gov.au

office@flinders.tas.gov.au

development.services@flinders.tas.gov.au

Dear Rowena,

Please find CBM's planning application for 1x new house proposed at 12 Munro Place, Whitemark on behalf of the Flinders Island Aboriginal Association Incorporated. The 2-Bed dwelling is sized at 77.5m<sup>2</sup>. Approval has been granted by Homes Tasmania (landowner) to allow FIAAI permission to lodge this planning application.



*Image 1: Westerly facing perspective from Munro Place.*

<b>Development:</b>	1x 2-Bed Dwelling.
<b>Address:</b>	12 Munro Place, Whitemark TAS 7255.
<b>Client:</b>	Flinders Island Aboriginal Association Incorporated (FIAAI).
<b>Planning Scheme:</b>	Tasmanian Planning Scheme – Flinders.
<b>Property ID:</b>	7441546.
<b>Title Reference:</b>	27936/6.
<b>Site Zoning:</b>	10. Low Density Residential.
<b>Use Class:</b>	Residential (No Permit Required).
<b>Qualification:</b>	Single dwelling.



Image 2: South easterly facing photo of 12 Munro Place existing conditions.

## **10.4 Development Standards for Dwellings**

### **10.4.2 Building height**

**A1** A dwelling must have a building height not more than 8.5m.

- Proposed maximum building height would not exceed 5.5m, from natural ground to top of roof, and therefor complies.

### **10.4.3 Setback**

**A1** Dwellings, excluding protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage not less than 8m.

- Dwelling is setback greater than 8.5m from the frontage boundary of Munro Place, and therefor complies.

**A2** Dwellings, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally from the building, must have a setback from side and rear boundaries of not less than 5m.

- Proposed dwelling is setback from both side and rear boundaries by 5m or greater, and therefor complies.

#### 10.4.4 Site coverage

**A1 Dwellings** must have a site coverage of not more than 30%.

- The site's building area is 888m<sup>2</sup>. The proposed dwellings enclosed area is 77.5m<sup>2</sup> total. This equates to 8.7%, which complies.

#### 10.4.5 Frontage fences for all dwellings

- As all front fences are setback 4.5m or greater from a frontage boundary, this performance criteria is not applicable.

### Code Provisions

#### C13.0 Bushfire-Prone Areas Code

- A Bushfire Hazard Assessment Report and Bushfire Hazard Management Plan have been prepared by Rebecca Green C/- Rebecca Green & Associates.

#### **C16.0 Safeguarding of Airports Code**

##### **C16.4 Use or Development Exempt from this Code**

C16.4.1 The following use or development is exempt from this code:

(a) development that is not more than the AHD height specified for the site of the development in the relevant airport obstacle limitation area.

- Dwelling heights are less than AHD 51.5m therefor deemed exempt from this code.

If you wish to discuss, please feel welcome to contact me directly via mobile or email.

Kind regards

A handwritten signature in blue ink that reads 'D. Stanford'.

**Daniel Stanford**

Senior Architect C/- CBM Sustainable Design

**Contact**

Mobile: 0417 565 979

Email: [dstanford@cbmgroup.com.au](mailto:dstanford@cbmgroup.com.au)

Office: 6332 6988

DWG NO.	DRAWING	REV	DATE AND TIME
A000	COVER PAGE: 12 MUNRO PLACE	02	14/12/2023 9:35 AM
A101	LOCATION PLAN: 12 MUNRO PLACE	03	14/12/2023 9:35 AM
A103	PROPOSED SITE PLAN: 12 MUNRO PLACE	03	14/12/2023 9:35 AM
A105	SETOUT PLAN: 12 MUNRO PLACE	02	14/12/2023 9:35 AM
A203	GROUND FLOOR PLAN: 12 MUNRO PLACE	02	14/12/2023 9:35 AM
A207	ROOF PLAN: 12 MUNRO PLACE	02	14/12/2023 9:35 AM
A301	ELEVATIONS: 12 MUNRO PLACE	02	14/12/2023 9:35 AM
A302	ELEVATIONS: 12 MUNRO PLACE	02	14/12/2023 9:35 AM
A305	SHED PLANS AND ELEVATIONS: 12 MUNRO PLACE	02	14/12/2023 9:35 AM
A701	PERSPECTIVE VIEWS: 12 MUNRO PLACE	02	14/12/2023 9:35 AM
A702	PERSPECTIVE VIEWS: 12 MUNRO PLACE	02	14/12/2023 9:35 AM

ARTISTS IMPRESSIONS ARE INDICATIVE ONLY



P1 12 MUNRO PLACE: EXTERIOR PERSPECTIVE 1

NCC BUILDING CLASSIFICATION(S):	
CLASS 1a (DWELLING)	
BAL ASSESSMENT: (AS3959-2018)	BAL 12.5
EX. FLOOR AREA:	N/A m <sup>2</sup>
NEW GROUND FLOOR:	77.5 m <sup>2</sup>
<b>TOTAL AREA:</b>	<b>77.5 m<sup>2</sup></b>
DECKS, RAMPS, ETC:	52.5 m <sup>2</sup>
PLANNING ZONE: 10 LOW DENSITY RESIDENTIAL	
LAND TITLE REF:	27936/6
PROPERTY ID:	7441546
SOIL CLASSIFICATION: (AS2870-2011)	CLASS S
WIND CLASSIFICATION: (AS4055-2012)	N3
CLIMATE ZONE: (NCC 2019)	7
ALPINE AREA: (NCC 2019)	NA
CORROSION ENV: (AS4312-2008)	C3 MEDIUM
DRAWINGS TO BE READ IN CONJUNCTION WITH ANY WRITTEN SPECIFICATIONS AND ANY ASSOCIATED DOCUMENTATION PREPARED BY SUB-CONSULTANTS	
BOUNDARY INFORMATION AND CONTOURS HAVE BEEN SOURCED FROM THE LIST AND ELVIS FOUNDATION SPATIAL DATA AND IS APPROXIMATE.	
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DIMENSIONS IN MILLIMETRES UNLESS NOTED OTHERWISE	
DOCUMENTATION IS SUBJECT TO STATUTORY APPROVALS	
THIS DESIGN IS INTENDED TO BE BUILT ONLY ONCE AND ONLY ON THE SITE THAT THE DESIGN WAS PREPARED FOR	
<b>IMPORTANT</b>	
WORKS ARE TO BE IN ACCORDANCE WITH THE APPLICABLE AUSTRALIAN STANDARDS, CONSTRUCTION CODES (NCC) & REQUIREMENTS OF ANY RELEVANT LOCAL AUTHORITIES	

CBM Sustainable Design

LTN: 51 York Street, PO Box 1971, Launceston TAS 7250  
 HBT: 1 Kyeema Place, Cambridge TAS 7170  
 VIC: Level 14, 390 St Kilda Road, Melbourne VIC 3004  
 NSW: Impact Centre, 19 Chatwynd Road, Erina NSW 2220

P: +613 6332 6988 E: info@cbmgroupp.com.au A: CC1113Z



**FIAAI 2-BED HOUSING**  
 12 MUNRO PLACE WHITEMARK, FLINDERS ISLAND TAS 7255  
 FLINDERS ISLAND ABORIGINAL ASSOCIATION INC. (FIAAI)

SCALE: (A3)

DEVELOPMENT APPLICATION

REV	AMENDMENT	DATE
01	DEVELOPMENT APPLICATION	20/10/2023
02	DEVELOPMENT APPLICATION LOGGMENT	14/12/2023

ISSUED BY: dstanford  
 DRAWN BY: dstanford  
 APPROVED BY: dstanford

**COVER PAGE: 12 MUNRO PLACE**  
 DWG: **A000** REV: **02**  
 PROJECT: **P23030 / 02**



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LOCATION



- BAL ASSESSMENT: BAL 12.5 (AS3959-2018)
- PLANNING ZONE: 10 LOW DENSITY RESIDENTIAL
- SOME ITEMS LISTED BELOW MAY NOT BE APPLICABLE
- REFER MATERIALS & FINISHES SCHEDULE FOR FURTHER DETAIL
- BOL: BOLLARD  
 EK: EXISTING  
 FH: FIRE HYDRANT  
 FL: FLOOR LEVEL  
 MH: MANHOLE  
 RL: RELATIVE LEVEL  
 SH: SHED / OUTBUILDING  
 WHT: WATER HARVESTING TANK
- AG-DRAIN  
 COMMS LINE  
 GAS LINE  
 HV POWER LINE  
 LV POWER LINE  
 SEWER LINE  
 STORMWATER  
 WATER LINE
- LEVELS AND DIMENSIONS TO BE CONFIRMED ON SITE
- UTILITY CONNECTION LOCATIONS TO BE CONFIRMED ON SITE
- SITE ACCESS TO BE PROVIDED WITH APPLICABLE TURNING AND TRANSITION REQUIREMENTS
- PRODUCTS AND SYSTEMS TO BE INSTALLED AND / OR USED AS PER MANUFACTURER'S INSTRUCTIONS
- IMPORTANT**  
 WORKS ARE TO BE IN ACCORDANCE WITH THE APPLICABLE AUSTRALIAN STANDARDS, CONSTRUCTION CODES (NCC) & REQUIREMENTS OF ANY RELEVANT LOCAL AUTHORITIES

LOCATION PLAN: 12 MUNRO PLACE 1:1000

**CBM Sustainable Design**  
 LTN: 51 York Street, PO Box 1971, Launceston TAS 7250  
 HBT: 1 Kyeema Place, Cambridge TAS 7170  
 VIC: Level 14, 390 St Kilda Road, Melbourne VIC 3004  
 NSW: Impact Centre, 19 Chatwynd Road, Eina NSW 2250

P: +613 6332 6988 E: info@cbmgroup.com.au A: CC1113Z



**FIAAI 2-BED HOUSING**  
 12 MUNRO PLACE WHITEMARK, FLINDERS ISLAND TAS 7255  
 FLINDERS ISLAND ABORIGINAL ASSOCIATION INC. (FIAAI) SCALE: 1:1000 (A3)

REV	AMENDMENT	DATE
01	SKETCH DESIGN	18/06/2023
02	DEVELOPMENT APPLICATION	29/10/2023
03	DEVELOPMENT APPLICATION LOUDEMANT	14/12/2023

ISSUED BY: dstanford  
 DRAWN BY: dstanford  
 APPROVED BY: dstanford

**DEVELOPMENT APPLICATION**

LOCATION PLAN: 12 MUNRO PLACE

DWG: A101 REV: 03  
 PROJECT: P23030 / 02



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- BAL ASSESSMENT:** BAL 12.5 (AS3959-2018)
- SITE AREA:** 888m<sup>2</sup>  
**NEW FOOTPRINT:** 77.5m<sup>2</sup>  
**SITE COVERAGE:** 8.72%
- SOME ITEMS LISTED BELOW MAY NOT BE APPLICABLE
- REFER MATERIALS & FINISHES SCHEDULE FOR FURTHER DETAIL
- BOL:** BOLLARD  
**EX:** EXISTING  
**FH:** FIRE HYDRANT  
**FL:** FLOOR LEVEL  
**MH:** MANHOLE  
**RL:** RELATIVE LEVEL  
**SH:** SHED / OUTBUILDING  
**ST:** SEPTIC TANK  
**WHT:** WATER HARVESTING TANK
- AG-DRAIN**  
**COMMS LINE**  
**GAS LINE**  
**HV POWER LINE**  
**LV POWER LINE**  
**SEWER LINE**  
**STORMWATER**  
**WATER LINE**
- LEVELS AND DIMENSIONS TO BE CONFIRMED ON SITE
- UTILITY CONNECTION LOCATIONS TO BE CONFIRMED ON SITE
- SITE ACCESS TO BE PROVIDED WITH APPLICABLE TURNING AND TRANSITION REQUIREMENTS
- VEHICLES TO ONLY BE PARKED IN DESIGNATED AREAS
- CUT-OFF AND AG-DRAINS TO BE INSTALLED PRIOR TO EXCAVATION OF FOOTINGS
- EXCAVATED MATERIAL TO BE PLACED UP-SLOPE OF DRAINS AND SEDIMENT FENCES INSTALLED DOWN-SLOPE OF MATERIAL
- EXCAVATED MATERIAL TO BE USED WHERE SITE WORKS REQUIRE FILL, BEFORE EXCESS MATERIAL IS PROPERLY REMOVED FROM SITE
- DOWNPIPES TO BE CONNECTED TO RELEVANT SYSTEM AS SOON AS ROOF IS INSTALLED
- PRODUCTS AND SYSTEMS TO BE INSTALLED AND / OR USED AS PER MANUFACTURER'S INSTRUCTIONS
- IMPORTANT**  
 WORKS ARE TO BE IN ACCORDANCE WITH THE APPLICABLE AUSTRALIAN STANDARDS, CONSTRUCTION CODES (NCC) & REQUIREMENTS OF ANY RELEVANT LOCAL AUTHORITIES

PROPOSED SITE PLAN: 12 MUNRO PLACE 1:500

**CBM Sustainable Design**  
 LTN: 51 York Street, PO Box 1971, Launceston TAS 7250  
 HBT: 1 Kyeema Place, Cambridge TAS 7170  
 VIC: Level 14, 390 St Kilda Road, Melbourne VIC 3004  
 NSW: Impact Centre, 19 Chalmers Road, Etna NSW 2220  
 P: +613 6332 6988 E: info@cbmgroup.com.au A: CC1113Z



**FIAAI 2-BED HOUSING**  
 12 MUNRO PLACE WHITEMARK, FLINDERS ISLAND TAS 7255  
 FLINDERS ISLAND ABORIGINAL ASSOCIATION INC. (FIAAI) SCALE: 1:500 (A3)

REV	AMENDMENT	DATE
01	SKETCH DESIGN	18/06/2023
02	DEVELOPMENT APPLICATION	29/10/2023
03	DEVELOPMENT APPLICATION LOUDEMANT	14/12/2023

ISSUED BY: dstanford  
 DRAWN BY: dstanford  
 APPROVED BY: dstanford

**PROPOSED SITE PLAN: 12 MUNRO PLACE**  
 DWG: A103 REV: 03  
 PROJECT: P23030 / 02



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- BAL ASSESSMENT: BAL 12.5 (AS3959-2018)
- SITE AREA: 888m<sup>2</sup>  
 NEW FOOTPRINT: 77.5m<sup>2</sup>  
 SITE COVERAGE: 8.72%
- SOME ITEMS LISTED BELOW MAY NOT BE APPLICABLE
- REFER MATERIALS & FINISHES SCHEDULE FOR FURTHER DETAIL
- BOL: BOLLARD  
 EX: EXISTING  
 FH: FIRE HYDRANT  
 FL: FLOOR LEVEL  
 MH: MANHOLE  
 RL: RELATIVE LEVEL  
 SH: SHED / OUTBUILDING  
 ST: SEPTIC TANK  
 WHT: WATER HARVESTING TANK
- AG— AG-DRAIN  
 —COM— COMMS LINE  
 —G— GAS LINE  
 —HV— HV POWER LINE  
 —LV— LV POWER LINE  
 —S— SEWER LINE  
 —SW— STORMWATER  
 —W— WATER LINE
- LEVELS AND DIMENSIONS TO BE CONFIRMED ON SITE
- UTILITY CONNECTION LOCATIONS TO BE CONFIRMED ON SITE
- SITE ACCESS TO BE PROVIDED WITH APPLICABLE TURNING AND TRANSITION REQUIREMENTS
- VEHICLES TO ONLY BE PARKED IN DESIGNATED AREAS
- CUT-OFF AND AG-DRAINS TO BE INSTALLED PRIOR TO EXCAVATION OF FOOTINGS
- EXCAVATED MATERIAL TO BE PLACED UP-SLOPE OF DRAINS AND SEDIMENT FENCES INSTALLED DOWN-SLOPE OF MATERIAL
- EXCAVATED MATERIAL TO BE USED WHERE SITE WORKS REQUIRE FILL, BEFORE EXCESS MATERIAL IS PROPERLY REMOVED FROM SITE
- DOWNPIPES TO BE CONNECTED TO RELEVANT SYSTEM AS SOON AS ROOF IS INSTALLED
- PRODUCTS AND SYSTEMS TO BE INSTALLED AND / OR USED AS PER MANUFACTURER'S INSTRUCTIONS
- IMPORTANT**  
 WORKS ARE TO BE IN ACCORDANCE WITH THE APPLICABLE AUSTRALIAN STANDARDS, CONSTRUCTION CODES (MCC) & REQUIREMENTS OF ANY RELEVANT LOCAL AUTHORITIES

SITE SETOUT PLAN: 12 MUNRO PLACE  
 1:250

CBM Sustainable Design

LTN: 51 York Street, PO Box 1971, Launceston TAS 7250  
 HBT: 1 Kyeema Place, Cambridge TAS 7170  
 VIC: Level 14, 390 St Kilda Road, Melbourne VIC 3004  
 NSW: Impact Centre, 19 Chatwynd Road, Etna NSW 2220

P: +613 6332 6988 E: info@cbmgroup.com.au A: CC1113Z



**FIAAI 2-BED HOUSING**  
 12 MUNRO PLACE WHITEMARK, FLINDERS ISLAND TAS 7255

FLINDERS ISLAND ABORIGINAL ASSOCIATION INC. (FIAAI) SCALE: 1:250 (A3)

REV	AMENDMENT	DATE
01	DEVELOPMENT APPLICATION	20/10/2023
02	DEVELOPMENT APPLICATION LODGEMENT	14/12/2023
03	ADDITIONAL SETBACK DIMENSIONS	19/12/2023

DEVELOPMENT APPLICATION

ISSUED BY:  
dstanford

DRAWN BY:  
dstanford

APPROVED BY:  
dstanford

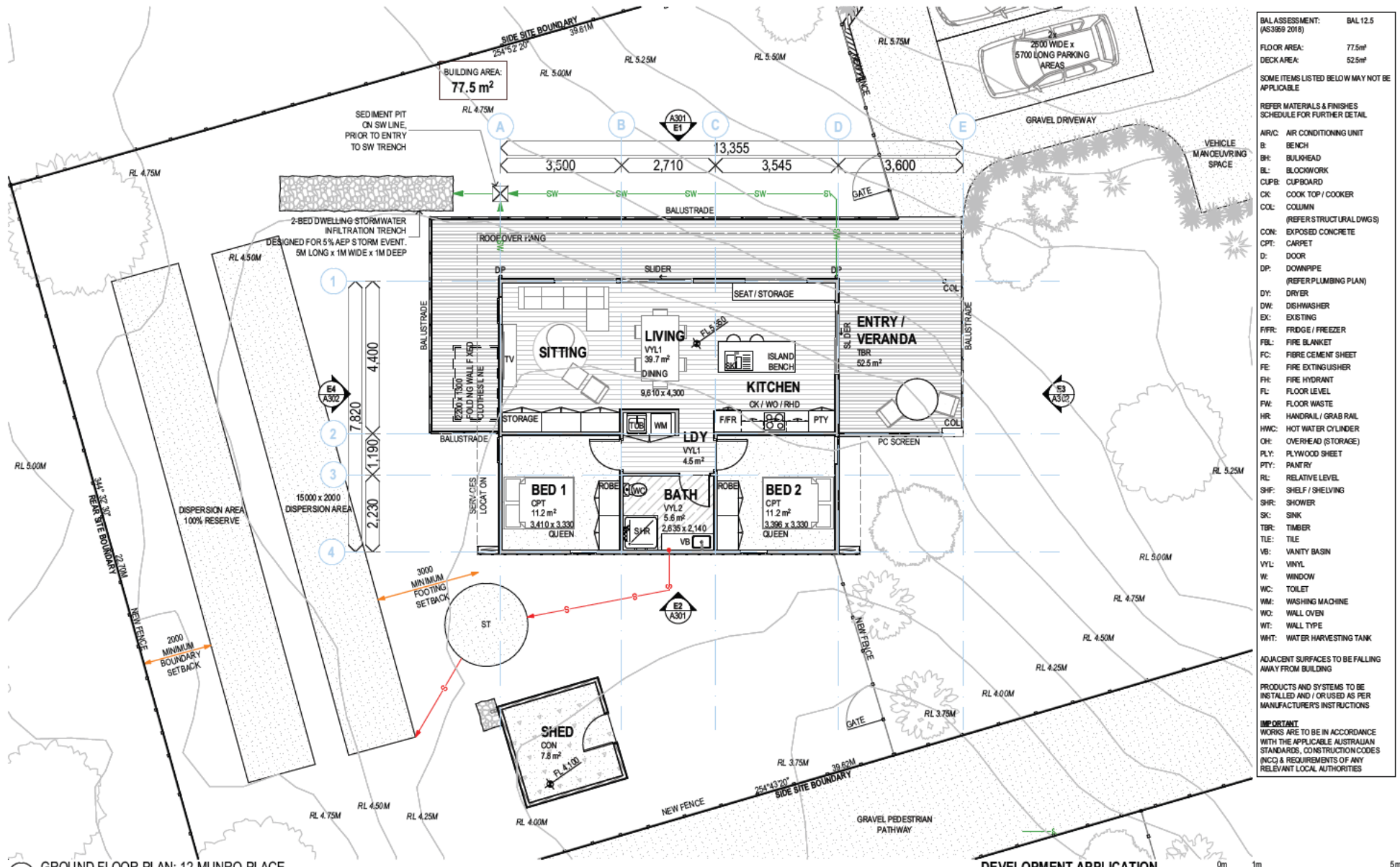
SETOUT PLAN: 12 MUNRO PLACE

DWG: A105  
 PROJECT: P23030 / 02

REV: 03



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- BALANCEMENT: BAL 12.5 (AS3659 2018)
- FLOOR AREA: 77.5m<sup>2</sup>
- DECK AREA: 52.5m<sup>2</sup>
- SOME ITEMS LISTED BELOW MAY NOT BE APPLICABLE
- REFER MATERIALS & FINISHES SCHEDULE FOR FURTHER DETAIL
- ABVC: AIR CONDITIONING UNIT
- B: BENCH
- BH: BULKHEAD
- BL: BLOCK/WORK
- CUPB: CUPBOARD
- CK: COOK TOP / COOKER
- COL: COLUMN (REFER STRUCTURAL DWGS)
- CON: EXPOSED CONCRETE
- CPT: CARPET
- D: DOOR
- DP: DOWNPIPE (REFER PLUMBING PLAN)
- DY: DRYER
- DW: DISHWASHER
- EK: EXISTING
- FIFR: FRIDGE / FREEZER
- FBL: FIRE BLANKET
- FC: FIBRE CEMENT SHEET
- FE: FIRE EXTINGUISHER
- FH: FIRE HYDRANT
- FL: FLOOR LEVEL
- FW: FLOOR WASTE
- HR: HANDRAIL / GRAB RAIL
- HWC: HOT WATER CYLINDER
- OH: OVERHEAD (STORAGE)
- PLY: PLYWOOD SHEET
- PTY: PANTRY
- RL: RELATIVE LEVEL
- SHF: SHELF / SHELIVING
- SHR: SHOWER
- SK: SINK
- TBR: TIMBER
- TLE: TILE
- VB: VANITY BASIN
- VYL: VINYL
- W: WINDOW
- WC: TOILET
- WM: WASHING MACHINE
- WO: WALL OVEN
- WT: WALL TYPE
- WHT: WATER HARVESTING TANK
- ADJACENT SURFACES TO BE FALLING AWAY FROM BUILDING
- PRODUCTS AND SYSTEMS TO BE INSTALLED AND / OR USED AS PER MANUFACTURER'S INSTRUCTIONS
- IMPORTANT**  
WORKS ARE TO BE IN ACCORDANCE WITH THE APPLICABLE AUSTRALIAN STANDARDS, CONSTRUCTION CODES (NCC) & REQUIREMENTS OF ANY RELEVANT LOCAL AUTHORITIES

GROUND FLOOR PLAN: 12 MUNRO PLACE  
1:100

CBM Sustainable Design

LTN: 51 York Street, PO Box 1971, Launceston TAS 7250  
 HBT: 1 Kyeema Place, Cambridge TAS 7170  
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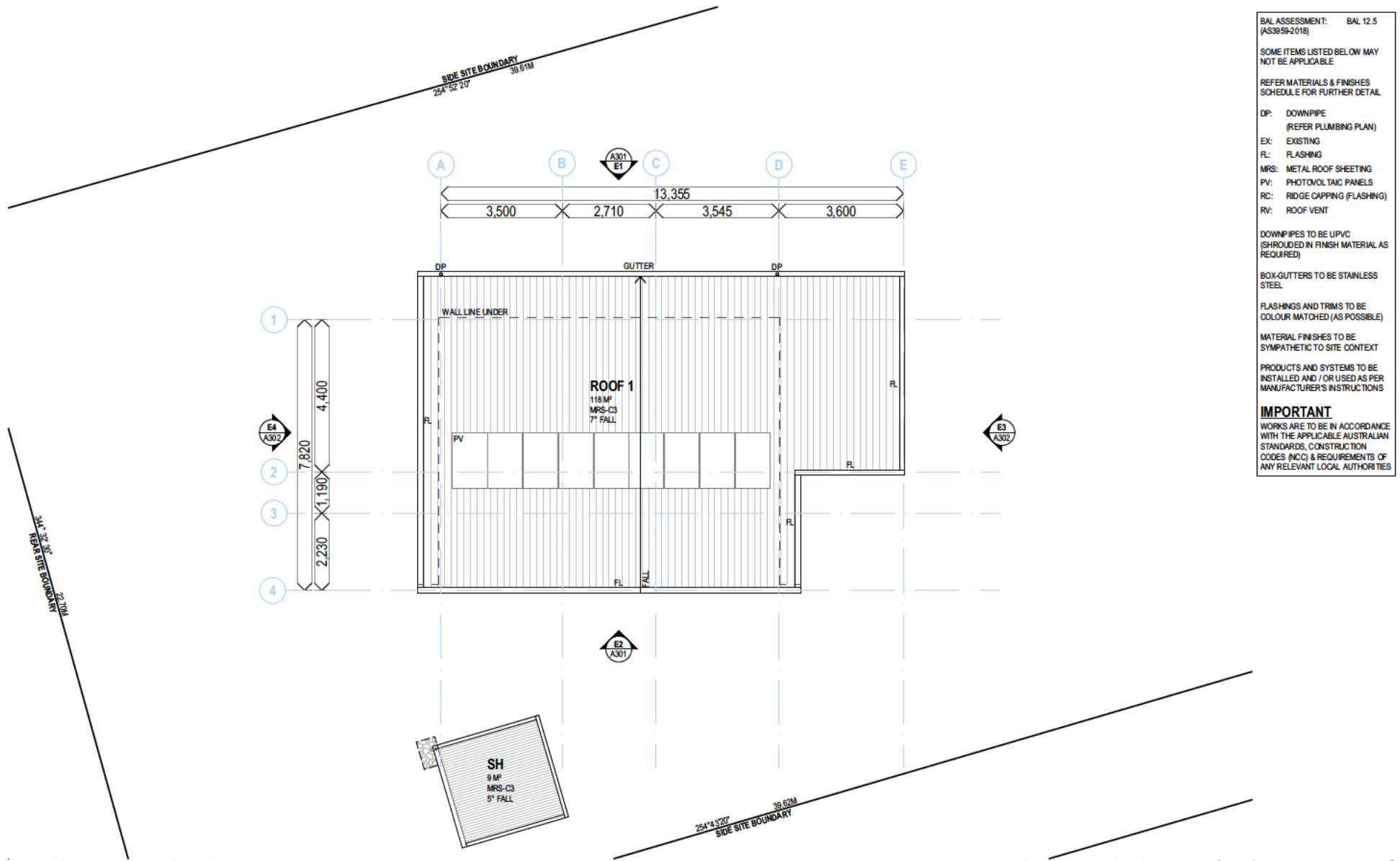
**FIAAI 2-BED HOUSING**  
 12 MUNRO PLACE WHITEMARK, FLINDERS ISLAND TAS 7255  
 FLINDERS ISLAND ABORIGINAL ASSOCIATION INC. (FIAAI) SCALE: 1:100 (A3)

REV	AMENDMENT	DATE
01	DEVELOPMENT APPLICATION	20/10/2023
02	DEVELOPMENT APPLICATION LODGEMENT	14/12/2023

ISSUED BY: dstanford  
 DRAWN BY: dstanford  
 APPROVED BY: dstanford

**GROUND FLOOR PLAN: 12 MUNRO PLACE**  
 DWG: A203 REV: 02  
 PROJECT: P23030 / 02

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BAL ASSESSMENT: BAL 12.5 (AS3959-2018)

SOME ITEMS LISTED BELOW MAY NOT BE APPLICABLE

REFER MATERIALS & FINISHES SCHEDULE FOR FURTHER DETAIL

DP: DOWNPIPE (REFER PLUMBING PLAN)

EX: EXISTING

FL: FLASHING

MRS: METAL ROOF SHEETING

PV: PHOTOVOLTAIC PANELS

RC: RIDGE CAPPING (FLASHING)

RV: ROOF VENT

DOWNPIPES TO BE UPVC (SHROUDED IN FINISH MATERIAL AS REQUIRED)

BOX-GUTTERS TO BE STAINLESS STEEL

FLASHINGS AND TRIMS TO BE COLOUR MATCHED (AS POSSIBLE)

MATERIAL FINISHES TO BE SYMPATHETIC TO SITE CONTEXT

PRODUCTS AND SYSTEMS TO BE INSTALLED AND / OR USED AS PER MANUFACTURER'S INSTRUCTIONS

**IMPORTANT**

WORKS ARE TO BE IN ACCORDANCE WITH THE APPLICABLE AUSTRALIAN STANDARDS, CONSTRUCTION CODES (NCC) & REQUIREMENTS OF ANY RELEVANT LOCAL AUTHORITIES

ROOF PLAN: 12 MUNRO PLACE  
1:100

CBM Sustainable Design

LTN: 51 York Street, PO Box 1971, Launceston TAS 7250  
 HBT: 1 Kyeema Place, Cambridge TAS 7170  
 VIC: Level 14, 390 St Kilda Road, Melbourne VIC 3004  
 NSW: Impact Centre, 19 Chatwynd Road, Erina NSW 2250

P: +613 6332 6988 E: info@cbmgroup.com.au A: CC1113Z



**FIAAI 2-BED HOUSING**  
 12 MUNRO PLACE WHITEMARK, FLINDERS ISLAND TAS 7255  
 FLINDERS ISLAND ABORIGINAL ASSOCIATION INC. (FIAAI) SCALE: 1:100 (A3)

REV	AMENDMENT	DATE
01	DEVELOPMENT APPLICATION	20/10/2023
02	DEVELOPMENT APPLICATION LOGGMENT	14/12/2023

DEVELOPMENT APPLICATION

0m 1m 5m

ISSUED BY: dstanford

DRAWN BY: dstanford

APPROVED BY: dstanford

**ROOF PLAN: 12 MUNRO PLACE**

DWG: **A207** REV: **02**

PROJECT: **P23030 / 02**

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G:\Projects\P23030\FIAAI - Round 2 Social Housing\02 - 12 Munro Place\01 Working & 03.1 Design and drawing\P23030-02 12 AND 14 MUNRO PLACE.dwg 14/12/2023

**MATERIALS AND FINISHES SCHEDULE**

**D/W:** ALL DOOR AND WINDOW FRAMES IN C1: COLORBOND MONUMENT

**DP:** COLOUR TO MATCH WALL.

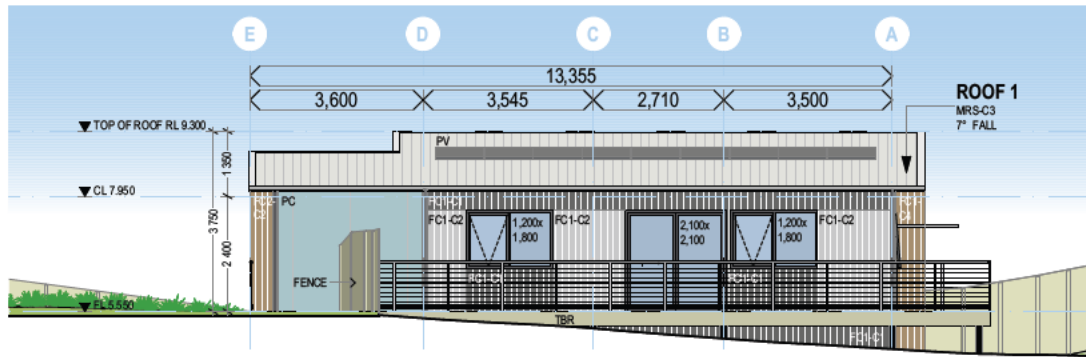
**FC1:** 9MM FIBRE CEMENT SHEET: JAMES HARDIES AXON 133 MM SMOOTH CLADDING PAINT FINISH IN DULUX WEATHERSHIELD MATT

**FC2:** 8.5 MM FIBRE CEMENT SHEET: JAMES HARRIES EASYLAP PANEL. PAINT FINISH IN DULUX WEATHERSHIELD MATT

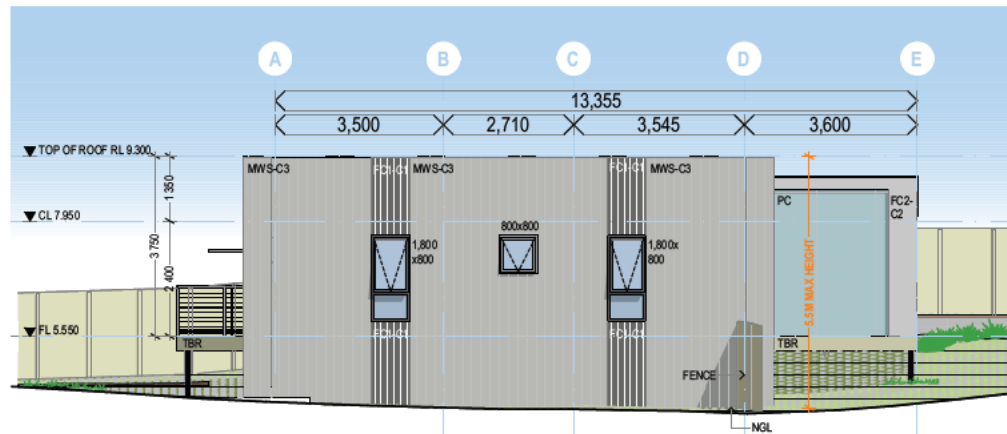
**MRS:** 0.48 BMT TRIMDEK SHEET METAL IN C3: COLORBOND WINDSPRAY

**MWS:** 0.42 BMT TRIMDEK SHEET METAL IN COLORBOND COLOUR WINDSPRAY

**NOTE:** ALL FLASHINGS AND FASCIA COLOURS TO MATCH ROOF



E1 NORTH ELEVATION: 12 MUNRO PLACE  
1:100



E2 SOUTH ELEVATION: 12 MUNRO PLACE  
1:100

**BAL ASSESSMENT:** BAL 12.5 (AS3959-2018)

SOME ITEMS LISTED BELOW MAY NOT BE APPLICABLE

REFER MATERIALS & FINISHES SCHEDULE FOR FURTHER DETAIL

**ABR:** AIR-CONDITIONING UNIT

**B:** BENCH

**BH:** BULKHEAD

**BL:** BLOCKWORK

**CUPB:** CUPBOARD

**CL:** CEILING LEVEL

**COL:** COLUMN (REFER STRUCTURAL DWGS)

**CON:** EXPOSED CONCRETE

**D:** DOOR

**DP:** DOWNPIPE (REFER PLUMBING PLAN)

**EX:** EXISTING

**FC:** FIBRE CEMENT SHEET

**FL:** FLOOR LEVEL

**HR:** HANDRAIL / GRAB-RAIL

**HWC:** HOT WATER CYLINDER

**MRS:** METAL ROOF SHEETING

**MWS:** METAL WALL SHEETING

**NGL:** NATURAL GROUND LINE

**OH:** OVERHEAD (STORAGE)

**PB:** PLASTERBOARD

**PC:** POLYCARBONATE SHEET

**PV:** PHOTOVOLTAIC PANELS

**RL:** RELATIVE LEVEL

**SHF:** SHELF / SHELVING

**SH:** SHED / OUTBUILDING

**SS:** STAINLESS STEEL

**TBR:** TIMBER

**VYL:** VINYL

**W:** WINDOW

**WPB:** WATER RESISTANT PBOARD

ADJACENT SURFACES TO BE FALLING AWAY FROM BUILDING

FLASHINGS AND TRIMS TO BE COLOUR MATCHED (AS POSSIBLE)

MATERIAL FINISHES TO BE SYMPATHETIC TO SITE CONTEXT

PRODUCTS AND SYSTEMS TO BE INSTALLED AND / OR USED AS PER MANUFACTURER'S INSTRUCTIONS

**IMPORTANT**  
WORKS ARE TO BE IN ACCORDANCE WITH THE APPLICABLE AUSTRALIAN STANDARDS, CONSTRUCTION CODES (NCC) & REQUIREMENTS OF ANY RELEVANT LOCAL AUTHORITIES



DEVELOPMENT APPLICATION



CBM Sustainable Design

LTN: 51 York Street, PO Box 1971 Launceston TAS 7250  
 HBT: 1 Kyeema Place, Cambridge TAS 7170  
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 NSW: Impact Centre, 19 Chalmers Road, Etna NSW 2220

P: +613 6332 6988 E: info@cbmgroupp.com.au A: CC1113Z



**FIAAI 2-BED HOUSING**  
 12 MUNRO PLACE WHITEMARK, FLINDERS ISLAND TAS 7255  
 FLINDERS ISLAND ABORIGINAL ASSOCIATION INC. (FIAAI) SCALE: 1:100 (A3)

REV	AMENDMENT	DATE
01	DEVELOPMENT APPLICATION	20/10/2023
02	DEVELOPMENT APPLICATION LODGEMENT	14/12/2023

ISSUED BY:  
dstanford

DRAWN BY:  
dstanford

APPROVED BY:  
dstanford

**ELEVATIONS: 12 MUNRO PLACE**

DWG: **A301** REV: **02**

PROJECT: **P23030 / 02**



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**MATERIALS AND FINISHES SCHEDULE**

**DW:** ALL DOOR AND WINDOW FRAMES IN C1: COLORBOND MONUMENT

**DP:** COLOUR TO MATCH WALL.

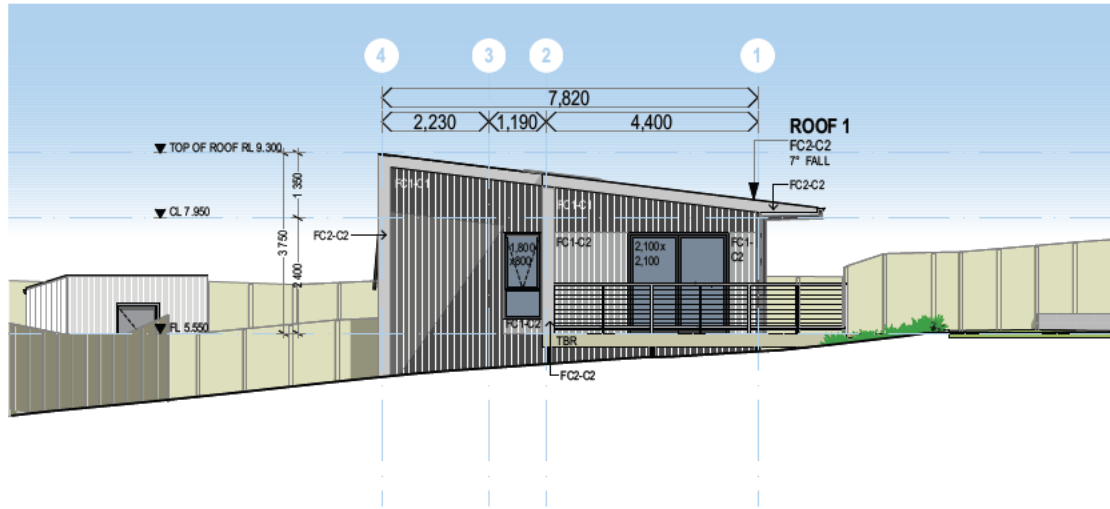
**FC1:** 9MM FIBRE CEMENT SHEET: JAMES HARDIES AXON 133 MM SMOOTH CLADDING PAINT FINISH IN DULUX WEATHERSHIELD MATT

**FC2:** 8.5 MM FIBRE CEMENT SHEET: JAMES HARRIES EASYLAP PANEL. PAINT FINISH IN DULUX WEATHERSHIELD MATT

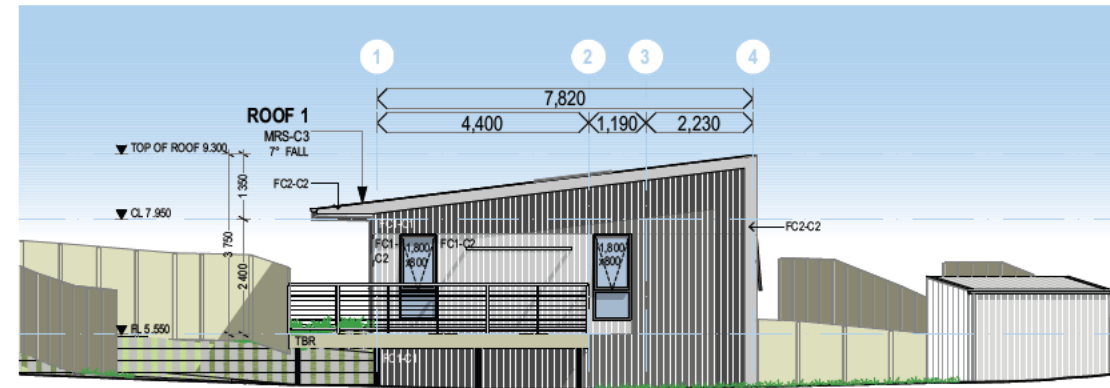
**MRS:** 0.48 BMT TRIMDEK SHEET METAL IN C3: COLORBOND WINDSPRAY

**MWS:** 0.42 BMT TRIMDEK SHEET METAL IN COLORBOND COLOUR WINDSPRAY

**NOTE:** ALL FLASHINGS AND FASCIA COLOURS TO MATCH ROOF



**E3 EAST ELEVATION: 12 MUNRO PLACE**  
1:100



**E4 WEST ELEVATION: 12 MUNRO PLACE**  
1:100

**BAL ASSESSMENT:** BAL 12.5 (AS3959-2018)

SOME ITEMS LISTED BELOW MAY NOT BE APPLICABLE

REFER MATERIALS & FINISHES SCHEDULE FOR FURTHER DETAIL

**ARC:** AIR-CONDITIONING UNIT

**B:** BENCH

**BH:** BULKHEAD

**BL:** BLOCKWORK

**CUPB:** CUPBOARD

**CL:** CEILING LEVEL

**COL:** COLUMN (REFER STRUCTURAL DWGS)

**CON:** EXPOSED CONCRETE

**D:** DOOR

**DP:** DOWNPIPE (REFER PLUMBING PLAN)

**EX:** EXISTING

**FC:** FIBRE CEMENT SHEET

**FL:** FLOOR LEVEL

**HR:** HANDRAIL / GRAB-RAIL

**HWC:** HOT WATER CYLINDER

**MRS:** METAL ROOF SHEETING

**MWS:** METAL WALL SHEETING

**NGL:** NATURAL GROUND LINE

**OH:** OVERHEAD (STORAGE)

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**PC:** POLYCARBONATE SHEET

**PV:** PHOTOVOLTAIC PANELS

**RL:** RELATIVE LEVEL

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**SS:** STAINLESS STEEL

**TBR:** TIMBER

**VYL:** VINYL

**W:** WINDOW

**WPB:** WATER RESISTANT PBOARD

ADJACENT SURFACES TO BE FALLING AWAY FROM BUILDING

FLASHINGS AND TRIMS TO BE COLOUR MATCHED (AS POSSIBLE)

MATERIAL FINISHES TO BE SYMPATHETIC TO SITE CONTEXT

PRODUCTS AND SYSTEMS TO BE INSTALLED AND / OR USED AS PER MANUFACTURER'S INSTRUCTIONS

**IMPORTANT**  
WORKS ARE TO BE IN ACCORDANCE WITH THE APPLICABLE AUSTRALIAN STANDARDS, CONSTRUCTION CODES (NCC) & REQUIREMENTS OF ANY RELEVANT LOCAL AUTHORITIES

DEVELOPMENT APPLICATION



CBM Sustainable Design

LTN: 51 York Street, PO Box 1971, Launceston TAS 7250  
 HBT: 1 Kyeema Place, Cambridge TAS 7170  
 VIC: Level 14, 390 St Kilda Road, Melbourne VIC 3004  
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P: +613 6332 6988 E: info@cbmgroup.com.au A: CC1113Z



**FIAAI 2-BED HOUSING**  
 12 MUNRO PLACE WHITEMARK, FLINDERS ISLAND TAS 7255  
 FLINDERS ISLAND ABORIGINAL ASSOCIATION INC. (FIAAI) SCALE: 1:100 (A3)

REV	AMENDMENT	DATE
01	DEVELOPMENT APPLICATION	20/10/2023
02	DEVELOPMENT APPLICATION LODGEMENT	14/12/2023

ISSUED BY:  
dstanford

DRAWN BY:  
dstanford

APPROVED BY:  
dstanford

**ELEVATIONS: 12 MUNRO PLACE**

DWG: **A302** REV: **02**

PROJECT: **P23030 / 02**



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**MATERIALS AND FINISHES SCHEDULE**

**D/W:** ALL DOOR AND WINDOW FRAMES IN C1: COLORBOND MONUMENT

**DP:** COLOUR TO MATCH WALL.

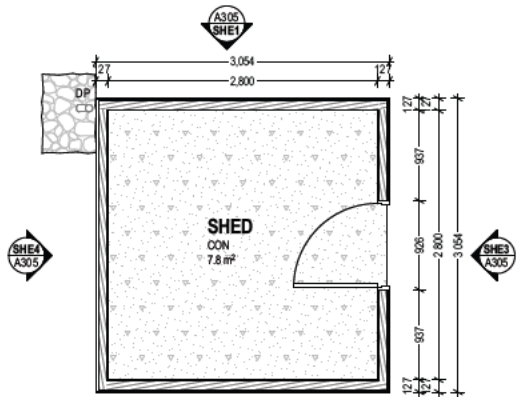
**FC1:** 9MM FIBRE CEMENT SHEET: JAMES HARDIES AXON 133 MM SMOOTH CLADDING PAINT FINISH IN DULUX WEATHERSHIELD MATT

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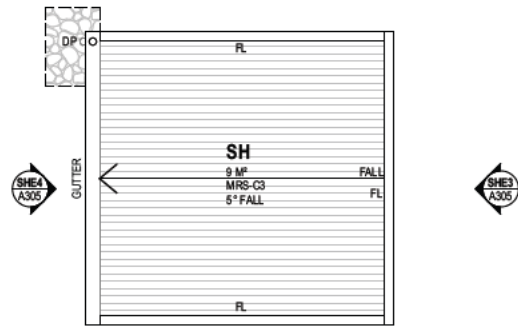
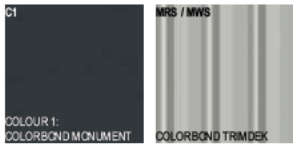
**MRS:** 0.48 BMT TRIMDEK SHEET METAL IN C3: COLORBOND WINDSPRAY

**MWS:** 0.42 BMT TRIMDEK SHEET METAL IN COLORBOND COLOUR WINDSPRAY

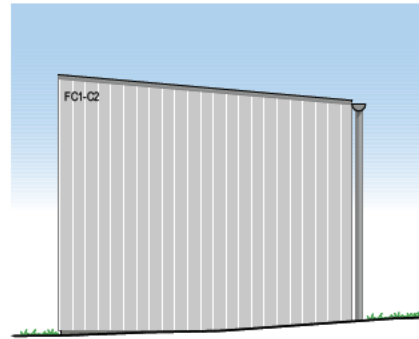
**NOTE:** ALL FLASHINGS AND FASCIA COLOURS TO MATCH ROOF



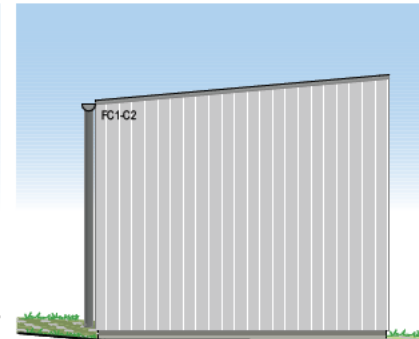
SHED FLOOR PLAN 1:50



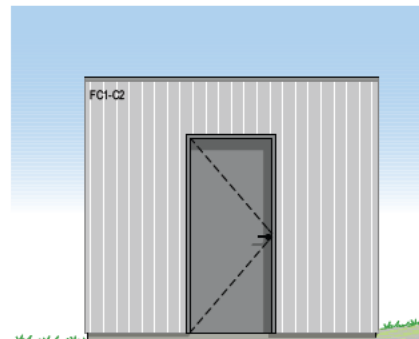
SHED ROOF PLAN 1:50



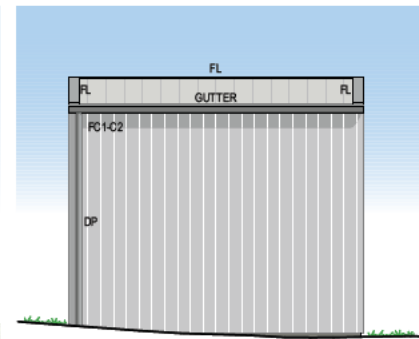
SHED ELEVATION 1 1:50



SHED ELEVATION 2 1:50



SHED ELEVATION 3 1:50



SHED ELEVATION 4 1:50

**BAL ASSESSMENT:** BAL 12.5 (AS3959-2018)

SOME ITEMS LISTED BELOW MAY NOT BE APPLICABLE

REFER MATERIALS & FINISHES SCHEDULE FOR FURTHER DETAIL

**ABR:** AIR-CONDITIONING UNIT

**B:** BENCH

**BH:** BULKHEAD

**BL:** BLOCKWORK

**CUPB:** CUPBOARD

**CL:** CEILING LEVEL

**COL:** COLUMN (REFER STRUCTURAL DWGS)

**CON:** EXPOSED CONCRETE

**D:** DOOR

**DP:** DOWNPIPE (REFER PLUMBING PLAN)

**EX:** EXISTING

**FC:** FIBRE CEMENT SHEET

**FL:** FLOOR LEVEL

**HR:** HANDRAIL / GRAB-RAIL

**HWC:** HOT WATER CYLINDER

**MRS:** METAL ROOF SHEETING

**MWS:** METAL WALL SHEETING

**NGL:** NATURAL GROUND LINE

**OH:** OVERHEAD (STORAGE)

**PB:** PLASTERBOARD

**PC:** POLYCARBONATE SHEET

**PV:** PHOTOVOLTAIC PANELS

**RL:** RELATIVE LEVEL

**SHF:** SHELF / SHELVING

**SH:** SHED / OUTBUILDING

**SS:** STAINLESS STEEL

**TBR:** TIMBER

**VYL:** VINYL

**W:** WINDOW

**WPB:** WATER RESISTANT PBOARD

ADJACENT SURFACES TO BE FALLING AWAY FROM BUILDING

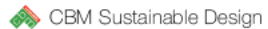
FLASHINGS AND TRIMS TO BE COLOUR MATCHED (AS POSSIBLE)

MATERIAL FINISHES TO BE SYMPATHETIC TO SITE CONTEXT

PRODUCTS AND SYSTEMS TO BE INSTALLED AND / OR USED AS PER MANUFACTURER'S INSTRUCTIONS

**IMPORTANT**  
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DEVELOPMENT APPLICATION



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**FIAAI 2-BED HOUSING**  
 12 MUNRO PLACE WHITEMARK, FLINDERS ISLAND TAS 7255  
 FLINDERS ISLAND ABORIGINAL ASSOCIATION INC. (FIAAI) SCALE: 1:50 (A3)

REV	AMENDMENT	DATE
01	DEVELOPMENT APPLICATION	20/10/2023
02	DEVELOPMENT APPLICATION LODGEMENT	14/12/2023

ISSUED BY: dstanford  
 DRAWN BY: dstanford  
 APPROVED BY: dstanford

**SHED PLANS AND ELEVATIONS: 12**  
**MUNRO PLACE**  
 DWG: A305 REV: 02  
 PROJECT: P23030 / 02



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P1 12 MUNRO PLACE: EXTERIOR PERSPECTIVE 1



P2 12 MUNRO PLACE: EXTERIOR PERSPECTIVE 2

DEVELOPMENT APPLICATION

 CBM Sustainable Design

LTN: 51 York Street, PO Box 1971, Launceston TAS 7250  
 HBT: 1 Kyeema Place, Cambridge TAS 7170  
 VIC: Level 14, 390 St Kilda Road, Melbourne VIC 3004  
 NSW: Impact Centre, 19 Chatwynd Road, Erina NSW 2220

P: +613 6332 6988 E: info@cbmgroup.com.au A: CC1113Z



NORTH

**FIAAI 2-BED HOUSING**  
 12 MUNRO PLACE WHITEMARK, FLINDERS  
 ISLAND TAS 7255  
 FLINDERS ISLAND ABORIGINAL ASSOCIATION INC. (FIAAI)

SCALE: (A3)

REV	AMENDMENT	DATE
01	DEVELOPMENT APPLICATION	20/10/2023
02	DEVELOPMENT APPLICATION LOGGMENT	14/12/2023

ISSUED BY:  
dstanford  
 DRAWN BY:  
dstanford  
 APPROVED BY:  
dstanford

**PERSPECTIVE VIEWS: 12 MUNRO PLACE**  
 DWG: **A701**      REV: **02**  
 PROJECT: **P23030 / 02**



G:\Projects\P23030 FIAAI - Rural 2 Social Housing\02 - 12 Munro Place\01 Working & 02.1 Design and drawing\P23030-02 12 AND 14 MUNRO PLACE.dwg 14/12/2023

ARTISTS IMPRESSIONS ARE INDICATIVE ONLY



P3 12 MUNRO PLACE: EXTERIOR PERSPECTIVE 3



P4 12 MUNRO PLACE: EXTERIOR PERSPECTIVE 4

DEVELOPMENT APPLICATION

CBM Sustainable Design

LTN: 51 York Street, PO Box 1971, Launceston TAS 7250  
 HBT: 1 Kyeema Place, Cambridge TAS 7170  
 VIC: Level 14, 390 St Kilda Road, Melbourne VIC 3004  
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P: +613 6332 6988 E: info@cbmgroup.com.au A: CC1113Z



NORTH

**FIAAI 2-BED HOUSING**  
 12 MUNRO PLACE WHITEMARK, FLINDERS  
 ISLAND TAS 7255  
 FLINDERS ISLAND ABORIGINAL ASSOCIATION INC. (FIAAI)

SCALE: (A3)

REV	AMENDMENT	DATE
01	DEVELOPMENT APPLICATION	20/10/2023
02	DEVELOPMENT APPLICATION LOGGMENT	14/12/2023

ISSUED BY:  
dstanford  
 DRAWN BY:  
dstanford  
 APPROVED BY:  
dstanford

**PERSPECTIVE VIEWS: 12 MUNRO PLACE**  
 DWG: **A702**      REV: **02**  
 PROJECT: **P23030 / 02**



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**FIAAI 2-BED HOUSING**

12 MUNRO PLACE WHITEMARK, FLINDERS ISLAND TAS 7255

FLINDERS ISLAND ABORIGINAL ASSOCIATION INC. (FIAAI)

**CBM Sustainable Design**  
 LTN: 51 York Street, PO Box 1971, Launceston TAS 7250  
 MBT: 1 Nyeema Place, Cambridge TAS 7170  
 VIC: Level 14, 390 St Kilda Road, Melbourne VIC 3004  
 NSW: Impact Centre, 19 Chelwynd Road, Etna NSW 2250

PROJECT: **P23030 / 02** P: +613 6332 6988 E: info@cbmgroup.com.au A: CC11132

**DRAWING INDEX**

**14/12/2023**

DEVELOPMENT APPLICATION

DWG NO.	DRAWING	REV	DATE AND TIME
A000	COVER PAGE: 12 MUNRO PLACE	02	14/12/2023 9:35 AM
A101	LOCATION PLAN: 12 MUNRO PLACE	03	14/12/2023 9:35 AM
A103	PROPOSED SITE PLAN: 12 MUNRO PLACE	03	14/12/2023 9:35 AM
A105	SETOUT PLAN: 12 MUNRO PLACE	02	14/12/2023 9:35 AM
A203	GROUND FLOOR PLAN: 12 MUNRO PLACE	02	14/12/2023 9:35 AM
A207	ROOF PLAN: 12 MUNRO PLACE	02	14/12/2023 9:35 AM
A301	ELEVATIONS: 12 MUNRO PLACE	02	14/12/2023 9:35 AM
A302	ELEVATIONS: 12 MUNRO PLACE	02	14/12/2023 9:35 AM
A305	SHED PLANS AND ELEVATIONS: 12 MUNRO PLACE	02	14/12/2023 9:35 AM
A701	PERSPECTIVE VIEWS: 12 MUNRO PLACE	02	14/12/2023 9:35 AM
A702	PERSPECTIVE VIEWS: 12 MUNRO PLACE	02	14/12/2023 9:35 AM

RECIPIENT		DATE / ISSUE FORMAT																													
		20/06/2023	14/12/2023																												
<b>CLIENT:</b>																															
FLINDERS ISLAND ABORIGINAL ASSOCIATION INC. (FIAAI)	E	E																													
<b>BUILDING CONTRACTOR:</b>																															
BY APPOINTMENT:																															
<b>PRIVATE BUILDING CERTIFIER:</b>																															
TRICENT BUILDING SURVEYORS	-	-																													
<b>STATUTORY AUTHORITY:</b>																															
FLINDERS COUNCIL	-	E																													
<b>WATER AUTHORITY:</b>																															
TARWATER	-	-																													
<b>ACOUSTIC:</b>																															
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<b>BUSHFIRE:</b>																															
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<b>LAND SURVEYING:</b>																															
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<b>LANDSCAPING:</b>																															
-	-	-																													
<b>MECHANICAL:</b>																															
-	-	-																													
<b>QUANTITY SURVEYING:</b>																															
-	-	-																													
<b>STRUCTURAL:</b>																															
EXCEED ENGINEERING	E	E																													
<b>LAND OWNER:</b>																															
HOMES TASMANIA	E	E																													
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SOIL TEST / SITE ASSESSMENT																										E	✓				
ON-SITE WASTEWATER DESIGN																										E	✓				
BUSHFIRE REPORT																										E	✓				
FORM 35 (BUILDING & PLUMBING DESIGN) CERTIFICATION																										-	-				
FORM 35 (STRUCTURAL DESIGN) CERTIFICATION																										-	-				
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## RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



### SEARCH OF TORRENS TITLE

VOLUME 27936	FOLIO 6
EDITION 2	DATE OF ISSUE 14-Sep-2022

SEARCH DATE : 29-Jun-2023

SEARCH TIME : 12.22 PM

### DESCRIPTION OF LAND

Town of WHITEMARK

Lot 6 on Sealed Plan 27936

Derivation : Part of Lot 39482 Gtd. to The Director of Housing  
Prior CT 4273/70

### SCHEDULE 1

M942614 DIRECTOR OF HOUSING Registered 14-Sep-2022 at noon

### SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
SP 27936 FENCING COVENANT in Schedule of Easements

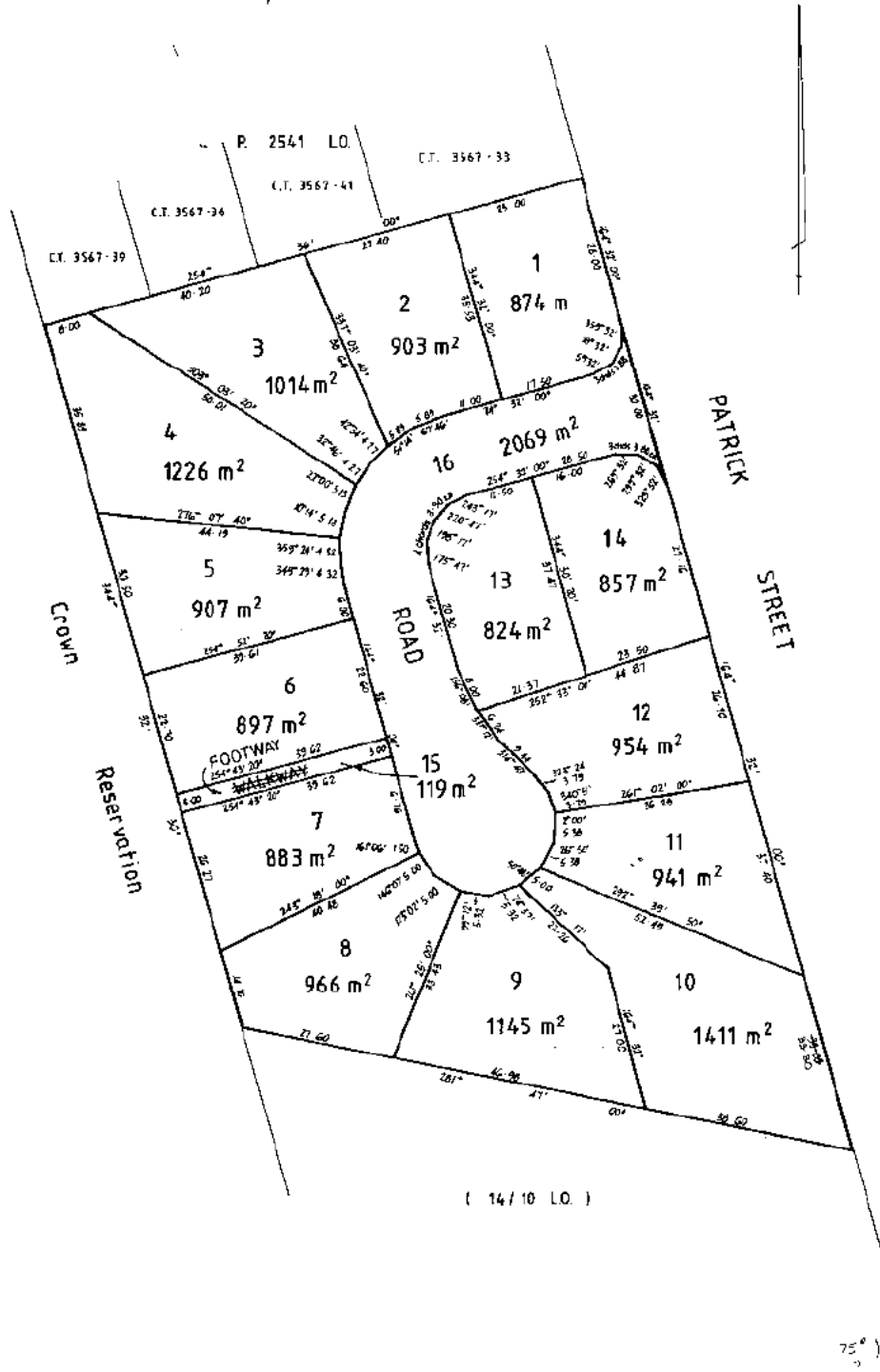
### UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

\$200      SN 27936

Owner: The Director of Housing	<b>PLAN OF SURVEY</b> by Surveyor <i>D J McCulloch</i> of land situated in the <b>TOWN OF WHITEMARK</b> SCALE 1:6000      MEASUREMENTS IN METRES	Registered Number <b>S.P27936</b>
Title Reference: C.T. 3567-34 & C.T. 4117-79		Approved Effective from: 26 JUN 1986
Grantee: Whole of Lot 38108 6071 m <sup>2</sup> The Director of Housing & Construction; Whole of Lot 39482 9920 m <sup>2</sup> The Director of Housing		<i>Manning</i> Recorder of Titles

U/R SN<sup>s</sup> 151156 (Phone DU)      MEMO 6/2/86, 6/2/86



SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SCHEDULE OF EASEMENTS

PLAN NO.

S.P27936

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

EASEMENTS AND PROFITS

Each lot on the plan is together with:—

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

Each lot on the plan is subject to:—

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

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

No easements or profits à prendre are created to benefit or burden any Lots shown on the plan.

The owner of each lot covenants with the Vendor the Director of Housing that the Vendor shall not be required to fence.



The Director of Housing

Registered proprietor of the land shown on the plan in the presence of:-

[Signature]





# SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



30.1.23

This is the schedule of easements attached to the plan of DIRECTOR OF HOUSING  
*(Insert Subdivider's Full Name)*

..... affecting land in

C/T VOLUME 3799/84  
*(Insert Title Reference)*

Scaled by ..... on ..... 19.....

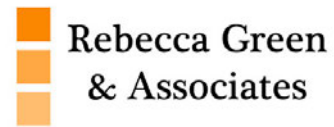
Solicitor's Reference .....  
*Council Clerk/Town Clerk*

05/12/23

# Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan

12 and 14 Munro Place, Whitemark





**Prepared for (Client)**

CBM Sustainable Design

PO Box 1971

LAUNCESTON TAS 7250

**Assessed & Prepared by**

Rebecca Green

Senior Planning Consultant & Accredited Bushfire Hazard Assessor

Rebecca Green & Associates

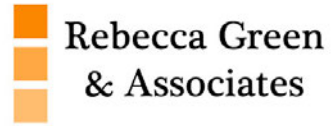
PO Box 2108 LAUNCESTON TAS 7250

Mobile: 0409 284 422

Version 1

27 September 2023

Job No: RGA-B2365B



**Executive Summary**

The proposed development at 12 and 14 Munro Place, Whitemark, is subject to bushfire threat. A bushfire attack under extreme fire weather conditions is likely to subject buildings at this site to considerable radiant heat, ember attack along with wind and smoke.

The site requires bushfire protection measures to protect the buildings and people that may be on site during a bushfire.

These measures include provision of hazard management areas in close proximity to the buildings, implementation of safe egress routes, establishment of a water supply and construction of buildings as described in AS 3959-2018 Construction of Buildings in Bushfire Prone Areas.

Primary responsibilities identified within this report:

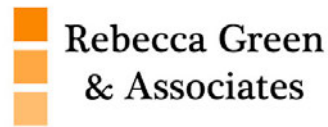
Occupier	<ul style="list-style-type: none"> <li>• <u>Establish and maintain</u> Hazard Management Areas as described in this report.</li> <li>• <u>Design &amp; Construct</u> Dwelling at 12 Munro Place to meet <b>BAL 12.5</b> (AS3959-2018).</li> <li>• <u>Design &amp; Construct</u> Dwelling at 14 Munro Place to meet <b>BAL 12.5</b> (AS3959-2018).</li> </ul>
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## Schedule 1 – Bushfire Report

### 1.0 Introduction

The Bushfire Attack Level (BAL) Report and Bushfire Hazard Management Plan (BHMP) has been prepared for submission with a Building Permit Application under the *Building Act 2016 & Regulations 2016*.

The Bushfire Attack Level (BAL) is established taking into account the type and density of vegetation within 100 metres of the proposed building site and the slope of the land; using the simplified method in AS 3959-2018 Construction of Buildings in Bushfire Prone Areas; and includes:

- The type and density of vegetation on the site,
- Relationship of that vegetation to the slope and topography of the land,
- Orientation and predominant fire risk,
- Other features attributing to bushfire risk.

On completion of assessment, a Bushfire Attack Level (BAL) is established which has a direct reference to the construction methods and techniques to be undertaken on the buildings and for the preparation of a Bushfire Hazard Management Plan (BHMP).

#### 1.1 Scope

This report was commissioned to identify the Bushfire Attack Level for the existing property. ALL comment, advice and fire suppression measures are in relation to compliance with the Building Code of Australia and Australian Standards, *AS 3959-2018, Construction of buildings in bushfire-prone areas*.

#### 1.2 Limitations

The inspection has been undertaken and report provided on the understanding that:-

1. The report only deals with the potential bushfire risk, all other statutory assessments are outside the scope of this report.
2. The report only identifies the size, volume and status of vegetation at the time the site inspection was undertaken and cannot be relied upon for any future development.
3. Impacts of future development and vegetation growth have not been considered.

**No action or reliance is to be placed on this report; other than for which it was commissioned.**

#### 1.3 Proposal

The proposal is for the construction of two additional dwellings (one at 12 Munro Place and one at 14 Munro Place).

## 2.0 Site Description for Proposal (Bushfire Context)

### 2.1 Locality Plan

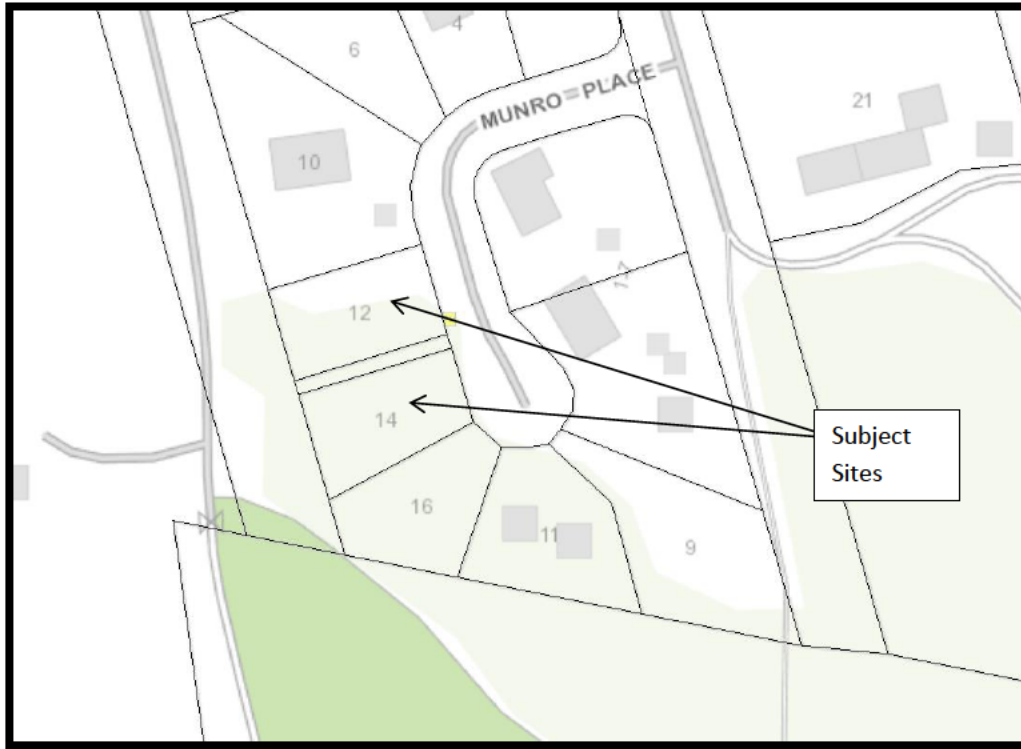


Figure 1: Location Plan of 12 and 14 Munro Place, Whitemark

### 2.2 Site Details

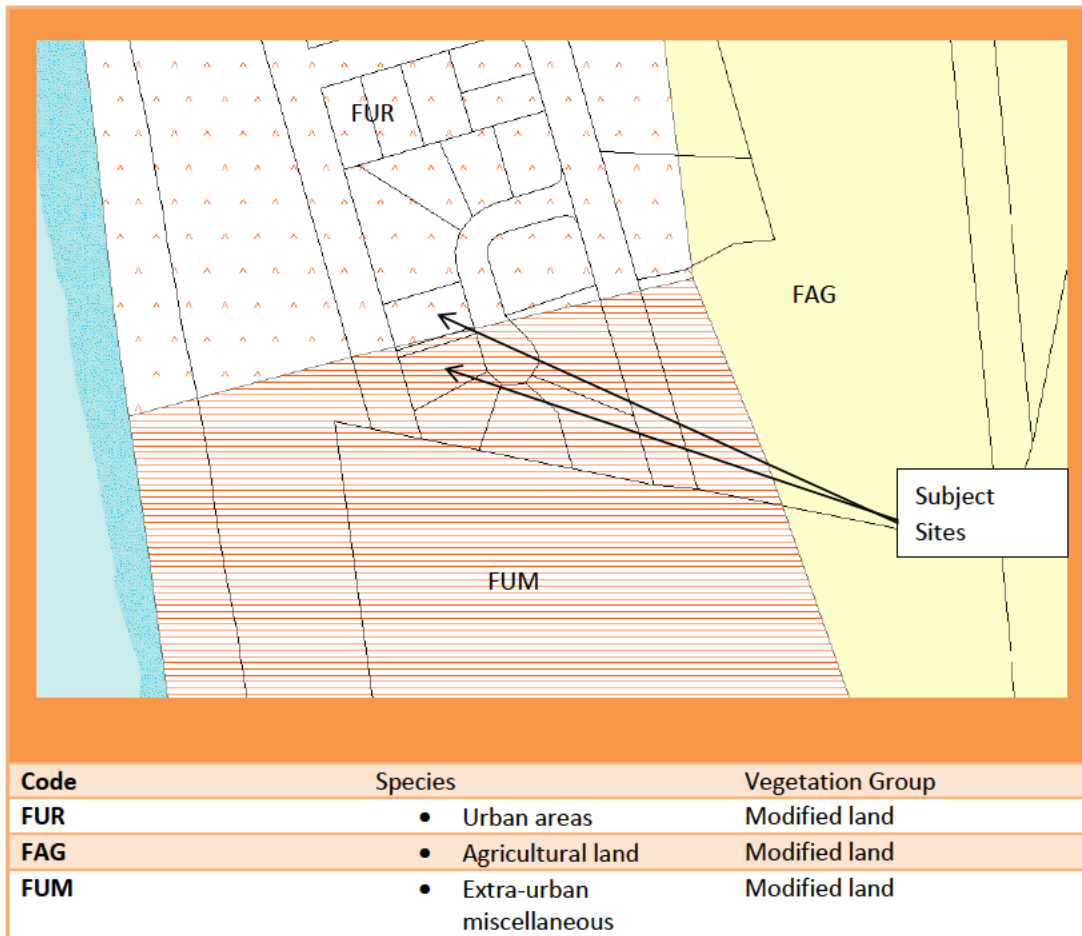
<b>Property Address</b>	12 and 14 Munro Place, Whitemark
<b>Certificate of Title</b>	Volume 27936 Folio 6 and Volume 27936 Folio 7
<b>Owner</b>	Director of Housing
<b>Existing Use</b>	Vacant
<b>Type of Proposed Building Work</b>	Construction of 2 x additional dwellings
<b>BCA Classification</b>	Dwelling – Class 1a
<b>Water Supply</b>	TasWater reticulated supply
<b>Road Access</b>	Street Frontage – Munro Place and Esplanade

### 3.0 Bushfire Site Assessment

#### 3.1 Vegetation Analysis

##### 3.1.1 TasVeg Classification

Reference to Tasmanian Vegetation Monitoring & Mapping Program (TASVEG) indicates the land in and around the property is generally comprising of varying vegetation types including:



3.1.2 Site & Vegetation Photos



View looking north – 12 Munro Pl



View looking east– 12 Munro Pl



View looking further east (end of Patrick Street) – 12 Munro Pl



View looking south – 12 Munro Pl



View looking further south – 12 Munro Pl



Proposed access – 12 Munro Pl



View looking north – 14 Munro Pl



View looking east – 14 Munro Pl



View looking south – 14 Munro Pl



View looking west – 14 Munro Pl

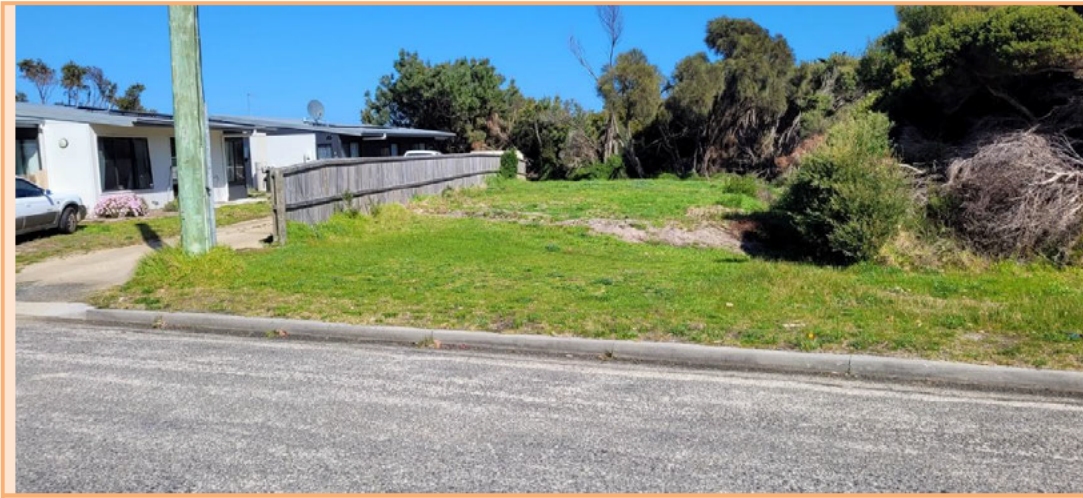


View looking further to west – 14 Munro Pl

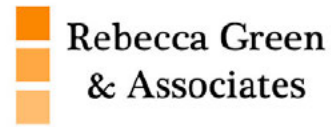


View looking further to west - 14 Munro Pl





Proposed access – 14 Munro Pl



### 3.2 BAL Assessment – Dwelling (12 Munro Place)

Vegetation classification AS3959	North <input checked="" type="checkbox"/> North-East <input type="checkbox"/>	South <input checked="" type="checkbox"/> South-West <input type="checkbox"/>	East <input checked="" type="checkbox"/> South-East <input type="checkbox"/>	West <input checked="" type="checkbox"/> North-West <input type="checkbox"/>
Group A	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest
Group B	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland
Group C	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land
Group D	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input checked="" type="checkbox"/> Scrub	<input checked="" type="checkbox"/> Scrub
Group E	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga
Group F	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest
Group G	<input type="checkbox"/> Grassland	<input type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland	<input type="checkbox"/> Grassland
	<input checked="" type="checkbox"/> Managed Land	<input checked="" type="checkbox"/> Managed Land	<input type="checkbox"/> Managed Land	<input checked="" type="checkbox"/> Managed Land
Effective slope (degrees)	<input checked="" type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°	<input type="checkbox"/> Up/0°	<input type="checkbox"/> Up/0°
	<input type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°	<input checked="" type="checkbox"/> >0-5°	<input checked="" type="checkbox"/> >0-5°
	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°
	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°
	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°
Distance to classified vegetation	Metres >100m managed	Metres Subject site - managed/lot threat (BHAN No 01-2014 Version 3.0) 14 and 16 Munro Place - managed/lot threat (BHAN No 01-2014 Version 3.0) South of 16 Munro Pl- Flinders Island Golf Course	Metres 0-approx. 77m managed >77m scrub	Metres (BHAN No 01-2014 Version 3.0) – subject site Managed/low threat road reserve and managed Crown reserve
Likely direction of bushfire attack	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Prevailing winds	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Exclusions	<input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d <input checked="" type="checkbox"/> e <input type="checkbox"/> f	<input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d <input checked="" type="checkbox"/> e <input type="checkbox"/> f	<input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d <input checked="" type="checkbox"/> e <input type="checkbox"/> f	<input type="checkbox"/> a <input checked="" type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d <input checked="" type="checkbox"/> e <input type="checkbox"/> f
BAL Value (FDI 50)	BAL – LOW	BAL – LOW	BAL – 12.5	BAL – LOW

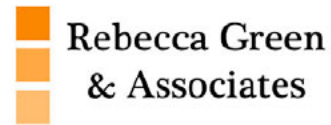


### BAL Assessment – Dwelling (14 Munro Place)

Vegetation classification AS3959	North <input checked="" type="checkbox"/> North-East <input type="checkbox"/>	South <input checked="" type="checkbox"/> South-West <input type="checkbox"/>	East <input checked="" type="checkbox"/> South-East <input type="checkbox"/>	West <input checked="" type="checkbox"/> North-West <input type="checkbox"/>
Group A	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest
Group B	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland
Group C	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land
Group D	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input checked="" type="checkbox"/> Scrub	<input checked="" type="checkbox"/> Scrub
Group E	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga
Group F	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest
Group G	<input type="checkbox"/> Grassland	<input type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland	<input type="checkbox"/> Grassland
	<input checked="" type="checkbox"/> Managed Land	<input checked="" type="checkbox"/> Managed Land	<input type="checkbox"/> Managed Land	<input checked="" type="checkbox"/> Managed Land
Effective slope (degrees)	<input checked="" type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°	<input type="checkbox"/> Up/0°	<input type="checkbox"/> Up/0°
	<input type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°	<input checked="" type="checkbox"/> >0-5°	<input checked="" type="checkbox"/> >0-5°
	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°
	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°
	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°
Distance to classified vegetation	Metres >100m managed	Metres Subject site - managed/lot threat (BHAN No 01-2014 Version 3.0) 16 Munro Place - managed/lot threat (BHAN No 01-2014 Version 3.0) South of 16 Munro Pl- Flinders Island Golf Course	Metres 0-approx. 77m managed >77m scrub	Metres (BHAN No 01-2014 Version 3.0) – subject site Managed/low threat road reserve and managed Crown reserve
Likely direction of bushfire attack	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Prevailing winds	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Exclusions	<input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d <input type="checkbox"/> e <input type="checkbox"/> f	<input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d <input type="checkbox"/> e <input type="checkbox"/> f	<input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d <input type="checkbox"/> e <input type="checkbox"/> f	<input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d <input type="checkbox"/> e <input type="checkbox"/> f
BAL Value (FDI 50)	BAL – LOW	BAL – LOW	BAL – 12.5	BAL – LOW

The Bushfire Attack Level shall be classified BAL-LOW where the vegetation is one or a combination of any of the following:

- (a) Vegetation of any type that is more than 100 metres from the site.
- (b) Single areas of vegetation less than 1 hectare in area and not within 100m of other areas of vegetation being classified.



- (c) Multiple areas of vegetation less than 0.25 hectare in area and not within 20 metres of the site, or each other.
- (d) Strips of vegetation less than 20 metres in width (measured perpendicular to the elevation exposed to the strip of vegetation) regardless of length and not within 20 metres of the site or each other, or other areas of vegetation being classified.
- (e) Non-vegetated areas, including waterways, roads, footpaths, buildings and rocky outcrops.
- (f) Low threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns, golf courses, maintained public reserves and parklands, vineyards, orchards, cultivated gardens, commercial nurseries, nature strips and windbreaks.

NOTE: Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack (recognisable as short-cropped grass for example, to a nominal height of 100mm).

### 3.2 Specified Hazard Management Areas

Hazard management areas are to be established and maintained between the bushfire prone vegetation and the building at a distance equal to, or greater than the separation distance specified for the Bushfire Attack Levels (BAL) in table 2.6 of *Australian Standard 3959-2018 Construction of Buildings in Bushfire Prone Areas*.

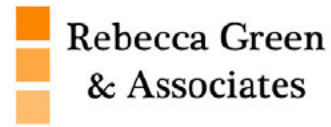
Where the Hazard Management Areas can be increased around the building and the classified vegetation in accordance with table 2.6 of Australian Standard 3959, the risk from bushfire attack can reduce.

#### Dwelling (12 Munro Place)

Distance from Predominant vegetation for BAL 12.5	North/ North-East	South/ South-West	East/ South-East	West/ North-West
	To title boundary	To title boundary	To title boundary	To title boundary
	Metres	Metres	Metres	Metres

#### Dwelling (14 Munro Place)

Distance from Predominant vegetation for BAL 12.5	North/ North-East	South/ South-West	East/ South-East	West/ North-West
	To title boundary	To title boundary	To title boundary	To title boundary
	Metres	Metres	Metres	Metres



The separation distance for the SPECIFIED Hazard Management Area is to be shown on the attached Bushfire Hazard Management Plan measured from the external walls (Façade) of the building in metres along the ground to the bushfire hazard vegetation (if applicable).

### 3.3 Outbuildings

Not applicable.

### 3.4 Road Access

Roads are to be constructed to provide vehicle access to the site to assist firefighting and emergency personnel to defend the building or evacuate occupants; and provide access at all times to the water supply for firefighting purposes on the building site.

Private access roads are to be constructed from the entrance to the property cross over with the public road through to the dwelling and water storage area on the site.

<b>Existing / New</b> Road Access and Driveways	Private access driveway / roads are to be <u>constructed/maintained</u> from the entrance of the property cross over at the public road (Munro Place) through to the buildings to a standard not less than specified in Table 2 A.
--	--

**Table 2A: Requirements for Property Access**

Property access length is less than 30 metres, or access is not required for a fire appliance to access a firefighting water point: There is no specified design and construction requirements.

### 3.5 Water Supply

A building that is constructed in a designated bushfire prone area must provide access at all times to a sufficient supply of water for firefighting purposes on the building site.

The exterior elements of a Class 1 building in a designated Bushfire prone area must be within reach of a 120m long hose (lay) connected to –

- (i) A fire hydrant system designed and constructed in accordance with TasWater Supplement to Water Supply Code of Australia WSA 03-2011-3.1 MRWA Edition 2.0; or
- (ii) A stored water supply in a water tank, swimming pool, dam or lake available for fire fighting at all times which has the capacity of at least 10,000L for each separate building.

<b>Existing</b> Reticulated Water Supply	Fire hydrants are provided within the road reserve and within 120m hose lay of the new dwellings from Munro Place. On site water supply is not required.
---	--



It should be recognised that although water supply as specified above may be in compliance with the requirements of the Building Code of Australia, the supply may not be adequate for all firefighting situations.

#### 4.0 Layout Options

Not relevant to this proposal.

#### 5.0 Other Planning Provisions

Not relevant to this proposal.

#### 6.0 Conclusions and Recommendations

Mitigation from bushfire is dependent on the careful management of the site by maintaining reduced fuel loads within the hazard management areas and within the site.

**The site has been assessed as requiring buildings (Dwelling – 12 Munro Place) to conform to or exceed BAL 12.5 requirements and (Dwelling – 14 Munro Place) to conform to or exceed BAL 12.5 requirements based on AS 3959 – 2018 Construction of Buildings in Bushfire Prone Areas.**

##### Access

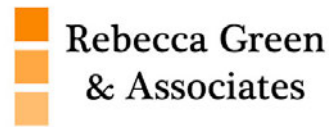
The driveway is to be constructed/maintained to meet Table 2A. Requirements for Property Access, Director's Determination – Bushfire Hazard Areas, Version 1.1.

##### Water Supplies

The property has access to a reticulated water supply and is within 120 metres of the existing fire plug, meeting the requirements for Reticulated Water Supply for Fire Fighting, Table 3A, Director's Determination – Bushfire Hazard Areas, Version 1.1.

##### Fuel Managed Areas

Hazard Management Areas as detailed within the plan shall be constructed and maintained as detailed in Section 2 of Schedule 2 (where applicable).



## Schedule 2 – Bushfire Hazard Management Plan

### 1.0 Introduction

The Bushfire Hazard Management Plan (BHMP) is developed from the results of a Bushfire Attack Level (BAL) Assessment Report prepared for the site in accordance with Australian Standard 3959. The BHMP provides reference and information to existing and subsequent owners on their responsibilities for the establishment, maintenance and future management of their property to reduce the risk of bushfire attack and includes: -

- Establishment of a Hazard Management Area in and around the existing and/or proposed buildings,
- Specifications of Private access road construction,
- Provision on firefighting water supply,
- Construction requirements in relation to the Building Code of Australia, dependent on the Bushfire Attack Level and requirements of Australian Standard 3959.
- Reduction and removal of vegetation and fuel loads in and around the property, buildings and Hazard Management Areas,
- Ongoing maintenance responsibilities by successive owners for perpetuity.

*A copy of the plan MUST also be provided to ALL current and successive owners to make them aware of their continuing obligations to maintain the plan and protection measures attributed to their property in to the future.*

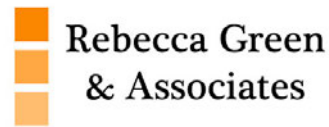
### 2.0 Hazard Management Areas

The Hazard Management Area (defendable space) is provided between the vegetation and the buildings subject to bushfire risk. The space provides for management of vegetation and reduction in fuel loads in an attempt to:

- Prevent flame impingement on the dwelling;
- Provide a defendable space for property protection;
- Reduce fire spread;
- Deflect and filter embers;
- Provide shelter from radiant heat; and
- Reduce wind speed.

The *Building Act 2016*, requires a hazard management area to be established and maintained between the bushfire prone vegetation and the building at a distance equal to, or greater than the separation distance specified for the Bushfire Attack Levels (BAL) in *AS 3959-2018 Construction of Buildings in Bushfire Prone Areas*.

Refer to the attached BHMP Site Plan in Section 6 of this management plan for specific details on the Hazard Management Area.



## 2.1 Vegetation (Fuel) Management

Managing an area in a minimum fuel condition generally means a reduction in the amount and altering the arrangement of fuels. Most fine fuels are at or close to the ground, often as part of a grass, litter or shrub layer. If there is enough fuel, when a fire comes these fuels will ignite the trees above or set the bark alight which will burn up into the tree canopy causing the most dangerous of bushfire situation; a crown fire.

To prevent crown fires occurring it is necessary to remove the “ladder of fuel” between the ground and the tree crowns and to make sure the amount of ground fuel is not sufficient to set the crowns alight. Without fire burning below, a crown fire should not be sustained. Further removing continuity and separation of the vegetation canopies both horizontally and vertically will assist.

All vegetation will burn under the influence of bushfire; shrub layers need to be modified to remove tall continuous walls of vegetation and establish clear separation between the ground and the bottom of the tree canopy. Further minimisation of flammable ground litter such as leaves, twigs, bark, ferns and debris will further reduce fuel load with potential to burn or contribute to the growth of a bushfire.

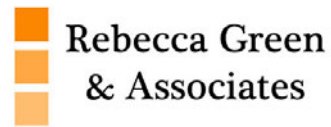
Fuels do not need to be totally removed however fuels close to the building and inside the Hazard Management Area are to be kept to a minimum. As a general practice 5 tonnes per hectare is accepted as being controllable with normal firefighting resources. This can be visualised as grass cut to about 10 centimetres in height or ground litter about 2 centimetres thick. This is considered to be a low fuel level.

## 2.2 Other Risk Management Actions

Other actions that can be implemented to reduce the bushfire risk in the Hazard Management Areas include:

1. Establishing non-combustible paths and driveways around buildings.
2. Establish plantings of low flammability shrub species.
3. Ensure garden beds and shrubs are established well away from buildings.
4. Tree planting to be located at the outer edge of the Hazard Management Area and spaced well apart to ensure canopy separation.
5. Cut lawns short and maintain.
6. Remove fallen limbs, leaf and bark litter.
7. Avoid using pine bark and other flammable mulch in gardens.
8. Prune trees to ensure canopy separation horizontally and vertically, remove low hanging branches to ensure separation from ground litter.
9. Where the amount of land permits extend the vegetation management in to a secondary hazard management zone.





### 3.0 On-going Site Management and Maintenance

On-going maintenance is required to the buildings and landscaping within the hazard management area to ensure the continued performance of the bushfire mitigation measures which have been designed into the development for occupant and community protection.

Specified Hazard Management Areas are only a minimum distance required; owners are encouraged to establish a greater management area where land area and opportunity permits. An additional fuel modified buffer zone between the Hazard Management Area and the bushfire vegetation will only improve the protection level and reduce the risk to the property during a bushfire event.

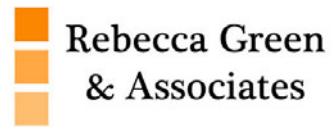
Preparedness comes down to diligent annual maintenance in and around the buildings and Hazard Management Areas particularly during the period of greatest risk; August to February of each year.

#### Recommendation:

1. Locate wood piles or other flammable storage well away from the dwelling.
2. Solid non-combustible fencing such as steel provides a fire and heat radiation shield to the dwelling.
3. Metal flywire screens prevent sparks and embers from entering the building.
4. Seal gaps under floor spaces, roof space, under eaves, external vents, skylights, chimneys and wall cladding.
5. Remove ladder fuels from the under storey of larger trees. Prune canopies to provide separation.
6. Rake up leaf litter and vegetation debris. Cut grass and maintain to less than 10cm.
7. Keep garden beds well away from the dwelling and use non-combustible garden mulches including rock or stones.
8. Establish plantings of low flammability shrub species.
9. Seal all gaps in external claddings.
10. Keep roof gutters clear of leaf litter, bark and similar debris, remove and maintain. Install gutter guards to assist.
11. Flammable fuels such as gas bottles should be located on the opposite side of the house to the likely direction of a bushfire.
12. Seal gaps in roofing to prevent the entry of embers.
13. Surround the dwelling with non-combustible paths.
14. Outbuildings to be at least 6m from the main dwelling.
15. Ensure hoses provide coverage to the whole site. Use metal hose fittings.
16. Flammable fuels and the like to be stored in minimum volumes well away from the dwelling.

### 4.0 Vehicular Access

Roads are to be constructed to provide vehicle access to the site to assist firefighting and emergency personnel to defend the building or evacuate occupants; and provide access at all times to the water supply for firefighting purposes on the building site.



Private access roads are to be constructed from the entrance to the property cross over with the public road through to the dwelling and water storage area on the site (if applicable). Private access roads are to be designed, constructed and maintained to a standard as recommended below:

**Recommendations:**

Private access is not required for a fire appliance to access a fire fighting water point – no specified requirements.

## **5.0 Water Supply**

A building that is constructed in a designated bushfire prone area must provide access at all times to a sufficient supply of water for firefighting purposes on the building site.

**Recommendations:**

The exterior elements of a Class 1 building in a designated Bushfire prone area must be within reach of a 120m long hose (lay) connected to –

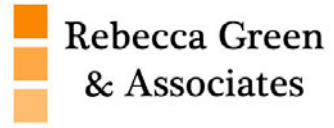
- (i) A fire hydrant system designed and constructed in accordance with TasWater Supplement to Water Supply Code of Australia WSA 03-2011-3.1 MRWA Edition 2.0; or
- (ii) A stored water supply in a water tank, swimming pool, dam or lake available for fire fighting at all times which has the capacity of at least 10,000L for each separate building.

### **5.1 Reticulated Water Supply**

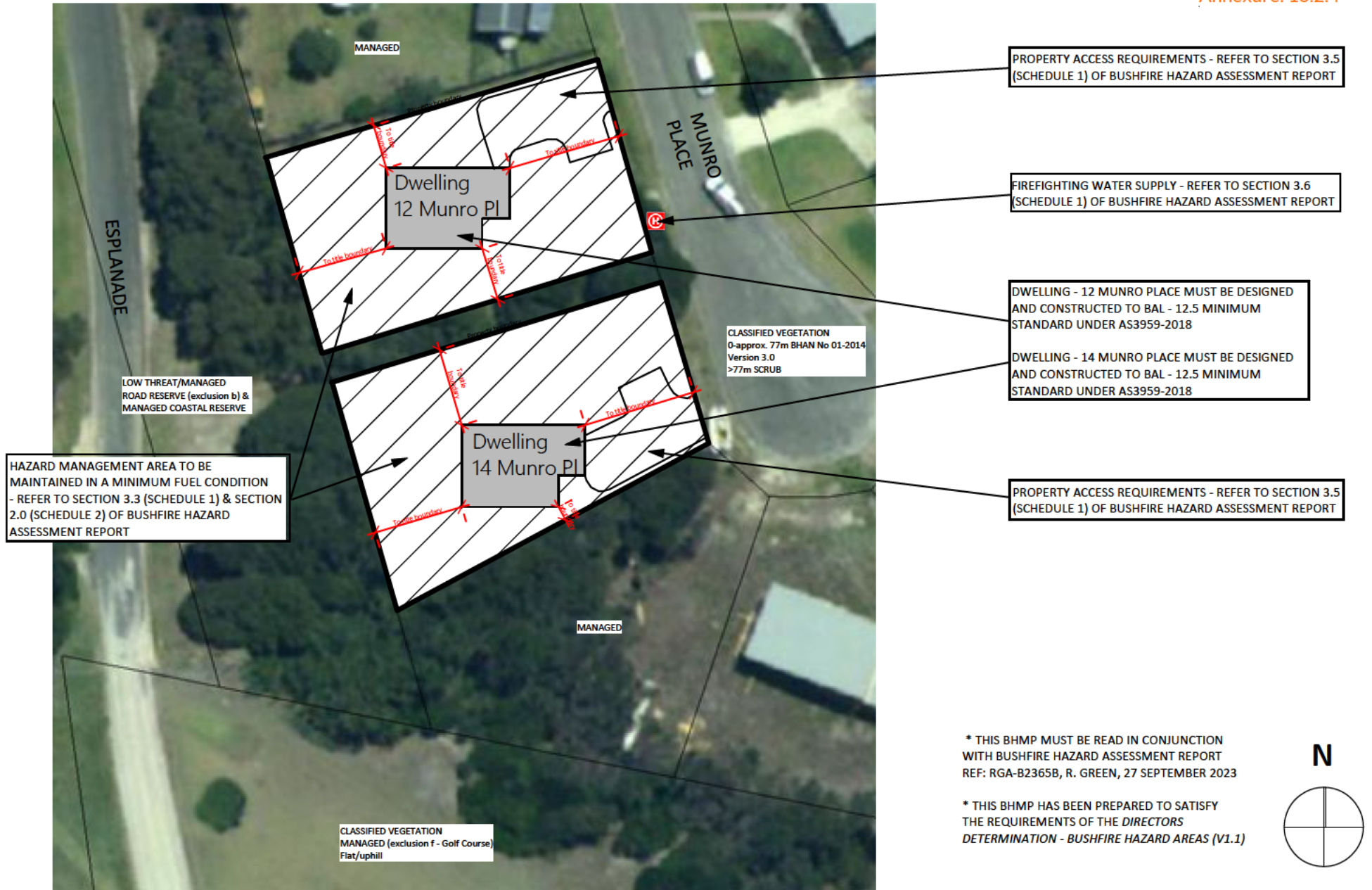
A fire hydrant system designed and constructed in accordance with TasWater Supplement to Water Supply Code of Australia WSA 03-2011-3.1 MRWA Edition 2.0 is available within 120m to the building area to be protected.

### **5.2 On-Site Dedicated Fire Fighting Water Supply**

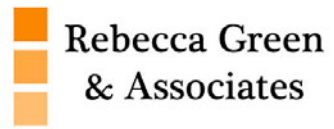
Not applicable to this proposal.



## Bushfire Hazard Management Site Plan



<p><b>BUSHFIRE HAZARD MANAGEMENT PLAN</b>  <b>BUSHFIRE ATTACK LEVEL (BAL) - 12.5</b>  <b>(DWELLINGS - 12 MUNRO PL &amp; DWELLING - 14 MUNRO PL)</b></p>	<p><b>12 &amp; 14 MUNRO PLACE, WHITEMARK</b>  <b>VOLUME 27936 FOLIO'S 6 &amp; 7</b>  <b>PROPERTY ID 7441546 &amp; 7441554</b></p>	<p>DATE: 27 SEPTEMBER 2023                  VERSION: 1                  DRAWN: REBECCA GREEN                  PHONE: 0409 284 422                  EMAIL: ADMIN@RGASSOCIATES.COM.AU                  BFP - 116, SCOPE - 1, 2, 3A, 3B, 3C</p>	<p> <b>Rebecca Green &amp; Associates</b></p>
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**Form 55**

**CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM**
**Section 321**

To:  Owner /Agent  
 Address  
  Suburb/postcode

**Form 55**
**Qualified person details:**

Qualified person:   
Address:  Phone No:   
  Fax No:   
Licence No:  Email address:

Qualifications and Insurance details:  (description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Speciality area of expertise:  (description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

**Details of work:**

Address:  Lot No:   
  Certificate of title No:   
The assessable item related to this certificate:  (description of the assessable item being certified)  
Assessable item includes –  
- a material;  
- a design  
- a form of construction  
- a document  
- testing of a component, building system or plumbing system  
- an inspection, or assessment, performed

**Certificate details:**

Certificate type:  (description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items n)

This certificate is in relation to the above assessable item, at any stage, as part of - (tick one)

building work, plumbing work or plumbing installation or demolition work:

or

a building, temporary structure or plumbing installation:

In issuing this certificate the following matters are relevant –

Documents:	Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan (Rebecca Green & Associates, 27 September 2023, Job No. RGA-B2365B)
Relevant	N/A
References:	<i>Australian Standard 3959-2018</i>

*Substance of Certificate: (what it is that is being certified)*

1. Assessment of the site Bushfire Attack Level (BAL – 12.5 for dwelling at 12 Munro Place and BAL-12.5 for dwelling at 14 Munro Place) to Australian Standard 3959-2018
2. Bushfire Hazard Management Plan showing BAL-12.5 solutions.

*Scope and/or Limitations*

**Scope**  
 This report and certification was commissioned to identify the Bushfire Attack Level for the existing property. All comment, advice and fire suppression measures are in relation to compliance with the *Building Act 2016 & Regulations 2016, National Construction Code and Australian Standard 3959-2018, Construction of buildings in bushfire-prone areas.*

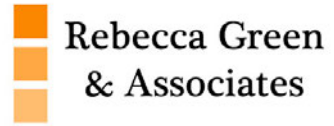
**Limitations**  
 The assessment has been undertaken and report provided on the understanding that:-

1. The report only deals with the potential bushfire risk all other statutory assessments are outside the scope of this certificate.
2. The report only identifies the size, volume and status of vegetation at the time the inspection was undertaken and cannot be relied upon for any future development.
3. Impacts of future development and vegetation growth have not been considered.
4. No assurance is given or inferred for the health, safety or amenity of the general public, individuals or occupants in the event of a Bushfire.
5. No warranty is offered or inferred for any buildings constructed on the property in the event of a Bushfire.

**No action or reliance is to be placed on this certificate or report; other than for which it was commissioned.**

I certify the matters described in this certificate.

	<i>Signed:</i>	<i>Certificate No:</i>	<i>Date:</i>
Qualified person:		RG-177/2023	27 September 2023



**Attachment 1 – AS3959-2018 Construction Requirements**

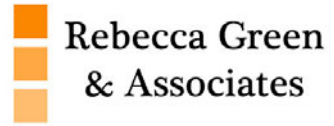


# BAL Assessments

Revised for 2018 edition

	BAL—LOW	BAL-12.5	BAL-19	BAL-29	BAL-40	BAL –FZ (FLAMEZONE)
SUBFLOOR SUPPORTS	No special construction requirements	No special construction requirements	Enclosure by external wall or by steel, bronze or aluminium mesh	Enclosure by external wall or by steel, bronze or aluminium mesh. Non-combustible or naturally fire resistant timber supports where the subfloor is unenclosed	If enclosed by external wall refer below "External Walls" section in table or non-combustible sub-floor supports, or tested for bushfire resistance to AS1530.8.1	Enclosure by external wall or non-combustible with an FRL of 30/-/- or to be tested for bushfire resistance to AS1530.8.2
FLOORS	No special construction requirements	No special construction requirements	Concrete slab on ground or enclosure by external wall, metal mesh as above or flooring less than 400mm above ground level to be non-combustible, naturally fire resistant timber or protected on the underside with sarking or mineral wool insulation	Concrete slab on ground or enclosure by external wall, metal mesh as above or flooring less than 400mm above ground level to be non-combustible, naturally fire resistant timber or protected on the underside with sarking or mineral wool insulation	Concrete slab on ground or enclosure by external wall or protection of underside with a non-combustible material such as fibre cement sheet or be non-combustible or to be tested for bushfire resistance to AS1530.8.1	Concrete slab on ground or enclosure by external wall or an FRL of 30/30/30 or protection of underside 30 minute incipient spread of fire system or to be tested for bushfire resistance to AS1530.8.2
EXTERNAL WALLS	No special construction requirements	As for BAL-19	Parts less than 400mm above ground or decks etc to be of non-combustible material, 6mm fibre cement clad or bushfire resistant/ naturally fire resistant timber	Non-combustible material (masonry, brick veneer, mud brick, aerated concrete, concrete) or timber framed, or steel framed walls sarked on the outside and clad with 6mm fibre cement sheeting or steel sheeting or bushfire resistant timber	Non-combustible material (masonry, brick veneer, mud brick, aerated concrete, concrete) or timber framed, or steel framed walls sarked on the outside and clad with 9mm fibre cement sheeting or steel or to be tested for bushfire resistance to AS1530.8.1	Non-combustible material (masonry, brick veneer, mud brick, aerated concrete, concrete) or timber framed, or steel framed walls sarked on the outside and clad with 9mm fibre cement sheeting or steel or to be tested for bushfire resistance to AS1530.8.2
EXTERNAL WINDOWS	No special construction requirements	4mm grade A Safety Glass of glass blocks within 400m of ground, deck etc with Openable portion metal screened with frame of metal or metal reinforced PVC-U or bushfire resisting timber	5mm toughened glass or glass bricks within 400mm of the ground, deck etc with openable portion metal screened with frame of metal or metal reinforced PVC-U or bushfire resisting timber. Above 400mm annealed glass can be used with all glass screened	5mm toughened glass with openable portion screened and frame of metal or metal reinforced PVC-U, or bushfire resistant timber and portion within 400mm of ground, deck, screen etc screened	6mm toughened glass. Fixed and openable portion screened with steel or bronze mesh	Protected by bushfire shutter or FRL of -/30/- and openable portion screened with steel or bronze mesh or be tested for bushfire resistance to AS1530.8.2
EXTERNAL DOORS	No special construction requirements	As for BAL-19 except that door framing can be naturally fire resistant (high density) timber	Screened with steel, bronze or aluminium mesh or glazed with 5mm toughened glass, non-combustible or 35mm solid timber for 400mm above threshold, metal or bushfire resistant timber framed for 400mm above ground, decking etc. tight-fitting with weather strips at base	Screened with steel, bronze or aluminium mesh or non-combustible, or 35mm solid timber for 400mm above threshold. Metal or bushfire resistant timber framed tight-fitting with weather strips at base	Non-combustible or 35mm solid timber, screened with steel or bronze mesh, metal framed, tight-fitting with weather strips at base	Protected by bushfire shutter or tight-fitting with weather strips at base and a FRL of -/30/-
ROOFS	No special construction requirements	As for BAL-19 (including roof to be fully sarked)	Non-combustible covering, roof/wall junctions sealed. Openings fitted with non-combustible ember guards. Roof to be fully sarked.	Non-combustible covering. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. Roof to be fully sarked	Non-combustible covering. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. Roof to be fully sarked and no roof mounted evaporative coolers	Roof with FRL of 30/30/30 or tested for bushfire resistance to AS1530.8.2. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. No roof mounted evaporative coolers
VERANDAS DECKS ETC.	No special construction requirements	As for BAL-19	Enclosed sub floor space—no special requirements for materials except within 400mm of ground. No special requirements for supports or framing. Decking to be non-combustible or bushfire resistant within 300mm horizontally and 400mm vertically from a glazed element	Enclosed sub floor space or non-combustible or bushfire resistant timber supports. Decking to be non-combustible or bushfire resistant timbers	Enclosed sub-floor space or non-combustible supports. Decking to be non-combustible	Enclosed sub floor space or non-combustible supports. Decking to have no gaps and be non-combustible

Please note: The information in the table is a summary of the construction requirements in the AS3959-2018 standard and is not intended as a design or construction guide. You should consult the standard for the full technical details.



**Attachment 2 – Proposal Plans**



BAL ASSESSMENT:	TBA (AS3959-2018)
SITE AREA:	###m <sup>2</sup>
NEW FOOTPRINT:	GFAm <sup>2</sup>
SITE COVERAGE:	###%
SOME ITEMS LISTED BELOW MAY NOT BE APPLICABLE	
REFER MATERIALS & FINISHES SCHEDULE FOR FURTHER DETAIL	
BOL:	BOLLARD
EX:	EXISTING
FH:	FIRE HYDRANT
FL:	FLOOR LEVEL
MH:	MANHOLE
RL:	RELATIVE LEVEL
SH:	SHED / OUTBUILDING
ST:	SEPTIC TANK
WHT:	WATER HARVESTING TANK
AG	AG-DRAIN
COM	COMMS LINE
G	GAS LINE
HV	HV POWER LINE
LV	LV POWER LINE
S	SEWER LINE
SW	STORMWATER
W	WATER LINE
LEVELS AND DIMENSIONS TO BE CONFIRMED ON SITE	
UTILITY CONNECTION LOCATIONS TO BE CONFIRMED ON SITE	
SITE ACCESS TO BE PROVIDED WITH APPLICABLE TURNING AND TRANSITION REQUIREMENTS	
VEHICLES TO ONLY BE PARKED IN DESIGNATED AREAS	
CUT-OFF AND AG-DRAINS TO BE INSTALLED PRIOR TO EXCAVATION OF FOOTINGS	
EXCAVATED MATERIAL TO BE PLACED UP-SLOPE OF DRAINS AND SEDIMENT FENCES INSTALLED DOWN-SLOPE OF MATERIAL	
EXCAVATED MATERIAL TO BE USED WHERE SITE WORKS REQUIRE FILL, BEFORE EXCESS MATERIAL IS PROPERLY REMOVED FROM SITE	
DOWNPIPES TO BE CONNECTED TO RELEVANT SYSTEM AS SOON AS ROOF IS INSTALLED	
PRODUCTS AND SYSTEMS TO BE INSTALLED AND / OR USED AS PER MANUFACTURER'S INSTRUCTIONS	
<b>IMPORTANT</b>	
WORKS ARE TO BE IN ACCORDANCE WITH THE APPLICABLE AUSTRALIAN STANDARDS, CONSTRUCTION CODES (NCC) & REQUIREMENTS OF ANY RELEVANT LOCAL AUTHORITIES	

**PROPOSED SITE PLAN**  
1:500

**CBM Sustainable Design**  
LTN: 51 York Street, PO Box 1971, Launceston TAS 7250  
HBT: 1 Kyeema Place, Cambridge TAS 7170  
VIC: Level 14, 390 St Kilda Road, Melbourne VIC 3004  
NSW: Impact Centre, 19 Chelwynd Road, Etna NSW 2250  
P: +613 6332 6988 E: info@cbmgroup.com.au A: CC1113Z



**FIAAI 2-BED HOUSING**  
12 AND 14 MUNRO PLACE WHITEMARK  
FLINDERS ISLAND 7255  
FLINDERS ISLAND ABORIGINAL ASSOCIATION INC. (FIAAI) SCALE: 1:500 (A3)

REV	AMENDMENT	DATE
01 - WIP	SKETCH DESIGN	Work in Progress

**DRAFT ONLY**

**SKETCH DESIGN**

0m 5m 25m

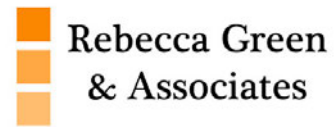
**PROPOSED SITE PLAN**

DWG: **A102** REV: **01 - WIP**

PROJECT: **P23030 / 02**

ISSUED BY: dstanford  
DRAWN BY: dstanford  
APPROVED BY: djingemansse

www.cbmsustainabledesign.com.au



## References

- (a) Australian Standards, AS 3959-2018, *Construction of buildings in bushfire-prone areas*, Standards Australia, Sydney NSW.
- (b) Resource Management & Conservation Division of the Department Primary Industry & Water September 2006, TASVEG, *Tasmanian Vegetation Map*, Tasmania.
- (c) Tasmanian Government, Land Information System Tasmania, [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)



**strata**  
geoscience and environmental

**Onsite Wastewater System Design**

**12 Munro Place  
Whitemark**

**September 2023**

*Site and Soil Evaluation and Onsite Wastewater System Design  
12 Munro Place Whitemark*

**Important Notes:**

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Strata Geoscience and Environmental reserves the right to submit this report the relevant regulatory agencies where it has a responsibility to do so.

*Site and Soil Evaluation and Onsite Wastewater System Design  
12 Munro Place Whitemark*

## 1. Introduction

Strata Geoscience and Environmental Pty Ltd was commissioned to conduct an onsite wastewater system design for:

<b>Client and Site Details</b>	
Client Name	CB&M Sustainable Design
Site Address	12 Munro Place Whitemark
Proposed Development	New system for one 2 bed equivalent dwelling

The investigation was conducted with reference to Australian Standards AS1567-2012 Onsite Domestic Wastewater Management and also follows the principles outlined in AS1726-1993 Geotechnical Site Investigations.

## 2. Summary of Site and Soil Evaluation and Design Outcomes

The investigation's key findings were:

<b>SSE and Design Outcomes</b>	
General Comments	Site suitable for disposal of primary treatment
Key Site and Soil Limitations to System Design	<ul style="list-style-type: none"> <li>• Lot size</li> </ul>
Summary of Proposed System Specification	Primary Treatment: 3000L Dual Purpose Septic tank and Grease Traps Secondary Treatment: In ground Land Application: In ground

### 3. Investigation

Please refer to Appendix 3 for Site and Soil Evaluation results.

### 6. Interpretation

The site is situated on a slight to moderate slope underlain by inferred Quaternary aged sands.

With respect to the sustainability of long term disposal of wastewater within the site boundaries the following comments are made:

**Soils** – Natural soils will have a high permeability for the acceptance of wastewater flows and will show a moderate cation exchange complex for the absorption of nutrients from effluent.

**Environmental Sensitivities** – The development area is gently sloping with nearest surface water body located approximately 100+ m down slope of the proposed residence. Groundwater was not intersected throughout geotechnical investigation however it may flow over clayey subsoils as a perched watertable throughout wet periods.

**Climate** - the nearest weather station with long term data is the Whitemark Station with a mean annual rainfall of 769.8 m (BOM 2023) and no evaporation data.

**Title Searches** – Searches of the Land Title did not show any easements or right of ways which would affect the positioning of the wastewater land application system.

Given the above, the general environmental and public health risk associated with the site is regarded as low provided adequate setback distances and other controls are adopted.



## 5. Onsite Wastewater System Design

### 5.1 Site and Soil Considerations

Results of the SSE (Appendix 6) found the following typical soil profile on site:

Topsoils (A1-A3)	
Description	SAND (SM)/GRAVELS (GM)
Soil Category (AS1567-2016)	1
Indicative Permeability (m/d)	2.0
Recommended DIR (mm/d)/DLR (L/D)	25
pH	6.9
EC	1.9
Emmerson Class	8

### 5.2 Risk Management of Site and Soil Constraints

Key site and soil constraints as well as their risk management:

Site/Soil Constraint	Risk Mitigation Measure
High soil hydraulic conductivity	<ul style="list-style-type: none"> <li>Maintain min 1.5m vertical separation to watertable</li> </ul>
Runoff	<ul style="list-style-type: none"> <li>Appropriate hydraulic scaling of LAA</li> </ul>

### 5.3 Proposed Wastewater System Concept Design

It is therefore recommended that the following system be adopted:

Treatment Train Component	Proposed Concept Design
Primary Treatment	<ul style="list-style-type: none"> <li>Septic Tank and Grease Trap</li> </ul>
Secondary Treatment	<ul style="list-style-type: none"> <li>In Ground</li> </ul>
LAA Design	<ul style="list-style-type: none"> <li>Gravity Dosed Trench</li> </ul>

## 5.6 Effluent Flow Rate Modelling and LAA Sizing

The development proposal is for the construction of a new wastewater system to service the proposed one x 2 bedroom equivalent dwelling on town water with standard water savings fixtures. Therefore under AS1567-2012 the calculated effluent flows and required disposal area is as follows:

Wastewater System Modelling	
Number of Proposed Bedrooms	2
Number of Equivalent Persons	4
Water Source (Tank/Mains)	Town
Daily Loading (L/per person/D)	150
Total Daily Loading (L/D)	600
Adopted Soil Category (AS1567-2012)	2
Indicative Permeability (m/d)	1.5
Adopted DLR/DIR (mm/d OR L/m <sup>2</sup> /d)	20
Required LAA (m <sup>2</sup> )	30

The absorption area could be catered for by one 30 m<sup>2</sup> Trench installed as shown on the site plan with adequate room for a 100% reserve if required (see Appendix 1). Refer to Appendix 2/3 for more detailed calculations as well as specific design and construction notes.

## 5.5 System Specifications

The system has the following specification (see Appendix 1-3 for further details):

- Min DN100 Gravity fed sewer pipe
- Min two x 300L Domestic Grease Trap with Mesh outlet filter capturing all kitchen waste
- Min one x 3000L Dual Purpose Septic Tank with outlet filter
- Min 30 m<sup>2</sup> Gravity Dosed Septic Trench
- Provision for 100% reserve area (must remain free from development)

*\* If adequate fall cannot be achieved between the septic tank outlet and the bed then a pump well and submersible pump may be fitted in consultation with Strata. If the bed cannot be placed in the area indicated (such things as bulk earthworks, modified drainage or vegetation may impact upon final bed location) it may need to be moved to an alternative position. All costs associated with the above will be at the proponent's expense.*

## 5.6 System Requirements

Nutrient, bacterial and viral reduction performance should be inline with the prescriptions of AS1566.3:2008 for primary treated effluent. It is noteworthy that the high CEC of the soils plus distances from ephemeral drainage lines will all serve to further reduce the risk of residual nutrients, bacterial or viruses entering any waterway.

## 5.7 Management Requirements

To ensure that the treatment system functions adequately and provides effective treatment and disposal of effluent over its design life, asset owners have the following responsibilities:

- Suitably qualified maintenance contractors must be engaged to service the system, as required by Council under the approval to operate.
- Keep as much fat and oil out of the system as possible; and
- Conserve water.

To ensure that the septic tank functions adequately and retains all solids over its design life asset owners have the following responsibilities:

- De-sludge (pump out) Septic Tanks at a maximum frequency of once every three years.
- Clean outlet filter and grease traps monthly
- Do not install "sinkerators"
- Maintain a logbook recording the date and contractor details of the above.

To ensure that the land application area (LAA) functions adequately and provides effective treatment and disposal of effluent over its design life, asset owners have the following responsibilities:

- LAA should be checked regularly to ensure that effluent is draining freely, including flushing of lines and cleaning of inline filters.

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- All vehicles, livestock and large trees should be excluded from around the irrigation area.
- Low sodium/phosphorous based detergents should be used to increase the service life of irrigation area.
- Regularly mow grass within the LAA and remove this to maximise uptake of water and nutrients;
- Not to erect any structures over the LAA;
- Ensure that the LAA is kept level by filling any depressions with good quality topsoil (not clay).

Excessive surface dampness, smell or growth of vegetation around the LAA may indicate sub-optimal performance and professional advice should be sort.

## 6. Conclusions and Further Recommendations

In conclusion the following comments and recommendations are made:

- The maximum wastewater flow rate (MWWF) modelling conducted in this report shows that the generated flows are likely to be no more than 600 L/day.
- That such flows will require a land application area (LAA) comprising one 30 m<sup>2</sup> Trench.
- It is likely that peak flows associated with the development should be within the buffering capacity of the system both in terms of the system sizing as well as for their acceptance into the disposal area.
- If the hydraulic capacity of soils underlying disposal areas is exceeded by effluent water flows, the disposal area has the capacity to be increased by up to 100%.

- **If the prescriptions of this report are followed the likely human and environmental health risks associated with effluent disposal onsite is rated as low.**



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## **7. References**

- AS1726-1993- Geotechnical Site Investigations
- AS1567-2012 Onsite Domestic Wastewater Management
- Bureau of Meteorology Website- Monthly Climate Statistics

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### Appendix 1 Detailed Design Calculations

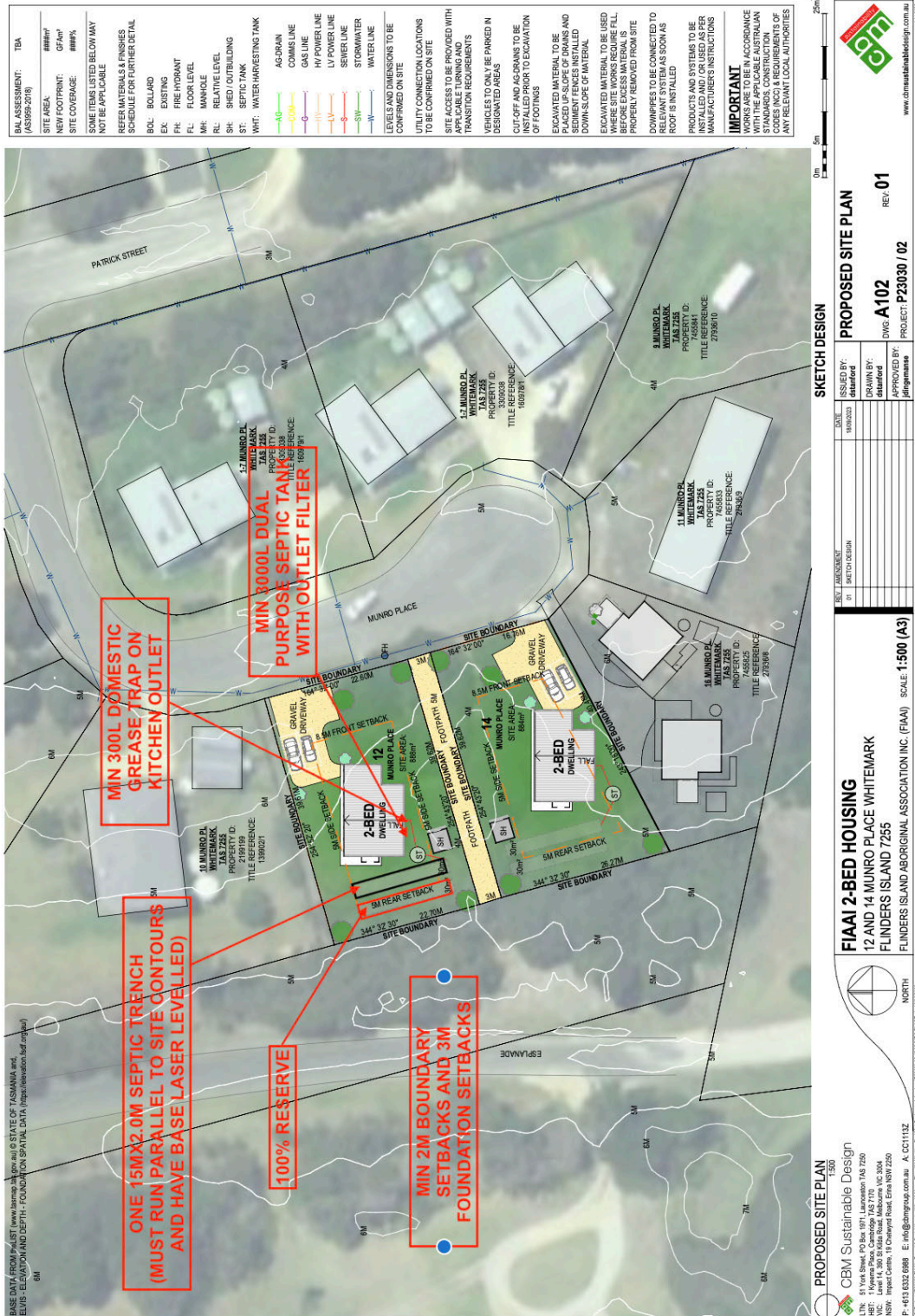
<b>Wastewater Loading Certificate*</b>	
<b>System Capacity</b>	4EP at 150L/person/day = 600 L/D
<b>Design Summary</b>	
• Effluent Quality	Primary
• Adopted Soil category	2
• Amended Adopted Soil Category	Not amended
• Adopted DLR/DIR (mm/d OR L/m <sup>2</sup> /d)	20
• LAA Design	Trench
• Primary LAA Requirement	30m <sup>2</sup>
• Reserve Area	Min 100% reserve LAA must be maintained in an undeveloped state near the primary system as identified on the site plan
<b>Fixtures</b>	Assumes std water saving fixtures inc 6/3L dual flush toilets, aerator faucets, Washing/dishwashing machines with min WELSS rating 6.5 star
<b>Consequences of Variation in Effluent Flows</b>	
• High Flows	The system should be capable of buffering against flows of up to 110% in a 24 hr period or 105% over a 7 day period. System not rated for spa installation.
• Low Flows	Should not affect system performance
<b>Consequences of Variation in Effluent Quality</b>	Residence to avoid the installation of sink disposal systems (eg "sinkerators"), or the addition of large amounts of household cleaning products or other solvents. These can overload system BOD or affect effluent treatment by system biota.
<b>Consequences of Lack of Maintenance and Monitoring Attention</b>	<p>Owners should maintain the system in compliance with systems Section 5.7 and council permit.</p> <p>All livestock, vehicles and persons to be excluded from the LAA.</p> <p>Failure to ensure the above may lead to infection of waterways, bores or the spread of disease, as well as production of foul odours, attraction of pests and excessive weed growth.</p>

\* In accordance with Clause 7.6.2(d) of AS/NZS 1567.2012.



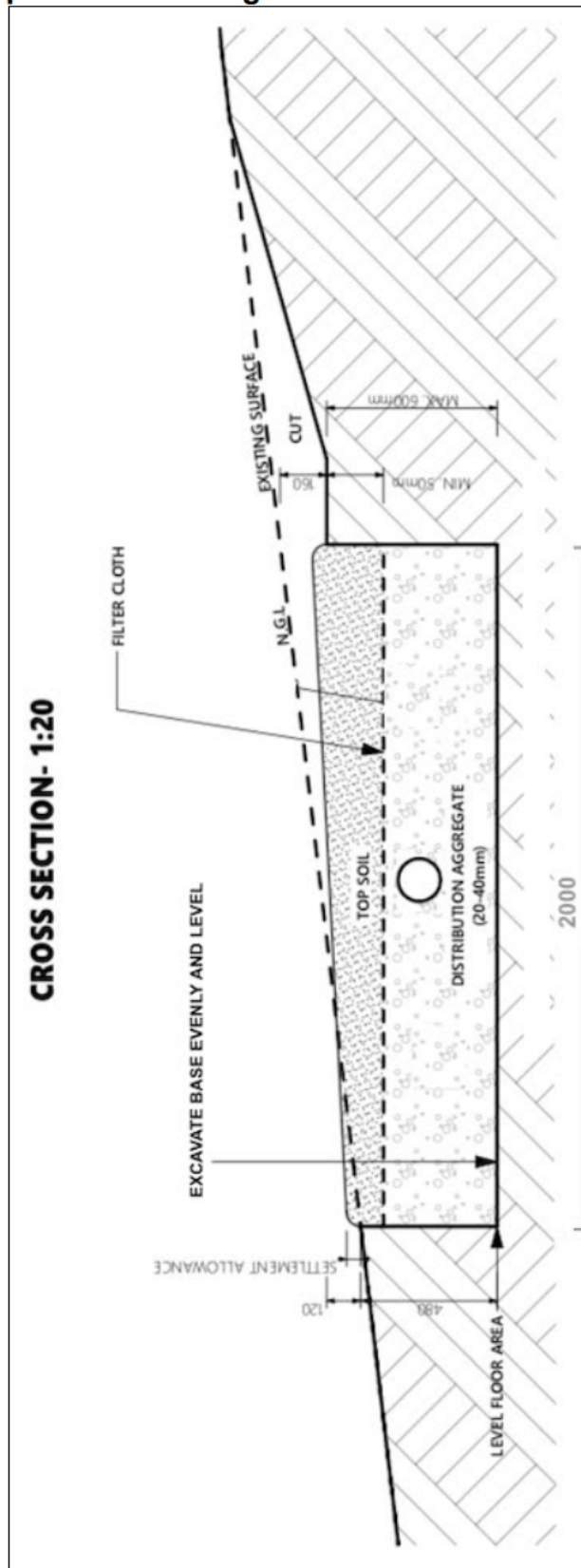
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Appendix 2 Land Application Design and Construction Notes



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Septic Trench Design and Construction Notes



### Septic Trench Design and Construction Notes


1. Each Trench has the dimensions of 15.0 m X 2.0 m X 0.5 m.
2. There is one trench in total as located on site plan giving a total basal area of 30 m<sup>2</sup> (See Appendix 1)
3. Trench must be positioned parallel with the contours of the land and the base of the trench **MUST** be excavated evenly and level. In clay soils smearing of walls and floors of trench **MUST** be avoided and should be scoured to a depth of 5-10 mm to reduce base and sidewall sealing after applying Gypsum at a rate of 0.5Kg/m<sup>2</sup>.
4. The lower 250mm is to be filled with 20-40mm aggregate.
5. 100mm PVC pipe slotted in the 8'o'clock and 4'o'clock positions to be placed on top of aggregate as shown. The distribution pipe **MUST** be level to ensure flow of effluent to all areas of the trench. Failure to ensure this may cause preferential overloading of the trench and the potential for trench overflow.
6. A further 75mm of aggregate can be added around/over the distribution pipe before overlaying with geo-textile to prevent soil from clogging gravels/lateral slots. For sandy soils the sides of the trench should also be lined.
7. Backfilling of the bed to 150mm above original ground surface level with endemic topsoil (if a sand/loam) or imported loam should proceed. This layer should be mounded. Do not mechanically compact this layer.
8. An inspection outlet should be placed on each distribution pipe.
9. Vehicles and livestock **MUST** be excluded from the bed area.

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### Appendix 3 Site and Soil Evaluation


<b>Table 3 Site Features</b>	
Climate	The nearest weather station with long term data is Whitemark Station with a mean annual rainfall of 769 mm (BOM 2023) and no evaporation data. The region has a near Mediterranean climate with maximum temperatures and minimum rainfall in the summer.
Exposure	The site is relatively unshielded with exposure to winds which predominate from the NW/SW directions
Vegetation	Scrub/Grass
Landform	Back Dune
Slope	Slight slopes
Fill	No fill evident
Rocks and Rock Outcrops	None evident
Erosion Potential	None known
Surface Water	100m+
Flood Potential	<1:100 AEP
Stormwater Run-on and Upslope Seepage	The dwelling and land application areas are expected to receive on minor amounts of stormwater run-on or groundwater recharge.
Groundwater	No groundwater was encountered throughout site reconnaissance and is likely to be several meters under the ground surface contained within rock.
Site Drainage and Subsurface Drainage	Good
Available Land Application Area	There is surplus space to land application area requirements (including reserves).

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 <b>strata</b> <small>geoscience and environmental</small>		Indicative Profile Log										BH01										
Client:												Coords										
Project:												Bearing: Dip:										
Drill Type:												R.L. SEE WS										
Drilling Met Fluid:												Logged by										
												Date:										
RL	Depth (mm)	Graphic Log	Material Description	Soil				Rock				Weathering			Frac. Spacing (mm)		Sampling and Insitu Testing					
				Very Loose	Loose	Firm	Stiff	Very Low	Low	Medium	High	Very High	Extremely High	FW	MW	SW	FS	FR	0.01	0.05	0.1	0.5
			BROWNISH GREY SAND (SM) LOOSE, NP																			
			TRENDING GREY SAND (SP) LOOSE, NP																			
	500		TRENDING MEDIUM DENSE, LOWER BOUNDARY UNDEFINED																			
	1000																					
	1500																					
	2000																					
	2500																					
	3000																					
	3500																					
	4000																					
	4500																					
	5000																					
	5500																					
	6000																					

BORE TERMINATED AT 1.8 M

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 <b>strata</b> <small>geoscience and environmental</small>		Indicative Profile Log						BH02		
Client:								Coords		
Project:								Bearing: Dip:		
Drill Type:								R.L. SEE WS		
Drilling Met:								Logged by:		
Fluid:								Date:		
RL	Depth (mm)	Graphic Log	Material Description	Soil	Rock	Weathering	Frac. Spacing (mm)	Sampling and Insitu Testing	Test Results and Comments	
				V Soft/V Loose S Soft/Loose F Firm/Dense St Stiff/Dense V Stiff/V Dense VL Very Low L Low M Medium H High VH Very High E Extremely High						
			BROWNISH GREY SAND (SM) LOOSE, NP							
			TRENDING GREY SAND (SP) LOOSE, NP							
	500		TRENDING MEDIUM DENSE, LOWER BOUNDARY UNDEFINED							
	1000									
	1500									
	2000									
	2500									
	3000									
	3500									
	4000									
	4500									
	5000									
	5500		BORE TERMINATED AT 1.8 M							
	6000									

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## Appendix 4 Terms and Conditions

### **Scope of Work**

These Terms and Conditions apply to any services provided to you ("the Client") by Strata Geoscience and Environmental Pty Ltd ("Strata"). By continuing to instruct Strata to act after receiving the Terms and Conditions or by using this report and its findings for design and/or permit application processes and not objecting to any of the Terms and Conditions the Client agrees to be bound by these Terms and Conditions, and any other terms and conditions supplied by Strata from time to time at Strata's sole and absolute discretion. The scope of the services provided to the Client by Strata is limited to the services and specified purpose agreed between Strata and the Client and set out in the correspondence to which this document is enclosed or annexed ("the Services"). Strata does not purport to advise beyond the Services.

### **Third Parties**

The Services are supplied to the Client for the sole benefit of the Client and must not be relied upon by any person or entity other than the Client. Strata is not responsible or liable to any third party. All parties other than the Client are advised to seek their own advice before proceeding with any course of action.

### **Provision of Information**

The Client is responsible for the provision of all legal, survey and other particulars concerning the site on which Strata is providing the Services, including particulars of existing structures and services and features for the site and for adjoining sites and structures. The Client is also responsible for the provision of specialised services not provided by Strata. If Strata obtains these particulars or specialised services on the instruction of the Client, Strata does so as agent of the Client and at the Client's expense. Strata is not obliged to confirm the accuracy and completeness of information supplied by the Client or any third party service provider. The Client is responsible for the accuracy and completeness of all particulars or services provided by the Client or obtained on the Client's behalf. Strata is not liable, and accepts no responsibility, for any claim, demand, charge, loss, damage, injury or expense whatsoever suffered by the Client or any other person or entity resulting from the failure of the Client or third party to provide accurate and complete information. In the event additional information becomes available to the Client, the Client must inform Strata in writing of that information as soon as possible. Further advice will be provided at the Client's cost. Any report is prepared on the assumption that the instructions and information supplied to Strata has been provided in good faith and is all of the information relevant to the provision of the Services by Strata. Strata is not liable, and accepts no responsibility, for any claim, demand, charge, loss, damage, injury or expense whatsoever if Strata has been supplied with insufficient, incorrect, incomplete, false or misleading information.

### **Integrity**

Any report provided by Strata presents the findings of the site assessment. While all reasonable care is taken when conducting site investigations and reporting to the Client, Strata does not warrant that the information contained in any report is free from errors or omissions. Strata is not liable, and accepts no responsibility, for any claim, demand, charge, loss, damage, injury or expense whatsoever resulting from errors in a report. Any report should be read in its entirety, inclusive of any summary and annexures. Strata does not accept any responsibility where part of any report is relied upon without reference to the full report.

### **Project Specific Criteria**

Any report provided by Strata will be prepared on the basis of unique project development plans which apply only to the site that is being investigated. Reports provided by Strata do not apply to any project other than that originally specified by the Client to Strata. The Report must not be used or relied upon if any changes to the project are made. The Client should engage Strata to further advise on the effect of any change to the project. Further advice will be provided at the Client's cost. Strata is not liable, and accepts no responsibility, for any claim, demand, charge, loss, damage, injury or expense whatsoever where any change to the project is made without obtaining a further written report from Strata. Changes to the project may include, but are not limited to, changes to the investigated site or neighbouring sites, for instance, variation of the location of proposed building envelopes/footprints, changes to building design which may impact upon building settlement or slope stability, or changes to earthworks, including removal (site cutting) or deposition of sediments or rock from the site.

### **Classification to AS2870-2016**

It must be emphasised that the site classification to AS2870-2016 and recommendations referred to in this report are based solely on the observed soil profile at the time of the investigation for this report and account has been taken of Clause 2.1.1 of AS2870 - 2016. Other abnormal moisture conditions as defined in AS2870 - 2016 Clause 1.3.3 (a) (b) (c) and (d) may need to be considered in the design of the structure. Without designing for the possibility of all abnormal moisture conditions as defined in Clause 1.3.3, distresses will occur and may result in non "acceptable probabilities of serviceability and safety of the building during its design life", as defined in AS2870 - 2016, Clause 1.3.1. Furthermore the classification is preliminary in nature and needs verification at the founding surface inspection phase. The classification may be changed at this time based upon the nature of the founding surface over the entire footprint of the project area. Any costs associated with a change in the site classification are to be incurred by the client. Furthermore any costs associated with delayed works associated with a founding surface inspection or a change in classification are to be borne by the client. Where founding surface inspections are not commissioned the classifications contained within this report are void.

### **Subsurface Variations with Time**

Any report provided by Strata is based upon subsurface conditions encountered at the time of the investigation. Conditions can and do change significantly and unexpectedly over a short period of time. For example groundwater levels may fluctuate over time, affecting latent soil bearing capacity and ex-situ/insitu fill sediments may be placed/removed from the site. Changes to the subsurface conditions that were encountered at the time of the investigation void all recommendations made by Strata in any report. Strata is not liable, and accepts no responsibility, for any claim, demand, charge, loss, damage, injury or expense whatsoever resulting from any change to the subsurface conditions that were encountered at the time of the investigation. In the event of a delay in the commencement of a project or if additional information becomes available to the Client about a change in conditions becomes available to the Client, the Client should engage Strata to make a further investigation to ensure that the conditions initially encountered still exist. Further advice will be provided at the Client's cost. Without limiting the generality of the above statement, Strata does not accept liability where any report is relied upon after three months from the date of the report, (unless otherwise provided in the report or required by the Australian Standard

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which the report purports to comply with), or the date when the Client becomes aware of any change in condition. Any report should be reviewed regularly to ensure that it continues to be accurate and further advice requested from Strata where applicable.

**Interpretation**

Site investigation identifies subsurface conditions only at the discrete points of geotechnical drilling, and at the time of drilling. All data received from the geotechnical drilling is interpreted to report to the Client about overall site conditions as well as their anticipated impact upon the specific project. Actual site conditions may vary from those inferred to exist as it is virtually impossible to provide a definitive subsurface profile which accounts for all the possible variability inherent in earth materials. This is particularly pertinent to some weathered sedimentary geologies or colluvial/alluvial clast deposits which may show significant variability in depth to refusal over a development area. Rock incongruities such as joints, dips or faults may also result in subsurface variability. Soil depths and composition can vary due to natural and anthropogenic processes. Variability may lead to differences between the design depth of bored/driven piers compared with the actual depth of individual piers constructed onsite. It may also affect the founding depth of conventional strip, pier and beam or slab footings, which may result in increased costs associated with excavation (particularly of rock) or materials costs of foundations. Founding surface inspections should be commissioned by the Client prior to foundation construction to verify the results of initial site characterisation and failure to insure this will void the classifications and recommendations contained within this report. Strata is not liable, and accepts no responsibility, for any claim, demand, charge, loss, damage, injury or expense whatsoever resulting from any variation from the site conditions inferred to exist.

Strata is not responsible for the interpretation of site data or report findings by other parties, including parties involved in the design and construction process. The Client must seek advice from Strata about the interpretation of the site data or report.

**Report Recommendations**

Any report recommendations provided by Strata are only preliminary. A report is based upon the assumption that the site conditions as revealed through selective point sampling are indicative of actual conditions throughout an area. This assumption cannot be substantiated until earthworks and/or foundation construction is almost complete. Where variations in conditions are encountered, Strata should be engaged to provide further advice. Further advice will be provided at the Client's cost. Strata is not liable, and accepts no responsibility, for any claim, demand, charge, loss, damage, injury or expense whatsoever if the results of selective point sampling are not indicative of actual conditions throughout an area or if the Client becomes aware of variations in conditions and does not engage Strata for further advice.

**Geo-environmental Considerations**

Where onsite wastewater site investigation and land application system designs are provided by Strata, reasonable effort will be made to minimise environmental and public health risks associated with the disposal of effluent within site boundaries with respect to relevant Australian guidelines and industry best practise at the time of investigation. Strata is not liable, and accepts no responsibility, for any claim, demand, charge, loss, damage, injury or expense whatsoever resulting from:

- (i) changes to either the project or site conditions that affect the onsite wastewater land application system's ability to safely dispose of modelled wastewater flows; or
- (ii) seepage, pollution or contamination or the cost of removing, nullifying or clearing up seepage, polluting or contaminating substances; or
- (iii) poor system performance where septic tanks have not been de-sludged at maximum intervals of 3 years or AWTS systems have not been serviced in compliance with the manufacturers recommendations; or
- (iv) failure of the client to commission both interim and final inspections by the designer throughout the system construction; or
- (v) the selection of inappropriate plants for irrigation areas; or
- (vi) damage to any infrastructure including but not limited to foundations, walls, driveways and pavements; or
- (vii) land instability, soil erosion or dispersion; or
- (viii) design changes requested by the Permit Authority.

Furthermore Strata does not guarantee septic trench and bed design life beyond 2 years from installation.

Strata does not consider site contamination, unless the Client specifically instructs Strata to consider the site contamination in writing. If a request is made by the Client to consider site contamination, Strata will provide additional terms and conditions that will apply to the engagement.

**Copyright and Use of Documents**

Copyright in all drawings, reports, specifications, calculations and other documents provided by Strata or its employees in connection with the Services remain vested in Strata. The Client has a licence to use the documents for the purpose of completing the project. However, the Client must not otherwise use the documents, make copies of the documents or amend the documents unless express approval in writing is given in advance by Strata. The Client must not publish or allow to be published, in whole or in part, any document provided by Strata or the name or professional affiliations of Strata, without first obtaining the written consent of Strata as to the form and context in which it is to appear.

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- (i) the Client must not use, infringe or otherwise appropriate the same other than for the purpose of the project without first obtaining the written consent of Strata; and
- (ii) the Client is entitled to a royalty free licence to use the same during the life of the works comprising the project.

**Digital Copies of Report**

If any report is provided to the Client in an electronic copy except directly from Strata, the Client should verify the report contents with Strata to ensure they have not been altered or varied from the report provided by Strata.





## **Site Classification to AS2870-2011 - Residential Slabs and Footings**

### **1. Introduction**

Strata Geoscience and Environmental Pty Ltd was commissioned to provide a Site Classification to AS2870-2011 for:

<b>Site Details and Key Investigation Outcomes</b>	
Site Address	12 Munro Place Whitemark
Property Owner/Client	CBM Sustainable Design
Development	New dwelling
Date of Investigation	13/9/21
Key Geotechnical Limitations to Site Development	Loose topsoils
Key Recommendations	<b>Found in dense sands min 600mm</b>
Site Classification to AS2870-2011	<b>Class S</b>
Subsidiary Site Classification to AS2870-2011 <b>(TO BE USED FOR PLUMBING DESIGN SEE APPENDIX 3)</b>	NA
Site Classification to AS4055- 2012	<b>N3</b>

### **2. Scope**

It is the scope of this investigation to consider geotechnical factors affecting the current development plan (if available). Namely;

- Geotechnical Drilling of minimum 2 Bore (s) to 1.8 m or refusal (whichever first) with logging, sampling and in-situ testing as required
- Site Classification to AS2870-2011 Residential Slabs and Footings.

The above scope has been determined in consultation with the Client and is subject to time and budgetary considerations. Geotechnical investigations are informative processes and further works may be required depending upon the findings of the results of this investigation.

### **3. Site Investigation**

Please refer to Appendices for the results of field/laboratory investigation (where relevant) including site photographs, bore logs, bearing capacity and other relevant data.

#### 4. Interpretation

Geotechnical Parameter	Results
<b>General Comments</b>	<b>UNDULATING SITE, SITE DEVEGETATION WILL CAUSE FUTURE DISTURBED GROUND SURFACE.</b>
<b>Site Geology (MRT Tas 1:250000)</b>	QH
<b>Geotechnical Risks:</b>	
<i>Slope Instability</i>	Not mapped hazard band (DPAC 2023) accessed via LISTMAP).
<i>Soft/Collapsing Soil</i>	Recommend maximum 75 kPa working bearing pressures at a minimum 600mm
<i>Groundsurface Movement</i>	Slight
<i>Erosion Potential</i>	Soils may be sensitive to wind and water erosion. Risks to be controlled by a soil and water management plan.
<i>Surface Water</i>	Not observed
<i>Shallow Groundwater/Perched Water</i>	Not encountered
<i>Uncontrolled Fill/Disturbed Soils</i>	Uncontrolled fill will be caused through site devegetation <b>FILL MUST NOT BE USED AS A FOUNDING SUBSTRATE.</b>
<i>Impacting Vegetation (Onsite or on adjacent sites)</i>	Trees on boundary warranting design consideration
<i>Proposed or recent removal of building/structures</i>	Unknown
<i>Proposed or recent removal of trees</i>	Shrubs to be removed
<i>Excavation Difficulties</i>	Not likely
<i>Bulk Earthworks (Completed/partially completed/not proposed)</i>	None

#### 5. Recommended Foundation Design Parameters

- The following foundation design parameters are recommended:

	Recommended Footing Designs		
	Slab	Pad/Strip	Pier/Pile Footings
Founding material <sup>*1</sup>	UNDISTURBED DENSE SANDS (SM/SP)	UNDISTURBED DENSE SANDS (SM/SP)	UNDISTURBED DENSE SANDS (SM/SP)
Recommended Minimum Founding Depth (mm or m)	Min 600MM	Min 600MM	PIER/PILE SUPPORTED TO MIN 1.2M
Max Allowable Bearing Pressure (kPa)	75	75	100
Indicative Soil Ys (mm)	0-20mm	0-20mm	0-20mm

\*1 Where depth to bedrock is given it is a guide only and will vary over the proposed development area(s). Refusal in geotechnical bores may be different than that of larger construction machinery and this may need to be factored into foundation design and contractor quotations.

**It must be emphasised that in classifying the site, Strata Geoscience and Environmental P/L did not place sole reliance on the soil bore logs as a means of being an absolute representation of all subsurface features and conditions**

**over the site. Any persons relying upon this document must not assume that subsurface conditions across the entire site will be identical to that represented in the bore logs.**

Relevant information and guidance used in classifying the site includes several or all of the following:

1. Publications from Standards Australia, CSIRO, Foundation and Footings Society, Australian Geomechanics Society.
2. Well established and relevant knowledge of the behaviour of local soils and processes affecting soil behaviour (eg ephemeral springs, perched water tables, unstable slopes, collapsing soils, vegetation, etc).
3. The broad experience of the site classifier.
4. Specific investigations from nearby areas.
5. Past Performance of existing structures and foundations (where relevant and known)
6. Engineering Assessment of likely characteristic ground surface movement (ys) based upon estimated Ipt values and/or laboratory derived Iss values where relevant.

## **6. Construction Recommendations**

### **6.1 Pre Construction**

- **Results of this investigation MUST be confirmed when specific development plans are finalised. Failure to ensure this will void the classifications and recommendations contained within this report.**
- **Design depth to refusal for bored pier/driven pile designs may show variability over the site and may need to be considered in any contractor quotation. Construction machinery will show different depths to refusal that what is indicated in this investigation.**
- **Test pitting/piling with construction machinery is recommended before construction commences to determine excavatability of refusing substrate (if found).**
- **Screw piles should be driven to a minimum depth as nominated by the foundation designer to ensure lateral stability of each pile. Test piling at all corners of each building must occur to ensure this.**
- **This investigation did not determine rock strength parameters of the refusing substrate (if found) and therefore no comment is made about the excavatability of rock at depth. Hard rock may be encountered which may be difficult to excavate and would therefore increase the costs associated with bulk earthworks.**
- **Rocks may be liberated from bulk earthworks or vertical boring. Where large rocks are liberated this may impact upon the ability to cost effectively build on the site and further advice should be sort from Strata. Such profiles may also significantly increase earthworks costs and or materials cost in foundations.**
- **Where rock is encountered the in relation to the Foundation Recommendations the following terms should be noted as per AS2870-2011 Residential Slabs and Footings**

- **Rock Outcrops** - Where a footing or edge beam encounters a single local rock outcrop over a length less than 1 m, the depth of the footing or edge beam may be reduced by up to one-third, provided the amount of top and bottom reinforcement is doubled and extended 500 mm past the section with reduced depth. Alternatively, the footing may be stepped or raised, provided the structural stiffness is preserved as per AS2870-2011 Clause 3.1.6.
- **Partial Rock Outcrops** - Where part of the footing is on rock and part is on soil, provision for movement at the change between the two types of foundation shall be made by articulation of the superstructure or strengthening of the footing system. On Reactive Sites (M, H1 and H2) where part of the footing is on rock and part is on soil, the design shall be in accordance with engineering principles as per AS2870-2011 Clause 3.1.7.
- **Design for complete rock foundation** - Where the edge beam or footing is to be founded entirely on rock, the footing or beam may be replaced by a levelling pad of concrete or mortar as per AS2870-2011 Clause 3.1.8.
- **Abnormal moisture conditions as defined in AS2870-2011 Clause 1.3.3 (a-d) MUST be considered in the design of competent footings. Without such consideration distresses of foundations may occur and result in non acceptable performance as defined in AS2870-2011 Clause 1.3.1.**
- **Uncontrolled Fill** - Any FILLING that does not meet the requirements of AS2870- 2011 Clause 2.5.3(b). This clause allows up to 0.8m of uncontrolled SAND FILL and up to 0.4m of uncontrolled CLAY FILL without impacting on the above site classification following that all foundations are founded on the natural soils through the filling.
- **Rolled Fill** - Consists of material compacted in layers by repeated rolling with an excavator or similar equipment. The depth of rolled fill shall not exceed 0.6m compacted in layers of not more than 0.3m thick for sand material or 0.3m compacted in layers of not more than 0.15m thick for other materials as per AS2870-2011 Clause 6.4.2(b).
- **Controlled Fill** – Fill that will be required to support structures or associated pavements, or for which engineering properties are to be controlled – Refer to AS2870-2011 Clauses 2.5.3, 2.5.3(a), and 6.4.2(a) – i.e. where a specification has been provided on the type, quality, and compaction requirements for filling at a site and the earthworks have been deemed compliant or have complied with the requirements of the specification.
- The recommendations of CSIRO Building Technology File 18 be adopted.
- An apron of paving around the building perimeter sloping away from foundations with a minimum fall of 1:60 be considered for Class M, H-1, H-2, E and P sites.

## 6.2 During Construction

Throughout construction it is highly recommended that:

- Inspection of the natural soil surface after footings excavation but prior to construction is required by Strata Geoscience and Environmental in accordance with Appendix D of AS 2870-2011. Failure to comply with this recommendation will void all classifications and recommendations contained in this report. The site classification may be changed at this time depending upon the nature of the founding surface which is dependant in part on foundation design.
- **Site cutting should be avoided if possible and if it occurs below 500mmbgs occurs then reclassification MUST be commissioned.**
- **Fill MUST NOT be used as a founding substrate.**
- All earthworks onsite must follow the recommendations of AS 3798-2007.
- Consideration should be given to drainage and sediment control on site during and after construction. Specifically upslope interceptor drainage must be placed around footings areas and downpipes must be directed away from discharging into founding areas.
- All colluvial rocks and boulders in founding zones should be removed
- All large trees near the building envelope must be removed. If construction takes place in summer or autumn then moisture conditions should be stabilised by soaking of dry areas around the former tree.
- Shrinkage cracking is almost inevitable in concrete slabs and is associated with the drying process. Therefore care must be taken where brittle or sensitive floor coverings are proposed, or where a polished slab is planned. The risk of damage can be reduced by not installing floor coverings until after shrinkage has occurred, which can take in excess of 3 months, or by using flexible mortars and appropriate sheeting material.
- Vertical barriers to prevent root incursions around founding zones should be considered in areas where gardens are to be established near foundations.

### 6.3 Post Construction

After construction, there are certain practices that the owner/occupier should be aware of to prevent excessive foundation movements. The owner will be responsible for any damage or loss associated with disregard for the recommendations contained in CSIRO Building Technology Files 18 “Foundation Maintenance and Footings Performances: A Homeowners Guide” available through CSIRO.

It is furthermore recommended that:

- Gardens or large shrubs or trees must not be established immediately adjacent to foundations
- Garden beds or lawn near foundations must not be excessively watered.
- Leaking underground services and downpipes or gutters must be fixed immediately.



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### Appendix 1 Site Photos

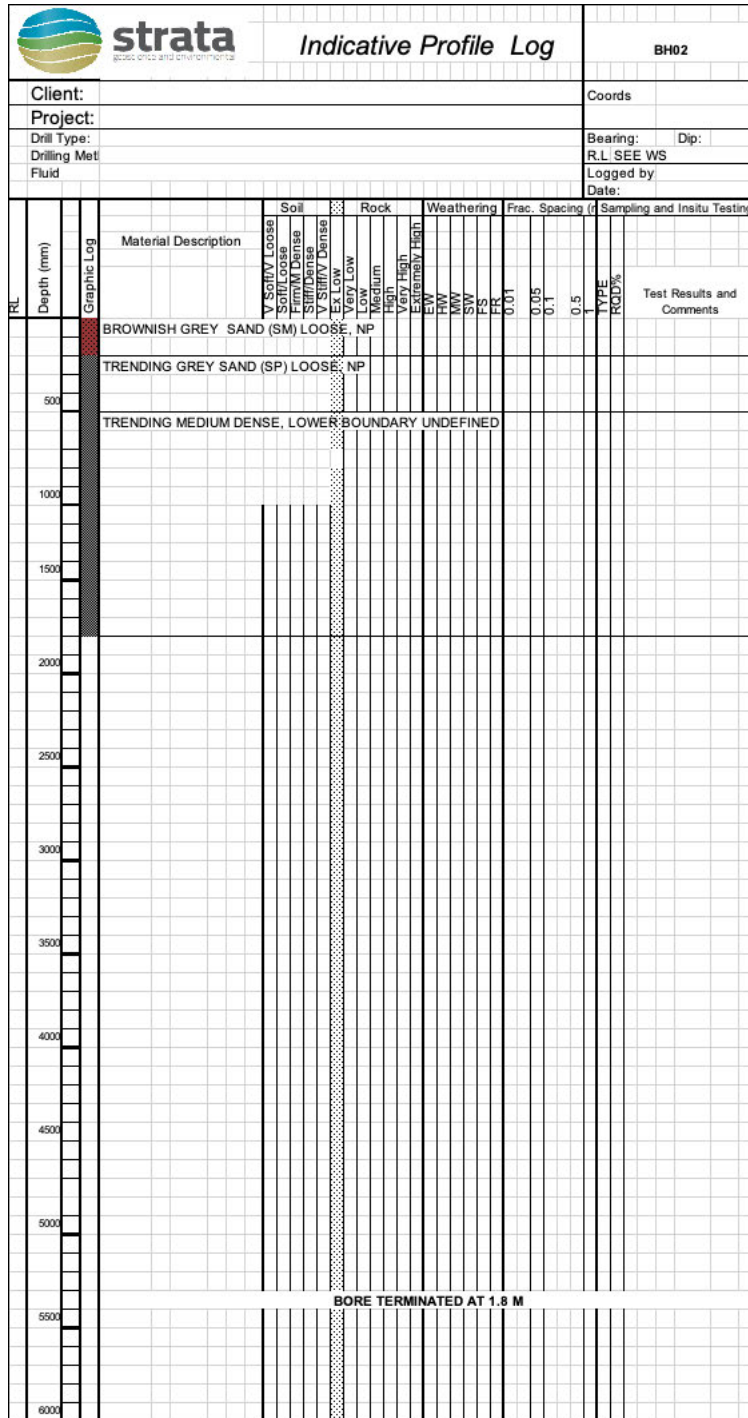






### Appendix 2 Indicative Bore Logs

 <b>strata</b> <small>soils, geology and environmental</small>		Indicative Profile Log										BH01									
Client:												Coords									
Project:												Bearing: Dip:									
Drill Type:												R.L. SEE WS									
Drilling Met:												Logged by:									
Fluid:												Date:									
RL	Depth (mm)	Graphic Log	Material Description	Soil			Rock			Weathering			Frac. Spacing (mm)		Sampling and Insitu Testing						
				V Soft/V Loose	Soft/Loose	Firm/Dense	V Soft/V Dense	V Low	Low	Medium	High	Very High	Extremely High	HW	MW	SW	FS	FR	0.05	0.1	0.5
			BROWNISH GREY SAND (SM) LOOSE, NP																		
			TRENDING GREY SAND (SP) LOOSE, NP																		
	500		TRENDING MEDIUM DENSE, LOWER BOUNDARY UNDEFINED																		
	1000																				
	1500																				
	2000																				
	2500																				
	3000																				
	3500																				
	4000																				
	4500																				
	5000																				
	5500																				
	6000																				
							BORE TERMINATED AT 1.8 M														



Geotechnical Terms and Symbols

The following information is intended to assist in the interpretation of terms and symbols used in geotechnical borehole logs, test pit logs and reports issued by or for the Queensland Department of Transport and Main Roads (TMR). More detailed information relating to specific test methods is available in the TMR Materials Testing Manual (MTM) and the relevant Australian Standards.

Soil Descriptions

Description and Classification of Soils for Geotechnical Purposes: Refer to AS1726-1993 (Appendix A).

The following chart (adapted from AS1726-1993, Appendix A, Table A1) is based on the Unified Soil Classification System (USCS).

Major Divisions	Particle size mm	USCS Group Symbol	Typical Names	Laboratory Classification						
				% < 0.075 mm (2)	Plasticity of fine fraction	$C_u = \frac{D_{60}}{D_{10}}$	$C_c = \frac{(D_{30})^2}{(D_{10} \times D_{60})}$	NOTES		
COARSE GRAINED SOILS (more than half of material less than 60 mm is larger than 0.075 mm)	BOULDERS	200								
	COBBLES									
	GRAVELS (more than half of coarse fraction is larger than 2.36 mm)	coarse	GW	Well graded gravels and gravel-sand mixtures, little or no fines	0-5	—	>4	Between 1 and 3	(1) Identify fines by the method given for fine-grained soils.  (2) Borderline classifications occur when the percentage of fines (fraction smaller than 0.075 mm size) is greater than 5% and less than 12%. Borderline classifications require the use of SP-SM, GW-GC.	
		medium		GP	Poorly graded gravels and gravel-sand mixtures, little or no fines, uniform gravels	0-5	—	Falls to comply with above		
		fine		GM	Silty gravels, gravel-sand-silt mixtures (1)	12-50	Below 'A' line or PI<4	—		—
		0.075		GC	Clayey gravels, gravel-sand-clay mixtures (1)	12-50	Above 'A' line and PI>7	—		—
	SANDS (more than half of coarse fraction is smaller than 2.36 mm)	coarse	SW	Well graded sands and gravelly sands, little or no fines	0-5	—	>6	Between 1 and 3		
		medium		SP	Poorly graded sands and gravelly sands, little or no fines	0-5	—	Falls to comply with above		
		fine		SM	Silty sands, sand silt mixtures (1)	12-50	Below 'A' line or PI<4	—		—
		0.075		SC	Clayey sands, sand-clay mixtures (1)	12-50	Above 'A' line and PI>7	—		—
FINE GRAINED SOILS (more than half of material less than 60 mm is smaller than 0.075 mm)	SILTS & CLAYS (Liquid Limit ≤50%)	ML	Inorganic silts, very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity							
		CL CI	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays							
		OL	Organic silts and clays of low plasticity							
	SILTS & CLAYS (Liquid Limit >50%)	MH	Inorganic silts, micaceous or diatomaceous fine sands or silts, elastic silts							
		CH	Inorganic clays of high plasticity, fat clays							
		OH	Organic silts and clays of high plasticity							
	HIGHLY ORGANIC SOILS	PT	Peat and other highly organic soils							

Use the gradation curve of material passing 60 mm for classification of fractions according to the criteria given in Major Divisions.

**Plasticity Chart**  
For classification of fine grained soils and fine fraction of coarse grained soils.

The Plasticity Chart is a graph with Plastic Index (%) on the vertical axis (0 to 60) and Liquid Limit (%) on the horizontal axis (0 to 100). It features several key lines and regions:
 

- A diagonal line labeled 'A-line' (PI = LL - 0.73(U - 20)) and another diagonal line labeled 'U-line' (PI = 0.0075(LL - 20)^2).
- Vertical lines at Liquid Limit = 25 (Low plasticity), 40 (Medium plasticity), and 60 (High plasticity).
- Regions for classification: CL (low plasticity clay), OL (low plasticity organic clay), MH (medium plasticity inorganic silt), CH (medium plasticity inorganic clay), OH (medium plasticity organic clay), ML (medium plasticity inorganic silt), and MI (medium plasticity inorganic silt).

### Geotechnical Terms and Symbols

**Soil Colour:** Is described in the moist condition using black, white, grey, red, brown, orange, yellow, green or blue. Borderline cases can be described as a combination of two colours, with the weaker followed by the stronger. Modifiers such as pale, dark or mottled, can be used as necessary. Where colour consists of a primary colour with secondary mottling, it should be described as follows:  
(Primary) mottled (Secondary). Refer to AS 1726-1993, A2.4 and A3.3.

**Soil Moisture Condition:** Is based on the appearance and feel of soil. Refer to AS 1726-1993, A2.5.

Term	Description
Dry	Cohesive soils; hard and friable or powdery, well dry of plastic limit. Granular soils; cohesionless and free-running.
Moist	Soil feels cool, darkened in colour. Cohesive soils can be moulded. Granular soils tend to cohere.
Wet	Soil feels cool, darkened in colour. Cohesive soils usually weakened and free water forms on hands when handling. Granular soils tend to cohere and free water forms on hands when handling.

**Consistency of Cohesive Soils:** May be estimated using simple field tests, or described in terms of a strength scale. In the field, the undrained shear strength ( $s_u$ ) can be assessed using a simple field tool appropriate for cohesive soils, in conjunction with the relevant calibration. Refer to AS 1726-1993, Table A4.

Consistency - Essentially Cohesive Soils						Soil Particle Sizes	
Term	Field Guide	Symbol	SPT "N" Value	Undrained Shear Strength $s_u$ (kPa)	Unconfined Compressive Strength $q_u$ (kPa)	Term	Size Range
Very soft	Oozes between fingers when squeezed in hand.	VS	0-2	<12	<25	BOULDERS	>200 mm
Soft	Easily moulded with fingers.	S	2-4	12-25	25-50	COBBLES	63-200 mm
Firm	Can be moulded by strong pressure of fingers.	F	4-8	25-50	50-100	Coarse GRAVEL	20-63 mm
Stiff	Not possible to mould with fingers.	St	8-15	50-100	100-200	Medium GRAVEL	6-20 mm
Very stiff		VSt	15-30	100-200	200-400	Fine GRAVEL	2.36-6 mm
Hard	Can be indented with difficulty by thumb nail.	H	>30	>200	>400	Coarse SAND	0.6-2.36 mm
						Medium SAND	0.2-0.6 mm
						Fine SAND	0.075-0.2 mm
						SILT	0.002-0.075 mm
						CLAY	<0.002 mm

Note: SPT - N to  $q_u$  correlation from Terzaghi and Peck, 1967. (General guide only).

**Consistency of Non-Cohesive Soils:** Is described in terms of the density index, as defined in AS 1289.0-2000. This can be assessed using a field tool appropriate for non-cohesive soils, in conjunction with the relevant calibration. Refer to AS 1726-1993, Table A5; BS5930-1999, p117.

Consistency - Essentially Non-Cohesive Soils				
Term	Symbol	SPT N Value	Field Guide	Density Index (%)
Very loose	VL	0-4	Foot imprints readily	0-15
Loose	L	4-10	Shovels Easily	15-35
Medium dense	MD	10-30	Shovelling difficult	35-65
Dense	D	30-50	Pick required	65-85
Very dense	VD	>50	Picking difficult	85-100

**Standard Penetration Test (SPT):** Refer to AS 1289.6.3.1-2004. Example report formats for SPT results are shown below:

Test Report	Penetration Resistance (N)	Explanation / Comment
4, 7, 11	N=18	Full penetration; N is reported on engineering borehole log
18, 27, 32	N=59	Full penetration; N is reported on engineering borehole log
4, 18, 30/15 mm	N is not reported	30 blows causes less than 100 mm penetration (3 <sup>rd</sup> interval) – test discontinued
30/80 mm	N is not reported	30 blows causes less than 100 mm penetration (1 <sup>st</sup> interval) – test discontinued
rw	N<1	Rod weight only causes full penetration
hw	N<1	Hammer and rod weight only causes full penetration
hb	N is not reported	Hammer bouncing for 5 consecutive blows with no measurable penetration – test discontinued

## Geotechnical Terms and Symbols

### Rock Descriptions

Refer to AS 1726-1993 (Appendix A3.3) for the description and classification of rock material composition, including:

- (a) Rock type (Table A6, (a) and (b))
- (b) Grain size
- (c) Texture and fabric
- (d) Colour (describe as per soil).

The condition of a rock material refers to its weathering characteristics, strength characteristics and rock mass properties. Refer to AS 1726-1993 (Appendix A3 Tables A8, A9 and A10).

#### Weathering Condition (Degree of Weathering):

The degree of weathering is a continuum from fresh rock to soil. Boundaries between weathering grades may be abrupt or gradational.

Rock Material Weathering Classification		
Weathering Grade	Symbol	Definition
Residual Soil	RS	Soil-like material developed on extremely weathered rock; the mass structure and substance fabric are no longer evident; there is a large change in volume but the material has not been significantly transported.
Extremely Weathered Rock	XW	Rock is weathered to such an extent that it has 'soil' properties, i.e. it either disintegrates or can be remoulded in water, but substance fabric and rock structure still recognisable.
Highly Weathered Rock	HW	Strong discolouration is evident throughout the rock mass, often with significant change in the constituent minerals. The intact rock strength is generally much weaker than that of the fresh rock.
Moderately Weathered Rock	MW	Modest discolouration is evident throughout the rock fabric, often with some change in the constituent minerals. The intact rock strength is usually noticeably weaker than that of the fresh rock.
Slightly Weathered Rock	SW	Rock is slightly discoloured but shows little or no change of strength from fresh rock.
Fresh Rock	FR	Rock shows no sign of decomposition or staining.

Notes:

- Minor variations within broader weathering grade zones will be noted on the engineering borehole logs.
- Extremely weathered rock is described in terms of soil engineering properties.
- Weathering may be pervasive throughout the rock mass, or may penetrate inwards from discontinuities to some extent.
- The 'Distinctly Weathered (DW)' class as defined in AS 1726-1993 is divided to incorporate HW and MW in the above table. The symbol DW should not be used.

#### Strength Condition (Intact Rock Strength):

Strength of Rock Material			
(Based on Point Load Strength Index, corrected to 50 mm diameter – $I_{p(50)}$ . Field guide used if no tests available. Refer to AS 4133.4.1-2007.			
Term	Symbol	Point Load Index (MPa) $I_{p(50)}$	Field Guide to Strength
Extremely Low	EL	$\leq 0.03$	Easily remoulded by hand to a material with soil properties.
Very Low	VL	$> 0.03$ $\leq 0.1$	Material crumbles under firm blows with sharp end of pick; can be peeled with knife; too hard to cut a triaxial sample by hand. Pieces up to 3 cm thick can be broken by finger pressure.
Low	L	$> 0.1$ $\leq 0.3$	Easily scored with a knife; indentations 1 mm to 3 mm show in the specimen with firm blows of the pick point; has dull sound under hammer. A piece of core 150 mm long by 50 mm diameter may be broken by hand. Sharp edges of core may be friable and break during handling.
Medium	M	$> 0.3$ $\leq 1.0$	Readily scored with a knife; a piece of core 150 mm long by 50 mm diameter can be broken by hand with difficulty.
High	H	$> 1$ $\leq 3$	A piece of core 150 mm long by 50 mm diameter cannot be broken by hand but can be broken by a pick with a single firm blow; rock rings under hammer.
Very High	VH	$> 3$ $\leq 10$	Hand specimen breaks with pick after more than one blow; rock rings under hammer.
Extremely High	EH	$> 10$	Specimen requires many blows with geological pick to break through intact material; rock rings under hammer.

Notes:

- These terms refer to the strength of the rock material and not to the strength of the rock mass which may be considerably weaker due to the effect of rock defects.
- Anisotropy of rock material samples may affect the field assessment of strength.

## Geotechnical Terms and Symbols

Discontinuity Description: Refer to AS 1726-1993, Table A10.

Anisotropic Fabric		Roughness (e.g. Planar, Smooth is abbreviated PI / Sm)		Class		Other		
BED	Bedding	Stepped (Stp)	Rough or Irregular (Ro)	I		Cly	Clay	
FOL	Foliation		Smooth (Sm)	II		Fe	Iron	
LIN	Mineral Lineation		Slickensided (Sl)	III		Co	Coal	
Defect Type		Undulating (Un)	Rough (Ro)	IV		Carb	Carbonaceous	
LP	Lamination Parting		Smooth (Sm)	V		Sinf	Soil Infill Zone	
BP	Bedding Parting		Slickensided (Sl)	VI		Qz	Quartz	
FP	Cleavage / Foliation Parting	Planar (PI)	Rough (Ro)	VII		CA	Calcite	
J, Js	Joint, Joints		Smooth (Sm)	VIII		Chl	Chlorite	
SZ	Sheared Zone		Slickensided (Sl)	IX		Py	Pyrite	
CZ	Crushed Zone	Aperture		Infilling		Int	Intersecting	
BZ	Broken Zone	Closed	CD	No visible coating or infill	Clean	Cn	Inc	Incipient
HFZ	Highly Fractured Zone	Open	OP	Surfaces discoloured by mineral/s	Stain	St	DI	Drilling Induced
AZ	Alteration Zone	Filled	FL	Visible mineral or soil infill <1mm	Veneer	Vr	H	Horizontal
VN	Vein	Tight	TI	Visible mineral or soil infill >1mm	Coating	Ct	V	Vertical

Note: Describe 'Zones' and 'Coatings' in terms of composition and thickness (mm).

Discontinuity Spacing: On the geotechnical borehole log, a graphical representation of defect spacing vs depth is shown. This representation takes into account all the natural rock defects occurring within a given depth interval, excluding breaks induced by the drilling / handling of core. Refer to AS 1726-1993, B85930-1999.

Defect Spacing			Bedding Thickness (Sedimentary Rock Stratification)		Defect Spacing in 3D	
Spacing/Width (mm)	Descriptor	Symbol	Descriptor	Spacing/Width (mm)	Term	Description
			Thinly Laminated	< 6	Blocky	Equidimensional
<20	Extremely Close	EC	Thickly Laminated	6 – 20	Tabular	Thickness much less than length or width
20 – 60	Very Close	VC	Very Thinly Bedded	20 – 60	Columnar	Height much greater than cross section
60 – 200	Close	C	Thinly Bedded	60 – 200	Defect Persistence (areal extent)	
200 – 600	Medium	M	Medium Bedded	200 – 600	Trace length of defect given in metres	
600 – 2000	Wide	W	Thickly Bedded	600 – 2000		
2000 – 6000	Very Wide	VW	Very Thickly Bedded	> 2000		
>6000	Extremely Wide	EW				

## Symbols

The list below provides an explanation of terms and symbols used on the geotechnical borehole, test pit and penetrometer logs.

Test Results			Test Symbols		
PI	Plasticity Index	$c'$	Effective Cohesion	DCP	Dynamic Cone Penetrometer
LL	Liquid Limit	$c_u$	Undrained Cohesion	SPT	Standard Penetration Test
LI	Liquidity Index	$c'_k$	Residual Cohesion	CPTu	Cone Penetrometer (Piezocone) Test
DD	Dry Density	$\phi'$	Effective Angle of Internal Friction	PANDA	Variable Energy DCP
WD	Wet Density	$\phi_u$	Undrained Angle of Internal Friction	PP	Pocket Penetrometer Test
LS	Linear Shrinkage	$\phi'_k$	Residual Angle of Internal Friction	U50	Undisturbed Sample 50 mm (nominal diameter)
MC	Moisture Content	$c_c$	Coefficient of Consolidation	U100	Undisturbed Sample 100mm (nominal diameter)
OC	Organic Content	$m_v$	Coefficient of Volume Compressibility	UCS	Uniaxial Compressive Strength
WPI	Weighted Plasticity Index	$c_{sw}$	Coefficient of Secondary Compression	Pm	Pressuremeter

## Geotechnical Terms and Symbols

Test Results				Test Symbols	
WLS	Weighted Linear Shrinkage	$e$	Voids Ratio	FBV	Field Shear Vane
DoS	Degree of Saturation	$S_w$	Constant Volume Friction Angle	DST	Direct Shear Test
APD	Apparent Particle Density	$q_t / q_c$	Piezocene Tip Resistance (corrected / uncorrected)	PR	Penetration Rate
$s_u$	Undrained Shear Strength	$q_u$	PANDA Cone Resistance	A	Point Load Test (axial)
$q_u$	Unconfined Compressive Strength	$I_{p(90)}$	Point Load Strength Index	D	Point Load Test (diametral)
R	Total Core Recovery	RQD	Rock Quality Designation	L	Point Load Test (irregular lump)

 28/11/13	Groundwater level on the date shown		Water Inflow		Water Outflow
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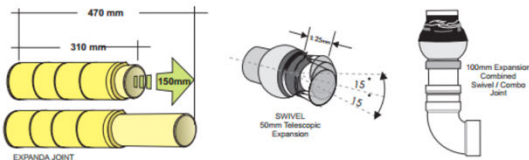
## Appendix 3 Site Classification and Plumbing Specifications

**Table SP 01 - SOIL CLASSIFICATION, DIFFERENTIAL MOVEMENT, GRADE, ANGLE, JOINTS LOCATION & DRAWING No'S. CHART.**

AS2870-2011 SOIL CLASSIFICATION	ON SITE SOIL CONDITIONS	DIFFERENTIAL MOVEMENT	SEWER & Stormwater GRADE	SWIVEL * (50mm Expansion)	SWIVEL/COMBO * (100mm Expansion)	EXPANDA JOINTS *	CREEP SLOPE SITES	DRAWING NUMBER
A	Most Sand & Rock sites	0 - 10mm	1:60 Minimum	Not necessary	Not necessary	Not necessary	These are termed P sites and are referred to in Drawing SP 105	N/a
S	Slightly reactive Soils	10 - 20mm						N/a
M	Moderately reactive soils	20 - 40mm						SP 100 & SP 101
H1	Highly reactive soils	40 - 60mm	1:40 Minimum	As per AS3500.5 using 2 units outside and an Expansion Joint at every riser  Not applicable to suspended sub-floors	As necessary using either or both Bend or Straight units  ...unless suspended from slab	At Junctions within 1 mtr of internal building footprint and every 6 mtrs.  As per Differential Movement  See AS2032-2006 Clause 6.4.2.2-4 for suspension requirements		SP 102
H2	Very highly reactive soils	60 - 75mm						SP 102A
E	Extremely reactive soils	75 + mm						SP 102A
P	Soils affected by Abnormal moisture and conditions	From... 20 + mm					SP 105A	

NOTE: Engineer or local Authority details take precedence over this chart

To be read in conjunction with Storm Plastics drawings shown.



GRADE RATIO	FALL IN 10 mtrs	ANGLE	GRADE %
1:100	100 mm	.57	1.0
1:80	125 mm	.71	1.25
1:60	167 mm	.95	1.65
1:50	200 mm	1.14	2.0
1:40	250 mm	1.43	2.5

\* Unless specified otherwise, these joints are to be set at 50% of total telescopic movement.

Jan. 2015, WPT.





## Appendix 4 Terms and Conditions

### **Scope of Work**

These Terms and Conditions apply to any services provided to you ("the Client") by Strata Geoscience and Environmental Pty Ltd ("Strata"). By continuing to instruct Strata to act after receiving the Terms and Conditions or by using this report and its findings for design and/or permit application processes and not objecting to any of the Terms and Conditions the Client agrees to be bound by these Terms and Conditions, and any other terms and conditions supplied by Strata from time to time at Strata's sole and absolute discretion. The scope of the services provided to the Client by Strata is limited to the services and specified purpose agreed between Strata and the Client and set out in the correspondence to which this document is enclosed or annexed ("the Services"). Strata does not purport to advise beyond the Services.

### **Third Parties**

The Services are supplied to the Client for the sole benefit of the Client and must not be relied upon by any person or entity other than the Client. Strata is not responsible or liable to any third party. All parties other than the Client are advised to seek their own advice before proceeding with any course of action.

### **Provision of Information**

The Client is responsible for the provision of all legal, survey and other particulars concerning the site on which Strata is providing the Services, including particulars of existing structures and services and features for the site and for adjoining sites and structures. The Client is also responsible for the provision of specialised services not provided by Strata. If Strata obtains these particulars or specialised services on the instruction of the Client, Strata does so as agent of the Client and at the Client's expense. Strata is not obliged to confirm the accuracy and completeness of information supplied by the Client or any third party service provider. The Client is responsible for the accuracy and completeness of all particulars or services provided by the Client or obtained on the Client's behalf. Strata is not liable, and accepts no responsibility, for any claim, demand, charge, loss, damage, injury or expense whatsoever suffered by the Client or any other person or entity resulting from the failure of the Client or third party to provide accurate and complete information. In the event additional information becomes available to the Client, the Client must inform Strata in writing of that information as soon as possible. Further advice will be provided at the Client's cost. Any report is prepared on the assumption that the instructions and information supplied to Strata has been provided in good faith and is all of the information relevant to the provision of the Services by Strata. Strata is not liable, and accepts no responsibility, for any claim, demand, charge, loss, damage, injury or expense whatsoever if Strata has been supplied with insufficient, incorrect, incomplete, false or misleading information.

### **Integrity**

Any report provided by Strata presents the findings of the site assessment. While all reasonable care is taken when conducting site investigations and reporting to the Client, Strata does not warrant that the information contained in any report is free from errors or omissions. Strata is not liable, and accepts no responsibility, for any claim, demand, charge, loss, damage, injury or expense whatsoever resulting from errors in a report. Any report should be read in its entirety, inclusive of any summary and annexures. Strata does not accept any responsibility where part of any report is relied upon without reference to the full report.

### **Project Specific Criteria**

Any report provided by Strata will be prepared on the basis of unique project development plans which apply only to the site that is being investigated. Reports provided by Strata do not apply to any project other than that originally specified by the Client to Strata. The Report must not be used or relied upon if any changes to the project are made. The Client should engage Strata to further advise on the effect of any change to the project. Further advice will be provided at the Client's cost. Strata is not liable, and accepts no responsibility, for any claim, demand, charge, loss, damage, injury or expense whatsoever where any change to the project is made without obtaining a further written report from Strata. Changes to the project may include, but are not limited to, changes to the investigated site or neighbouring sites, for instance, variation of the location of proposed building envelopes/footprints, changes to building design which may impact upon building settlement or slope stability, or changes to earthworks, including removal (site cutting) or deposition of sediments or rock from the site.

### **Classification to AS2870-2011**

It must be emphasised that the site classification to AS2870-2011 and recommendations referred to in this report are based solely on the observed soil profile at the time of the investigation for this report and account has been taken of Clause 2.1.1 of AS2870 - 2011. Other abnormal moisture conditions as defined in AS2870 - 2011 Clause 1.3.3 (a) (b) (c) and (d) may need to be considered in the design of the structure. Without designing for the possibility of all abnormal moisture conditions as defined in Clause 1.3.3, distresses will occur and may result in non "acceptable probabilities of serviceability and safety of the building during its design life", as defined in AS2870 - 2011, Clause 1.3.1. Furthermore the classification is preliminary in nature and needs verification at the founding surface inspection phase. The classification may be changed at this time based upon the nature of the founding surface over the entire footprint of the project area. Any costs associated with a change in the site classification are to be incurred by the client. Furthermore any costs associated with delayed works associated with a founding surface inspection or a change in classification are to be borne by the client. Where founding surface inspections are not commissioned the classifications contained within this report are void. Classification is based upon a range of expected ground surface movement as indicated in AS2870-2011. Where the range of movement exceeds the stipulations for the nominated classification Strata is not liable, and accepts no responsibility, for any claim, demand, charge, loss, damage, injury or expense whatsoever suffered by the Client or any other person.

### **Slope Instability Risks**

Where comment, modelling or treatment options are suggested to limit the risk of slope instability Strata is not liable, and accepts no responsibility, for any claim, demand, charge, loss, damage, injury or expense whatsoever resulting from actual slope instability or mass movement over the site at any point over the design life of any structures or neighbouring structures.

### **Subsurface Variations with Time**

Any report provided by Strata is based upon subsurface conditions encountered at the time of the investigation. Conditions can and do change significantly and unexpectedly over a short period of time. For example groundwater levels may fluctuate over time, affecting latent soil bearing capacity and ex-situ/insitu fill sediments may be placed/removed from the site. Changes to the subsurface conditions that were encountered at the time of the investigation void all recommendations made by Strata in any report. Strata is not liable, and

accepts no responsibility, for any claim, demand, charge, loss, damage, injury or expense whatsoever resulting from any change to the subsurface conditions that were encountered at the time of the investigation. In the event of a delay in the commencement of a project or if additional information becomes available to the Client about a change in conditions becomes available to the Client, the Client should engage Strata to make a further investigation to ensure that the conditions initially encountered still exist. Further advice will be provided at the Client's cost. Without limiting the generality of the above statement, Strata does not accept liability where any report is relied upon after three months from the date of the report, (unless otherwise provided in the report or required by the Australian Standard which the report purports to comply with), or the date when the Client becomes aware of any change in condition. Any report should be reviewed regularly to ensure that it continues to be accurate and further advice requested from Strata where applicable.

#### **Interpretation**

Site investigation identifies subsurface conditions only at the discrete points of geotechnical drilling, and at the time of drilling. All data received from the geotechnical drilling is interpreted to report to the Client about overall site conditions as well as their anticipated impact upon the specific project. Actual site conditions may vary from those inferred to exist as it is virtually impossible to provide a definitive subsurface profile which accounts for all the possible variability inherent in earth materials. Soil depths and composition can vary due to natural and anthropogenic processes. This is particularly pertinent to some weathered sedimentary geologies or colluvial/alluvial clast deposits which may show significant variability in depth to refusal over a development area. Furthermore where rocky profiles are encountered no comment is made about the potential size of liberated rocks from bulk earthworks or vertical boring. Where large rocks are liberated this may impact upon the ability to cost effectively build on the site and further advice should be sought from Strata. Such profiles may also significantly increase earthworks costs and or materials cost in foundations. Rock incongruities such as joints, dips or faults may also result in subsurface variability. Variability may lead to differences between the design depth of bored/driven piers compared with the actual depth of individual piers constructed onsite. It may also affect the founding depth of conventional strip, pier and beam or slab footings, which may result in increased costs associated with excavation (particularly of rock) or materials costs of foundations. Founding surface inspections should be commissioned by the Client prior to foundation construction to verify the results of initial site characterisation and failure to insure this will void the classifications and recommendations contained within this report. Strata is not liable, and accepts no responsibility, for any claim, demand, charge, loss, damage, injury or expense whatsoever resulting from any variation from the site conditions inferred to exist.

Strata is not responsible for the interpretation of site data or report findings by other parties, including parties involved in the design and construction process. The Client must seek advice from Strata about the interpretation of the site data or report.

#### **Report Recommendations**

Any report recommendations provided by Strata are only preliminary. A report is based upon the assumption that the site conditions as revealed through selective point sampling are indicative of actual conditions throughout an area. This assumption cannot be substantiated until earthworks and/or foundation construction is almost complete. Where variations in conditions are encountered, Strata should be engaged to provide further advice. Further advice will be provided at the Client's cost. Strata is not liable, and accepts no responsibility, for any claim, demand, charge, loss, damage, injury or expense whatsoever if the results of selective point sampling are not indicative of actual conditions throughout an area or if the Client becomes aware of variations in conditions and does not engage Strata for further advice.

#### **Geo-environmental Considerations**

Strata does not consider site contamination, unless the Client specifically instructs Strata to consider the site contamination in writing. If a request is made by the Client to consider site contamination, Strata will provide additional terms and conditions that will apply to the engagement.

#### **Copyright and Use of Documents**

Copyright in all drawings, reports, specifications, calculations and other documents provided by Strata or its employees in connection with the Services remain vested in Strata. The Client has a licence to use the documents for the purpose of completing the project. However, the Client must not otherwise use the documents, make copies of the documents or amend the documents unless express approval in writing is given in advance by Strata. The Client must not publish or allow to be published, in whole or in part, any document provided by Strata or the name or professional affiliations of Strata, without first obtaining the written consent of Strata as to the form and context in which it is to appear.

If, during the course of providing the Services, Strata develops, discovers or first reduces to practice a concept, product or process which is capable of being patented then such concept, product or process is and remains the property of Strata and:

- (i) the Client must not use, infringe or otherwise appropriate the same other than for the purpose of the project without first obtaining the written consent of Strata; and
- (ii) the Client is entitled to a royalty free licence to use the same during the life of the works comprising the project.

#### **Digital Copies of Report**

If any report is provided to the Client in an electronic copy except directly from Strata, the Client should verify the report contents with Strata to ensure they have not been altered in any way from the original provide by Strata.

**CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE  
ITEM****Section 321**

To:  Owner /Agent  
 Address  
 Suburb/postcode

Form **55****Qualified person details:**

Qualified person:   
Address:  Phone No:   
 Fax No:   
Licence No:  Email address:

Qualifications and Insurance details:  (description from Column 3 of the  
Director of Building Control's  
Determination)

Speciality area of expertise:  (description from Column 4 of the  
Director of Building Control's  
Determination)

**Details of work:**

Address:  Lot No:   
 Certificate of title No:   
The assessable item related to this certificate:  (description of the assessable item being certified)  
Assessable item includes –  
- a material;  
- a design  
- a form of construction  
- a document  
- testing of a component, building system or plumbing system  
- an inspection, or assessment, performed

**Certificate details:**

Certificate type:  (description from Column 1 of  
Schedule 1 of the Director of Building  
Control's Determination)

This certificate is in relation to the above assessable item, at any stage, as part of - (tick one)

building work, plumbing work or plumbing installation or demolition work:

Or

a building, temporary structure or plumbing installation:

In issuing this certificate the following matters are relevant –

Documents:

SR05387

Relevant calculations:

SEE REPORT WHERE RELEVANT

References:

*Substance of Certificate: (what it is that is being certified)*

AS2870-2011 ASSESSMENT

*Scope and/or Limitations*

SEE RECOMMENDATIONS AND WELL AS TERMS AND CONDITIONS CONTAINED WITHIN THE RELEVANT REPORT, ESPECIALLY NOTING:

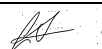
1. ENGINEERING AND ARCHITECTUAL PLANS TO BE SUBMITTED TO STRATA FOR RATIFICATION AGAINST REPORT RECOMMENDATIONS PRIOR TO CONSTRUCTION. FAILURE TO ENSURE THIS WILL VOID ALL CLASSIFICATIONS AND RECOMMENDATIONS CONTAINED IN THE REPORT
2. FOUNDING SURFACE INSPECTION OF ALL EXCAVATIONS PRIOR TO FOUNDATION CONSTRUCTION BY STRATA IS MANDATORY AND FAILING TO COMMISSION THIS WILL VOID ALL CLASSIFICATIONS AND RECOMMENDATIONS CONTAINED IN THE REPORT. THIS IS TO ENSURE THAT ALL FOUNDATIONS ARE TAKEN TO RECOMMENDED FOUNDING SUBSTRATE AND NOT SOFT TOPSOILS OR UNCONTROLLED FILL (WHERE PRESENT)
3. IF SITE CUTTING BEYOND 500MM OCCURS THEN THE SITE MUST BE RECLASSIFIED IN CONSULTATION WITH STRATA.
4. FORM VALID FOR 2 YEARS FROM THE DATE BELOW.

**I certify the matters described in this certificate.**

Qualified person:

S NIELSEN

*Signed:*



*Certificate No:*

SR05387

*Date:*

26/9/23

**CERTIFICATE OF THE RESPONSIBLE DESIGNER**

**Section 94  
Section 106  
Section 129  
Section 155**

To: CBM SUSTAINABLE DESIGN

Owner name

Form **35**

Address

Suburb/postcode

**Designer details:**

Name:

S NIELSEN

Category:

HYDRAULIC  
SERVICES

Business name:

STRATA GEOSCIENCE AND  
ENVIRONMNETAL P/L

Phone No:

0413545358

Business  
address:

72-74 LAMBECK DRIVE

TULLAMARINE

3043

Fax No:

Licence No:

CC6113K

Email address:

[sven@strataconsulting.com.au](mailto:sven@strataconsulting.com.au)**Details of the proposed work:**

Owner/Applicant

AS ABOVE

Designer's project  
reference No.

SR05388

Address:

12 MUNRO PLACE

Lot No:

WHITEMARK

Type of work:

Building work Plumbing work  (X all applicable)

Description of work:

WASTEWATER OVERFLOW SYSTEM DESIGN

(new building / alteration /  
addition / repair / removal /  
re-erection  
water / sewerage /  
stormwater /  
on-site wastewater  
management system /  
backflow prevention / other)

Description of the Design Work (Scope, limitations or exclusions): (X all applicable certificates)

Certificate Type:	Certificate	Responsible Practitioner
	<input type="checkbox"/> Building design	Architect or Building Designer
	<input type="checkbox"/> Structural design	Engineer or Civil Designer
	<input type="checkbox"/> Fire Safety design	Fire Engineer
	<input type="checkbox"/> Civil design	Civil Engineer or Civil Designer
	<input checked="" type="checkbox"/> Hydraulic design	Building Services Designer
	<input type="checkbox"/> Fire service design	Building Services Designer
	<input type="checkbox"/> Electrical design	Building Services Designer
	<input type="checkbox"/> Mechanical design	Building Service Designer
	<input type="checkbox"/> Plumbing design	Plumber-Certifier; Architect, Building Designer or Engineer
	<input type="checkbox"/> Other (specify)	
Deemed-to-Satisfy: <input checked="" type="checkbox"/>		Performance Solution: <input type="checkbox"/> (X the appropriate box)

Other details:

**Design documents provided:**

The following documents are provided with this Certificate –

*Document description:*

Drawing numbers:	Prepared by:	Date:
Schedules:	Prepared by:	Date
Specifications:	Prepared by: SN	Date 26/9/23
Computations	Prepared by: SN	Date 26/9/23
Performance solution proposals:	Prepared by:	Date
Test reports:	Prepared by:	Date

**Standards, codes or guidelines relied on in design process:**

AS1547-2012

**Any other relevant documentation:**

SEE TERMS AND CONDITIONS IN REPORT

**Attribution as designer:**

I SVEN NIESLEN ..... am responsible for the design of that part of the work as described in this certificate;

The documentation relating to the design includes sufficient information for the assessment of the work in accordance with the *Building Act 2016* and sufficient detail for the builder or plumber to carry out the work in accordance with the documents and the Act;

This certificate confirms compliance and is evidence of suitability of this design with the requirements of the National Construction Code.

Name: (print)SVEN NIELSEN

SN

Designer:

SVEN NIELSEN



26/9/23

Licence No:

CC6113K

**Assessment of Certifiable Works: (TasWater)**

**Note: single residential dwellings and outbuildings on a lot with an existing sewer connection are not considered to increase demand and are not certifiable.**

**If you cannot check ALL of these boxes, LEAVE THIS SECTION BLANK.**

**TasWater must then be contacted to determine if the proposed works are Certifiable Works.**

**I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:**

- The works will not increase the demand for water supplied by TasWater
- The works will not increase or decrease the amount of sewage or toxins that is to be removed by, or discharged into, TasWater's sewerage infrastructure
- The works will not require a new connection, or a modification to an existing connection, to be made to TasWater's infrastructure
- The works will not damage or interfere with TasWater's works
- The works will not adversely affect TasWater's operations
- The work are not within 2m of TasWater's infrastructure and are outside any TasWater easement
- I have checked the LISTMap to confirm the location of TasWater infrastructure
- If the property is connected to TasWater's water system, a water meter is in place, or has been applied for to TasWater.

**Certification:**

I .....SVEN NIELSEN..... being responsible for the proposed work, am satisfied that the works described above are not Certifiable Works, as defined within the *Water and Sewerage Industry Act 2008*, that I have answered the above questions with all due diligence and have read and understood the Guidelines for TasWater CCW Assessments.

Note: the Guidelines for TasWater Certification of Certifiable Works Assessments are available at: [www.taswater.com.au](http://www.taswater.com.au)

Name: (print)

Signed

Date

Designer:

SVEN NIELSEN

Date:  
26/9/23

## Submission to Planning Authority Notice

Council Planning Permit No.	DA2023/00058	Council notice date	11/01/2024
<b>TasWater details</b>			
TasWater Reference No.	TWDA 2024/00050-FC	Date of response	17/01/2024
TasWater Contact	Robert Stapleton	Phone No.	0417279866
<b>Response issued to</b>			
Council name	FLINDERS COUNCIL		
Contact details	office@flinders.tas.gov.au		
<b>Development details</b>			
Address	12 MUNRO PL, WHITEMARK	Property ID (PID)	7441546
Description of development	New Dwelling		
<b>Schedule of drawings/documents</b>			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
CBM Sustainable Design	"Proposed Site Plan" / Proj: P23030 / 02 – Dwg: A103	03	14/12/2023
<b>Conditions</b>			
<p><b>SUBMISSION TO PLANNING AUTHORITY NOTICE OF PLANNING APPLICATION REFERRAL</b></p> <p>Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p> <p><b>CONNECTIONS, METERING &amp; BACKFLOW</b></p> <ol style="list-style-type: none"> <li>1. A suitably sized water supply with metered connection to the development must be designed and constructed to TasWater’s satisfaction and be in accordance with any other conditions in this permit.</li> <li>2. Any supply and installation of water meters and/or installation of new property service connections must be carried out by TasWater at the developer’s cost.</li> <li>3. Prior to commencing construction/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.</li> </ol> <p><b>DEVELOPMENT ASSESSMENT FEES</b></p> <ol style="list-style-type: none"> <li>4. The applicant or landowner, as the case may be, must pay a development assessment fee of \$234.64, to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date paid to TasWater.</li> </ol> <p>The payment is required within 30 days of the issue of an invoice by TasWater.</p>			



Advice			
<b>General</b>			
For information on TasWater development standards, please visit <a href="https://www.taswater.com.au/building-and-development/technical-standards">https://www.taswater.com.au/building-and-development/technical-standards</a>			
For application forms please visit <a href="https://www.taswater.com.au/building-and-development/development-application-form">https://www.taswater.com.au/building-and-development/development-application-form</a>			
<b>Service Locations</b>			
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 <a href="https://www.taswater.com.au/building-and-development/service-locations">https://www.taswater.com.au/building-and-development/service-locations</a> for a list of companies.			
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





**ACTING INFRASTRUCTURE MANAGER'S REPORT**  
**For February 2024 Council meeting**

The purpose of this report is to provide Councillors with an update on the Infrastructure Department activities and work undertaken during the month of January 2024.

<b>Roads and Drainage</b>	
Gravel Road Pothole Repairs	<ul style="list-style-type: none"> <li>• Dig out &amp; Patch <ul style="list-style-type: none"> <li>▪ Lackrana Rd - Freemans Rise (including construction of bypass road through farm for duration of works).</li> </ul> </li> </ul>
Bitumen Road Pothole Repairs	<ul style="list-style-type: none"> <li>• Lady Barron township</li> </ul>
Gravel Road Resheeting Works	<ul style="list-style-type: none"> <li>• Recommence March</li> </ul>
Gravel Road Rip and Reform Works	<ul style="list-style-type: none"> <li>• Recommence late March</li> </ul>
Maintenance Grading	<ul style="list-style-type: none"> <li>• Trousers Point Rd</li> <li>• Palana Rd (West End junction to Quoin)</li> </ul>
Bitumen Road Reseal Works	Nil
Bitumen Road Patching and Edging	<ul style="list-style-type: none"> <li>• Airport</li> <li>• Lady Barron Rd</li> <li>• Memana Rd</li> </ul>
Drainage	<ul style="list-style-type: none"> <li>• New culverts <ul style="list-style-type: none"> <li>▪ Hines Rd (response to flooding over road)</li> <li>▪ Big River Rd (and Sandbag Headwalls)</li> </ul> </li> <li>• Clean out – Lucks Rd (Patriarchs drain)</li> </ul>
Vegetation Control	<ul style="list-style-type: none"> <li>• Slashing <ul style="list-style-type: none"> <li>▪ Melrose Rd</li> <li>▪ Fairhaven Rd</li> <li>▪ Wingaroo Rd</li> <li>▪ Link Rd</li> <li>▪ Memana Rd</li> </ul> </li> <li>• Tree removal <ul style="list-style-type: none"> <li>▪ Coast Rd</li> </ul> </li> </ul>
Road Sweeping	Nil
Bridges	<ul style="list-style-type: none"> <li>• Prep for sealing <ul style="list-style-type: none"> <li>▪ Trousers Point Rd</li> </ul> </li> </ul>
Repairs – Signage, Guideposts	<ul style="list-style-type: none"> <li>• Lady Barron signage</li> <li>• Trouser Point Rd</li> <li>• Straighten guideposts - various</li> </ul>
TasWater	<ul style="list-style-type: none"> <li>• Water leak <ul style="list-style-type: none"> <li>▪ Bluff Rd</li> <li>▪ Lady Barron township</li> </ul> </li> </ul>
Airport – Hangar access	<ul style="list-style-type: none"> <li>• Shape road and car park</li> <li>• Replace culverts</li> </ul>
Community Events	<ul style="list-style-type: none"> <li>• Furneaux Festival preparation</li> </ul>
<b>Town Maintenance</b>	

Parks & Gardens	<ul style="list-style-type: none"> <li>• Mowing/Brush cutting <ul style="list-style-type: none"> <li>▪ Lady Barron</li> <li>▪ Whitemark</li> <li>▪ Emita</li> <li>▪ Whitemark cemetery grounds</li> </ul> </li> <li>• Plant nursery at the Depot – Continue construction and irrigation piping.</li> <li>• Council office gardens - Repair water system, blue metal to paths.</li> <li>• Weed spraying - Lady Barron &amp; Whitemark.</li> <li>• Weeding - Rose &amp; Anzac gardens, Lagoon Rd gardens.</li> <li>• Monthly high-pressure cleaning Whitemark, Emita and Palana boat ramps.</li> </ul>
Footpaths	<ul style="list-style-type: none"> <li>• Inspection Lady Barron &amp; Whitemark</li> <li>• Repair at 8 Martin St</li> <li>• Cleaning gutters</li> </ul>
Park & Street Furniture	<ul style="list-style-type: none"> <li>• Rubbish Bins – Empty remote bins.</li> <li>• Rubbish Bins – Empty Town bins</li> </ul>
Signage	<ul style="list-style-type: none"> <li>• Whitemark Community Noticeboard painted</li> </ul>
Bluff Track Maintenance	<ul style="list-style-type: none"> <li>• Mowing/Brush cutting</li> <li>• Rubbish removal</li> </ul>
Building Maintenance	<ul style="list-style-type: none"> <li>• Emita Hall – Removal of bee swarms</li> </ul>
Cleaning	<ul style="list-style-type: none"> <li>• Cleaning – Internal <ul style="list-style-type: none"> <li>▪ All Public Toilets, Council offices, Airport, Halls, Gyms.</li> </ul> </li> <li>• Cleaning – External <ul style="list-style-type: none"> <li>▪ Killiecrankie Public toilets.</li> </ul> </li> <li>• All BBQs, tables &amp; seats.</li> </ul>
Training	NIL
<b>Resource Recovery &amp; Waste Management</b>	
Facilities	<ul style="list-style-type: none"> <li>• Recyclables and waste from Killiecrankie and Lady Barron Waste Transfer Stations (WTS) were carted to Whitemark.</li> <li>• At the Whitemark Waste Facility (WF), waste from the active tipping area was removed, spread, compacted, and covered.</li> <li>• Wind-blown litter was picked up around the tip gatehouse.</li> <li>• Waste motor oil drop at the Lady Barron WTS was at capacity. Due to equipment failure, the oil drop could not be emptied. Of note, it did become apparent that significant quantity of water had infiltrated, likely by the lid being left open and not being undercover. The oil drop was removed in preparation for the releveling works.</li> <li>• Pieces of asbestos were found on the ground next to the hard waste skip bin at the Lady Barron WTS. These were collected and disposed of following safe asbestos handling, transport, and disposal practices.</li> <li>• The works crew started re-leveling and re-sheeting the Lady Barron WTS.</li> </ul>

Landfill Levy	<ul style="list-style-type: none"> <li>• The January waste data was collated, checked, and reported to the Department of Natural Resources and Environment Tasmania (NRE). A total of 224.8 tonnes of leviable waste was received at the Whitemark Waste Facility, totalling \$4,321.57.</li> <li>• The classification breakdown of the leviable waste was as follows: <ul style="list-style-type: none"> <li>▪ General Waste 102.83t (88.53t from both WTS)</li> <li>▪ Hard waste 55.45t (44t from Lady Barron WTS)</li> <li>▪ Cardboard 7.17t</li> <li>▪ Commercial and Industrial 39.41t</li> <li>▪ Construction &amp; Demolition 19.95t</li> </ul> </li> </ul>
Recycling	<ul style="list-style-type: none"> <li>• Six bales of aluminium, totalling 992 kilograms, were sent to Sims Metal in Launceston.</li> <li>• Lead acid batteries were consolidated, palletised, and strapped following the best practice guide for packing used lead acid batteries for recycling. A total of three pallets were prepared.</li> <li>• Recycling Hub stickers were placed on the price tags of <u>all</u> eligible products at Walker's Supermarket. It is envisioned that this will help customers identify products that can be recycled, and perhaps promote changes in purchasing behaviours.</li> <li>• A second staff member was trained to service the hub, this will help as the program is expanded over the coming months.</li> <li>• The Recycling Hub was serviced twice in January. It collected 21 kg of eligible products. This brings the total diverted from landfill to 100.6kg since launching the hub. The percentage of ineligible products is dropping – 4% in January compared to 4.8% in December.</li> <li>• Overall, the top five performing programs are: <ul style="list-style-type: none"> <li>▪ Batteries 34.1 kg</li> <li>▪ Cartridges 21.2 kg</li> <li>▪ Nespresso Capsules 15.7 kg</li> <li>▪ MobileMuster 8.7 kg</li> <li>▪ Skincare 5.1 kg</li> </ul> </li> </ul>
Administration	<ul style="list-style-type: none"> <li>• Researched the guidelines for the management and storage of hazardous and combustible waste materials.</li> <li>• Investigated multiple bunding options, and spill kits, for best-practice hazardous waste management (lead acid batteries, motor oil, cooking oil, fire extinguishers and paint). Sought, received, and considered multiple quotes on bunding options. Three concrete bunds, made on-island, have been ordered for the Lady Barron WTS. Options for the Whitemark Waste Facility are still being considered.</li> <li>• Created and updated a register to keep accurate records historical, current, and future controlled waste disposal (asbestos, batteries, biosecurity, clinical, tyres, and waste oils).</li> </ul>

	<ul style="list-style-type: none"> <li>• The Waste Management Strategy 2024–2028 closed on Monday 29th of January. Seven submissions were received. Support for the Strategy was the predominant sentiment. Several constructive comments were made. All comments were considered and some changes to the final strategy were made. Some suggestions will be taken into consideration again when the proposed investigations are carried out, and when the action plans are developed during the strategic period.</li> </ul>				
<b>Whitemark Airport</b>					
Airport	<ul style="list-style-type: none"> <li>• Mowing airside areas</li> <li>• Airside fence maintenance</li> <li>• Fence line weed spraying.</li> <li>• Footpath maintenance</li> <li>• Security and Safety inspections</li> <li>• Workshop maintenance</li> <li>• Machinery maintenance</li> <li>• Security gate code change</li> <li>• Refuel aircraft as required.</li> </ul>				
Air Transport Operations (ATO) Movements	ATO-Sharp Air	ATO Other	Private	RFDS	Helicopters
January 2023	96	63	40	6	11
January 2024	82	40	27	4	1
<b>Works planned for the coming month:</b>					
<b>Roads &amp; Drainage</b>	Prepare on/off ramps for sealing on four bridges Prepare Badger Corner intersection for sealing				
<b>Town Maintenance</b>	Painting road markings Whitemark and Lady Barron				
<b>Resource Recovery &amp; Waste Management</b>	<ul style="list-style-type: none"> <li>• Improve skip bin placement and traffic flow at Lady Barron Waste Transfer Station.</li> <li>• Install new signage.</li> <li>• Prepare more pallets with lead acid batteries for transport.</li> <li>• Review the material prepared by RecycleCoach. This App will be used to improve community waste education.</li> <li>• Hold the first Cash-4-Cans sorting day of the year (29/02/24).</li> <li>• Participate in the Northern Tasmanian Waste Management Program (NTWMP) Technical Committee meeting.</li> <li>• Develop a pamphlet (householder) about appropriate hazardous waste disposal.</li> </ul>				
<b>Plant and Machinery</b>	Receive New Loader (18/2/24) Receive Cape Barren Island 10,000LTank (18/2/24)				

## Capital Works

Flinders Council

Revised Budget 2023-2024

Description	Estimated Carry Forward	Updated Carried Forward	New Budget Items 2024	Original Capex Budget 2024	Revised Capex Budget 2024	COMMENT
<b>Roads and Footpaths</b>						
<b>Roads - Resheeting/Rip&amp;Reform</b>						
Fairhaven Rd - pp8-11, 300m x 6m resheet			14,563	14,563	14,563	
Fairhaven Rd - pp13-16, 350m x 6m resheet			16,990	16,990	16,990	
Fairhaven Rd - pp54.5-59, 450m x 6m resheet			21,844	21,844	21,844	
Fairhaven Rd - pp71-79, 900m x 6m resheet			41,791	41,791	41,791	
Fairhaven Rd - pp80-81.5, 200m x 6m resheet			9,709	9,709	9,709	
Palana Rd - pp281-282A, 150m x 6m resheet			7,281	7,281	7,281	
Palana Rd - pp297-305, 900m x 6m resheet			43,689	43,689	43,689	
Palana Rd - pp306.5-309, 350m x 6m resheet			16,990	16,990	16,990	
Palana Rd - pp311-314.5, 400m x 6m resheet			19,417	19,417	19,417	
Palana Rd - pp315-320, 650m x 6m resheet			31,553	31,553	31,553	
Killiecrankie Rd - pp1.5-6, 600m x 6m resheet			29,126	29,126	29,126	
Killiecrankie Rd - pp7-11.5, 600m x 6m resheet			29,126	29,126	29,126	
Five Mile Jim Rd - pp60-63, 350m x 6m resheet			16,990	16,990	16,990	
Five Mile Jim Rd - pp75.5-84, 1000m x 6m resheet			52,338	52,338	52,338	
Anderson Rd - Fairhaven Rd- pp3, 350m x m resheet			16,990	16,990	16,990	
Allports Rd - Beach Rd - 200m x 6m resheet			9,709	9,709	9,709	
Allports Rd - Port Davies Rd, 100m x 6m resheet			4,854	4,854	4,854	
Fowlers Rd - Port Davies Rd, 400m x 6m resheet			19,417	19,417	19,417	
Trousers Point Rd - pp47.5-50, 300m x 6m resheet			14,563	14,563	14,563	
Trousers Point Rd - pp34.5-41, 800m x 6m resheet			38,834	38,834	38,834	
Big River Rd - pp93.5-97, 500m x 6m resheet			24,272	24,272	24,272	
Wallannipi Rd - pp8-12, 400m x 6m resheet			19,417	19,417	19,417	
Wallannipi Rd - pp5.5-6.5, 100m x 6m resheet			4,854	4,854	4,854	
Coast Rd - ch750 - ch1550, 800m x 6m resheet			56,861	56,861	56,861	
Coast Rd - pp71-73.5, 250m x 6m resheet			12,136	12,136	12,136	
Virieux Rd - Palana Rd-end, 500m x 5m resheet			21,808	21,808	21,808	
Summer Camp Rd - (Lookout Rd)ch50-ch250 west, 200m x 6m resheet			9,709	9,709	9,709	
Summer Camp Rd - (Lookout Rd)ch100-ch300 east, 200m x 6m resheet			9,709	9,709	9,709	
Lees Rd -pp30.5-34, 500m x 6m resheet			24,272	24,272	24,272	
Lees Rd -pp36-37, 150m x 6m resheet			7,281	7,281	7,281	
Lees Rd -pp42-43, 100m x 6m resheet			4,854	4,854	4,854	
<b>Total Resheeting</b>	-	-	<b>650,946</b>	<b>650,946</b>	<b>650,946</b>	
<b>Roads - Rip and Reform</b>						
Melrose Rd - pp 12.5-24.5, 1500m x 6m R&R			21,384	21,384	21,384	RTR project
Melrose Rd - pp 35-44.5, 1200m x 6m R&R			20,048	20,048	20,048	RTR project
Melrose Rd - pp 47.5-54, 800m x 6m R&R			10,692	10,692	10,692	RTR project
Coast Rd - pp 61-69, 850m x 6m R&R			10,692	10,692	10,692	RTR project
Wingaroo Rd - Melrose Rd-Fairhaven Rd, 3400m x 6m R&R			42,768	42,768	42,768	RTR project
<b>Total Rip and Reform</b>	-	-	<b>105,584</b>	<b>105,584</b>	<b>105,584</b>	
<b>Roads - Reconstruction/Stabilising Works &amp; Sealing</b>						
Memana Rd	140,000	230,000		140,000	230,000	LRCI - Stage 4 funding. Updated costs and project scope.
Lackrana Rd	370,000	315,000		370,000	315,000	LRCI - Stage 4 funding / part Council funded (\$113,680). Updated costs and project scope.
Gunter St	75,000	128,000		75,000	128,000	RTR funded
LRCI4 Stage 2 - Balance to be determined				66,832		Remove, now allocated above
Airport Mini-bus Drop-off/Pickup Area 40m x 30m				90,000		Remove budget item and reallocate. Consider project in future year \$90k.
<b>Total Reconstruction/Stabilising Works &amp; Sealing</b>	<b>585,000</b>	<b>673,000</b>	-	<b>741,832</b>	<b>673,000</b>	

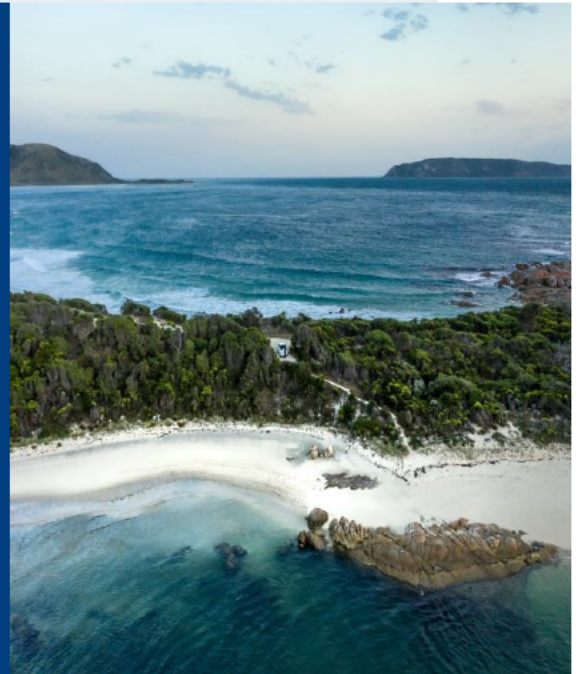


Description	Estimated Carry Forward	Updated Carried Forward	New Budget Items 2024	Orginal Capex Budget 2024	Revised Capex Budget 2024	COMMENT
<b>Roads - Reseals</b>						
Mobilisation costs for reseals to split across projects			100,000	100,000	100,000	To be split across sealing projects
Bridge - seal on/off ramps - Badger Corner		25,000			25,000	RTR
Bridge - seal on/off ramps - Trousers Point (2)		25,000			25,000	RTR
Bridge - seal on/off ramps - Coast Road		12,000			12,000	RTR
Whitemark Boat ramp - on/off road seal		10,000			10,000	
Coast Rd, West St - EoS 1600m x 8m.				-	-	Remove budget item and reallocate. Consider project in future year \$192k
Franklin Pde, Henwood St - Pot Boil Rd 800m x 7m.				-	-	Remove budget item and reallocate. Consider project in future year \$84k.
<b>Total Reseals</b>	-	<b>72,000</b>	<b>100,000</b>	<b>100,000</b>	<b>172,000</b>	RTR funded?? \$266k / part Council funded \$110k
<b>Roads - Footpaths</b>						
Footpath Replacements Whitemark		28,000	22,000	22,000	50,000	Increase allocation from road funds carried forward from prior year.
<b>Total Footpaths</b>	-	<b>28,000</b>	<b>22,000</b>	<b>22,000</b>	<b>50,000</b>	
<b>Roads - Signage and Other</b>						
Roadside signage - LRCI 3	55,000	60,475		55,000	60,475	Grant funded
Roadside guideposts - LRCI 3	65,000	70,375		65,000	70,375	Grant funded
<b>Total - Signage and Other</b>	<b>120,000</b>	<b>130,850</b>	-	<b>120,000</b>	<b>130,850</b>	
<b>Total Roads and Footpaths</b>	<b>705,000</b>	<b>903,850</b>	<b>878,529</b>	<b>1,740,361</b>	<b>1,782,379</b>	
<b>Bridges &amp; Culverts</b>						
Harley Bridge - replace guiderails and uprights			50,000	50,000	50,000	Subject to Auspan Inspection report
<b>Total Bridges &amp; Culverts</b>	-	-	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	
<b>Airport</b>						
<b>Grant Projects</b>						
Upgrade Runway Lighting, Generator, Switchboard, Office, Remove Old Office.				1,000,000		To submit for 100% grant funding in 23/24 at total cost of \$2.8m
<b>Total Airport</b>	-	-	-	<b>1,000,000</b>	-	
<b>Stormwater and Drainage</b>						
<b>LRCI 3 Grant Projects</b>						
- Roadside drainage - LRCI 3 tba	233,040	177,911	-	233,040	177,911	
<b>Total Stormwater &amp; Drainage</b>	<b>233,040</b>	<b>177,911</b>	-	<b>233,040</b>	<b>177,911</b>	
<b>Plant</b>						
Plant Mun -Steel drum roller	140,000	140,000		140,000		Reallocate to loader
Loader					185,000	Reallocated from roller above
Plant Mun - Vehicle Replacements - Med Sized Single Cab Tipper		80,000			80,000	
Cleaners Van					25,000	
5t Tipper			98,000	98,000	98,000	To replace Isuzu that goes to Twm Mtce. Twm Mtce ute to Waste Mgmt.
8x4 Box Trailer			6,500	6,500		Reallocated to mower
8x4 Tipper Trailer			8,500	8,500		Reallocated to mower
Kubota Zero Turn Mower					15,000	
Refurbished cabs for graders (2)			45,000	45,000		Reallocate to loader
Replacement Tractor 100hp			100,000	100,000	100,000	\$20k trade-in on existing tractor
Small Plant	5,000		15,000	20,000	15,000	
<b>Total Plant</b>	<b>145,000</b>	<b>220,000</b>	<b>273,000</b>	<b>418,000</b>	<b>518,000</b>	
<b>Buildings &amp; Facilities</b>						
<b>B&amp;F - Grant Funded Projects</b>						
Safe Harbour			3,600,000	3,600,000	3,600,000	Grant funded. Total grant \$3.6m, grant funds still to be received.
Whitemark Jetty	30,000	28,640	7,000	37,000	35,640	part \$120k MAST grant
MAST Grant balance tbc			83,000	83,000	83,000	part \$120k MAST grant, projects to be determined

Description	Estimated Carry Forward	Updated Carried Forward	New Budget Items 2024	Original Capex Budget 2024	Revised Capex Budget 2024	COMMENT
Veterinary Facility	840,000	801,034		840,000	801,034	Total project grant \$980k, bal of remaining funds. Project subject to further funding.
Recreational Fishing and Camping Facilities	90,000	90,000		90,000	90,000	\$90k Grant
LRCI 4 Building - install electronic locking system and repair doors					40,000	
<b>Black Summer Bushfire Recovery Grant</b>	650,000	5,562	909,935	1,559,935	1,554,373	Balance of total grant \$1,599,935, multi year projects will continue into 24/25.
Upgrade Flinders Arts & Entertainment Recovery Centre				-	-	
New Custom Off Grid Staging Container				-	-	
New Defibrillator for Staging Container				-	-	
<b>Total Grant Funded</b>	<b>1,610,000</b>	<b>914,112</b>	<b>4,599,935</b>	<b>6,209,935</b>	<b>6,204,047</b>	
<b>Council Funded B&amp;F Projects</b>						
Whitemark Cemetery Renew Fencing			35,000	35,000	35,000	Service Request
Lady Barron Tennis Court Renew Fencing			28,000	28,000	28,000	Safety Inspection 2023-04-01
Replace carpet in Council office			20,000	20,000	20,000	
Anchor Shade Structure			20,000	20,000	20,000	Potential cofunding through grant
Council Office Septic	30,000	30,000		30,000	30,000	
Airport Septic	50,000	42,961	70,000	120,000	112,961	
Workshop roof replacement and Repaint Exterior			18,000	18,000	18,000	
Upgrade to airport terminal, inwards and outwards baggage area.					16,500	To improve security, safety and weather for inwards baggage.
<b>Total Council Funded B&amp;F</b>	<b>80,000</b>	<b>72,961</b>	<b>191,000</b>	<b>271,000</b>	<b>280,461</b>	
<b>Total Buildings &amp; Facilities</b>	<b>1,690,000</b>	<b>987,073</b>	<b>4,790,935</b>	<b>6,480,935</b>	<b>6,484,508</b>	
<b>Waste And Recycling</b>						
Waste - Concrete Bays and Shed	55,000	58,505		55,000	58,505	Carry over from prior year. Grant Funded Project
Waste - Recycling Modernisation - Resource recovery shed	375,000	387,500		375,000	387,500	State Grant \$212k to come, Fed grant \$212k
Waste - Upgrade Office		-	5,000	5,000	5,000	
Waste - Isuzu Bin truck with hook system		250,000	-	-	250,000	To be partially funded from carried forward funds unspent on roads in prior year.
Waste - 4 Shaft Shredder	175,000	175,000		175,000	175,000	Aim is to concentrate on the largest and easiest to deal with streams (Cardboard and Packaging). Grant Funded Project
<b>Total Waste</b>	<b>605,000</b>	<b>871,005</b>	<b>5,000</b>	<b>610,000</b>	<b>876,005</b>	
<b>IT, Furniture &amp; Fittings, Intangibles</b>						
Depot iPads (4)			4,000	4,000	4,000	Twm Mtce, Roads, Waste Mgmt, DSG Mtce
IT Hardware and Software			26,479	26,479	26,479	
Municipal Revaluation			84,000	84,000	84,000	
<b>Total IT, Furniture &amp; Fittings</b>	<b>-</b>	<b>-</b>	<b>114,479</b>	<b>114,479</b>	<b>114,479</b>	
<b>Total Capital</b>	<b>3,378,040</b>	<b>3,159,839</b>	<b>6,111,943</b>	<b>10,646,815</b>	<b>10,003,282</b>	



# Priority Projects



September 2023

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Reconstruct and seal Palana Road. Transfer ownership to State Government as the main transport backbone for Flinders Island.	9
Collaborate with TasWater to identify and establish a wastewater solution for Flinders Island.	10



# Flinders Council



## EXECUTIVE SUMMARY

The following priority projects have been established in order to ensure that our community has a long-term, prosperous future. These aims can only be achieved with the cooperation of the State and Federal Governments, working in collaboration with Flinders Council on behalf of our Island communities.

All these projects provide options for the efficient use of Council's resources and provide widespread benefits to our local community.

## VISION & MISSION

A vibrant, welcoming, and sustainable community, full of opportunity, celebrating and preserving our unique way of life and natural environment.

Working collaboratively with the communities of the Furneaux Group of islands to preserve the 'island way' whilst embracing future opportunities.

## OUR FOCUS AREAS

1

### LIVEABILITY

To protect and build upon our islands' way of life.

2

### ACCESSIBILITY / INFRASTRUCTURE

Quality infrastructure and services for community benefit.

3

### ECONOMY / BUSINESS

An environment where a variety of businesses can thrive and integrate.

4

### GOOD GOVERNANCE

Effective, efficient and transparent management and operations.

# Priority Projects



Develop long-term residential accommodation for rental and purchase.



Construct a Hybrid Veterinary Clinic and Wildlife Facility on Flinders Island.



Upgrade the Airport Runways and associated infrastructure.



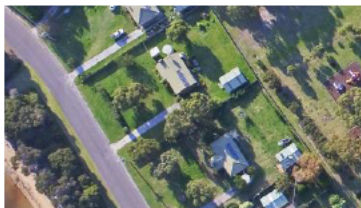
Advocate for the provision of reliable childcare and early childhood education facility and services.



Implement an island-based, integrated, waste management solution.



Reconstruct and seal Palana Road.  
Transfer ownership to State Government.



Collaborate with TasWater to establish a wastewater solution for Flinders Island.

# Develop long-term residential accommodation for rental and purchase.

## BACKGROUND

A current lack of housing on Flinders Island presents significant challenges for the Community's development and sustainability.

The shortage of housing makes it challenging to attract professionals and skilled workers to the Island to support its industries. Without adequate housing options, people have been reluctant to move to Flinders Island or have chosen to leave after a short period, leading to a transient workforce and a lack of continuity in essential services.

The lack of housing options has also contributed to population decline, hindering the growth and development of local industries. This demographic shift will have long-term implications for the Island's social and economic stability.

Given the significant rise in building costs and challenges of finding available tradespeople, vacant land purchases by those wishing to settle on the Island are slow to develop. High housing costs, relative to income levels, can further deter people from settling on the Island.

## THE PROJECT

Develop a comprehensive Housing Strategy that aligns with Council's Structure Plan (strategic planning) to promote suitable development that considers the Island's unique challenges and opportunities.

Invest in infrastructure, such as roads and utilities to support new housing developments.

Implement affordable housing initiatives, that are accessible to a wide range of income levels.

Involve local communities in decision-making processes related to housing development so that the solutions align with their needs and aspirations.



## ADVOCACY

**Council contribution: Council land and strategic planning**

Addressing housing issues on Flinders Island will require a multi-faceted approach that involves collaboration between the Federal and State Government, Council, our local community and stakeholders.

## BENEFITS

- Increased housing availability leads to more people settling on the Island, which stimulates economic activity.
- Enhanced population growth sustains provision of critical services to the Island.
- A viable population that enables the necessary services and activities required for the Community to prosper.
- Development and land use planning guidelines that promote a balance between our built and natural environments.

# Construct a Hybrid Veterinary Clinic and Wildlife Facility.

## BACKGROUND

The Vet Clinic project, which originated in 2020, was conceived to address the urgent need for a veterinary facility and veterinarian for our island communities.

Having accessible veterinary services is a fundamental aspect of a thriving rural community and plays a significant role in enhancing the quality of life for both residents and their beloved pets.

The project's scope was recently expanded to include a wildlife rehabilitation facility, which addresses a significant gap in community infrastructure on Flinders Island.

## THE PROJECT

Building a dedicated veterinary facility on Flinders will enhance the prospects of attracting a veterinarian to the Island. By offering comprehensive veterinary services and excellent animal care, the clinic will play a pivotal role in encouraging the Island's population to stay and thrive.

'The Furneaux Ark', a hybrid Veterinary Clinic and Wildlife Facility will offer comprehensive veterinary and boarding provisions for domestic pets, agricultural animal care, and a special area for rehabilitating native wildlife.

By offering accessible and high-quality veterinary care and boarding facilities, the project aims to uplift the overall well-being of pets, livestock, and working animals on Flinders Island. This approach will directly benefit the local pet-owning and agricultural community.

A core pillar of the 'Furneaux Ark' is its dedicated unit for rehabilitating injured and orphaned native wildlife. In collaboration with Tasmanian Parks and Wildlife and local volunteers, this specialised unit will provide dedicated care to various native species, with the goal of releasing them back into their natural habitats.



## COST

Seeking \$1.8 million

- Infrastructure build.
- Specialised vet equipment.
- Wildlife rehabilitation enclosures.

Council contribution \$460k

- Engineered building designs.
- Development Application approved.
- Shovel ready project.

## BENEFITS

- Improved liveability and population growth. A vet clinic is a primary consideration for families moving to the Island.
- Improved well-being of domestic, farm, and native animals.
- Employment opportunities that stimulate the local economy and foster long-term economic prosperity.
- Establishment of a specialised unit for native wildlife rehabilitation and research will have a positive impact on the conservation of the Island's unique biodiversity.
- Diversification of revenue streams will bring in additional economic benefits.
- Attract eco-tourists interested in wildlife and conservation with a regenerative tourism focus.



# Upgrade the Airport Runways and associated infrastructure.

## BACKGROUND

The Flinders Island Airport operates with multiple longstanding exemptions which trace back to the late 1990s. Although these exempt systems currently fall short of the standards mandated by CASA, Council has been granted qualified leniency over the years to bring the facilities up to the required standards. The timeframe for these upgrades is coming to an end and improvements need to be delivered in the short term.

In May 2022, The Civil Aviation Safety Authority (CASA) conducted an inspection of the runways, resulting in a Safety Finding for the main runway (32/14). This necessitates a reconstruction of the transverse gradient along with runway resurfacing.

Given the critical access provision associated with the Airport, it's crucial for Council to devise and implement the essential upgrades to be CASA compliant. Failure to address these concerns could lead to the eventual closure of the runway.

## THE PROJECT

A staged approach has been developed to ensure the airport aligns with all regulations.

**Stage 1** - Full electrical upgrade to existing airport areas to meet required standards,

- Complete upgrade to all runway lighting.
- Precision Approach Path Indicators (PAPI).
- New standby generator.
- New switchboard.
- New operations office.
- Main apron flood lighting upgrade.

**Stage 2** - Full asphalt grooved overlay to re-shape the main runway surface, and full main apron and main taxiway to meet the required transverse gradient standard. Construct a turning node at the northern end of the main runway.



## COST

Seeking \$9.3 million

Stage 1 - costed at \$1.3 million.

Stage 2 - preliminary costing \$8 million.

## BENEFITS

- Address exemptions of runway lighting.
- Modernise airport systems to remain viable, relevant, and attractive to aircraft operators.
- Provide improved approaches in bad weather through a new PAPI system.
- Updated standby generator and switchboard will provide maintenance free, energy efficient service to the standby runway lighting and increased safety for all aircraft, and in airport emergencies.
- Safe, compliant, reliable, lower maintenance costs and allows for larger aircraft usage without pavement concessions (special landing conditions due to weight of certain aircraft).

# Advocate for the provision of reliable childcare and early childhood education facility and services.

## BACKGROUND

In the past two years, 19 tiny new islanders have joined our community, filling it with joy but also stretching our resources. This demographic shift has presented challenges for our childcare centre, as it finds itself operating beyond its designed capacity.

Affectionately known as "Duckpond", our only childcare centre is under the stewardship of Thrive Group Tas Inc. and caters to children aged 0-5 years. Originally constructed in the early 1960's as a Health Care Centre, there is no option of expansion. The current infrastructure hampers the addition of extra services, such as before and after-school care.

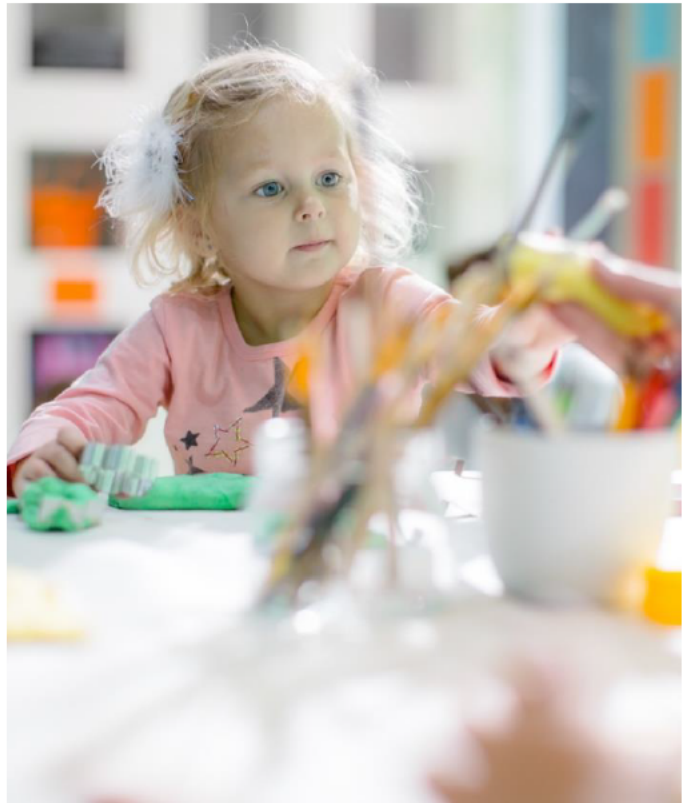
Given the surge in the number of infants, a lengthy waiting list for childcare services has emerged, significantly impacting the professional endeavours of parents. Local businesses have encountered challenges in recruiting staff due to the limited availability of workers, while some parents, mainly women, are unable to resume work post-parental leave or can only return on a part-time basis.

## THE PROJECT

A new, fully equipped early childhood education facility, located next to our existing school.

This integrated 'education' precinct will allow children to attend the same location from infancy to age 18, simplifying life for parents with convenient drop-offs and seamless transitions between different school stages, operating from 8 am to 5 pm.

In collaboration with the Department of Education, we're also exploring creative solutions, such as reallocating Teacher's Aides during illnesses to avoid centre closures and using specialised teachers to develop unique learning packages for the Centre staff.



## ADVOCACY

**Flinders Council fully supports this vital initiative, understanding its importance in nurturing our thriving community, and ensuring a supportive environment for our families and workforce.**

Addressing childcare issues on Flinders Island will require a multi-faceted approach that involves collaboration between Council, State Government, Education Department, our local community and stakeholders.

## BENEFITS

- Improved liveability and population growth. Childcare is a primary consideration for families moving to the Island.
- Job creation - improved employment opportunities.
- Collaboration with specialised teachers enriches the quality of early childhood education.
- A unified learning journey from infancy to age 18, centralising education in one location.

# Implement an island-based, integrated waste management solution.

## BACKGROUND

The Whitemark Waste Facility is the only currently active landfill on Flinders Island. The site has been operational since 1988.

In 2007, the Tasmanian Environmental Protection Agency (EPA) updated the permit requirements for the facility. Addressing these requirements using best practice approaches has been outside of Council's financial capacity.

Environmental compliance audits have revealed that Council's current management of the site does not meet the EPA requirements. The landfill is nearing its capacity, posing additional challenges in waste disposal and management.

## THE PROJECT

A fully integrated waste management system, featuring a new landfill cell, leachate management system, composting system and infrastructure to segregate waste streams to facilitate recycling. This will prioritise resource recovery and minimise landfill usage, while ensuring full compliance with EPA regulations.

### Project components include:

**New enviro-cell construction** - Finalise the design and construction plan.

**Rehabilitation of existing site** - Develop a rehabilitation plan and implement necessary infrastructure upgrades.

**Composting System** - Implement a closed-circuit heat digesting composter to divert approximately 50% of current putrescent landfill material.

**Circular Economy Lab** - An outcome of The Islander Way project. A community driven circular economy initiative, aimed at fostering innovation, improved waste repurposing, local manufacturing, and community engagement.



## COST

### Seeking \$10.5 million

- New cell construction: \$2.8 million.
- Leachate management system: \$1 million.
- Operational plants: \$1.5 million.
- Sorting Shed: \$500k.
- Rehabilitation and associated works: \$2.5 million.
- Composter: \$1.25 million.
- Circular Economy Lab: \$1 million.

**Council contribution \$175k** - Cell engineering design, Environmental Effects Report, earth and drain works.

**Recycling Modernisation Fund contribution \$424k** - Sorting Shed, Sorting Line, Shipping Containers for storage and shipping recyclables.

## BENEFITS

- A sustainable and compliant integrated waste management system minimises adverse impacts on the Island's environment.
- Alleviates pressure on landfill capacity, extending the life of the new cell.
- Composting material suitable for Council's use on gardens, reducing the need for importing external materials.
- Potential commercial returns from resource recovery operations.
- Innovative waste management system / circular economy lab that can be used as a blueprint for other communities.

# Reconstruct and seal Palana Road. Transfer ownership to State Government as the main transport backbone for Flinders Island.

## BACKGROUND

Council considers the upgrading of Palana Road to be an important objective to improve road safety and to add to the economic development of Flinders Island.

For many years, Flinders Council has been advocating for the entire stretch of Palana Rd to be sealed and transferred to state ownership. The goal is to complete the connection between Palana and Lady Barron Rd, similar to King Island's state road.

In 2021, the Federal Government funded the sealing of 6km of Palana Rd, from Fairhaven Rd to Five Mile Jim Rd, which was completed in March 2022. The ownership of the road between the Airport and Five Mile Jim Rd has since been transferred to the State Government.

The sealing and transfer of ownership of the remaining 22.4km of unsealed Palana Rd will enable redirection of limited Council revenue to other areas of development within the Municipality.

The ability for Council to start a proactive sealed road extension program largely unseen for the past 25 years would become possible.

## THE PROJECT

Upgrade 22.4 km of unsealed Palana Road to significantly improve safety, in compliance with standards for this type of road improvement.

Transfer of road ownership to the State Government.



## COST

Seeking \$13.5 million (costed)  
Council contribution \$664k.

A detailed budget, project plan and risk assessment have been completed.

## BENEFITS

- Offers a well-formed and compliant road network that provides a safe passage for all road users.
- Encourages residential housing in the north of the Island.
- Improves accessibility to the northern area of the island, for freight vehicles serving the island's agricultural sector.
- Affords safe visitor access to the Island's unique scenery and offers further development of visitor accommodation.
- Encourages business development that will boost the local economy.
- Re-allocate limited Council revenue to other areas of development within the Municipality.

# Collaborate with TasWater to identify and establish a wastewater solution for Flinders Island.

## BACKGROUND

Flinders Island is currently un-serviced by any compliant sewage disposal method.

Environmental issues have occurred in the form of effluent overflow and flooding of wastewater systems.

Council is concerned that an adverse health situation will occur before any action is taken.

## THE PROJECT

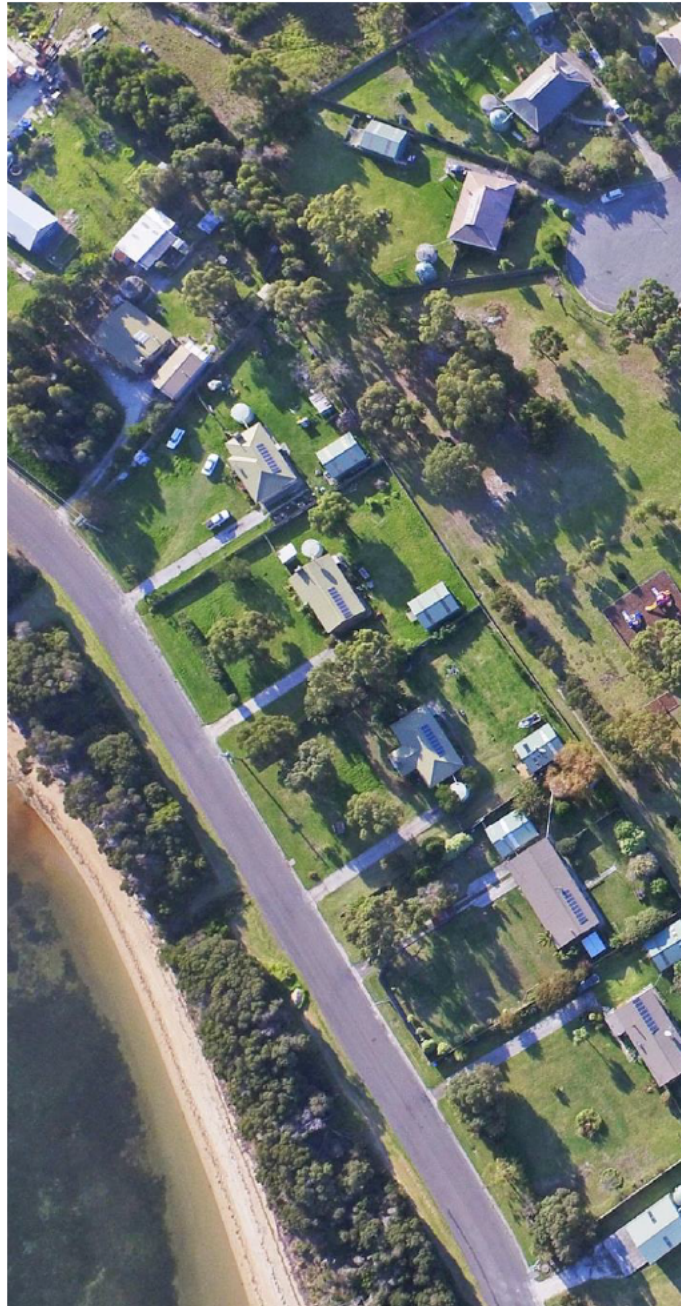
Upgrade the Islands wastewater solution from the current, to modern day standards.

TasWater is the only Regulated Entity who can establish a wastewater solution for the Island.

Council knowledge can assist TasWater in finding an appropriate solution that may suitably service all lots on the Island.

## BENEFITS

- Prevents infection or biological disease as a result of poor or failing wastewater systems and mitigates the risk of an adverse public health event.
- Reduces the effects on the environs from overflowing or poorly treated wastewater.
- Supports improved and much needed housing development, not inhibited by wastewater issues.
- Supports local business and promotes industry to the Island that can access suitable wastewater treatment options.



## ADVOCACY

**Council contribution** - Previous feasibility studies.

The request is that suitable funding be made available to TasWater to enable them to provide an appropriate solution for Flinders Island.



## CONTACT

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Website : [www.flinders.tas.gov.au](http://www.flinders.tas.gov.au)

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Address : 4 Davies St, Whitemark  
Tasmania 7255

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# North East River - To provide a northern location for campers on Flinders Island

## BACKGROUND

North East River is a popular, riverine estuary that is an environmentally significant bird and fish breeding area.

The 16ha Council owned site at North East River was established following DPIPW's 'shack sites' project, with the intention of developing the site for future camping.

The property was accessed by the community for camping until a fire by one of the campers was accidentally lit in 2019.

As a result, it was determined that the area would be closed to the public for recreational camping until the land could be appropriately developed.

## THE PROJECT

- Develop a masterplan for Council's owned land in North East River.
- Develop a masterplan of North East River precinct in collaboration with Tas Parks and Wildlife.
- Develop bushfire management plans for the site.
- Exploration of resources ie water / off grid power options.

## BENEFITS

- Provides amenities in the northern area of the Island for recreational camping.
- Maintains and utilises Council land and assets effectively.
- Allows beaches and sensitive coastal areas to remain unspoilt.



## COST

Seeking \$150,000

**Council contribution** – 16ha Council land, Initial concept plans have been designed.

2023 Councillor Resolution Report		21 February 2024		Date Completed
Minute	Resolution	Activity	Status	
172.09.2021	Moved: Cr V Grace Seconded: Cr A Burke That Council a) Authorises the General Manager, Warren Groves to sign the <b>Flinders Island Vet Facility</b> grant deed under Common Seal for the purpose of constructing and equipping a new veterinarian facility, b) Approves the investigation and use of appropriate Council land to site the facility and; c) Approves the receipt of the veterinary facility onto Council's asset register upon completion.	01.10.21 Initial meeting of Project committee - recommendation to undergo a risk assessment process to determine the most appropriate location for the proposed Vet facility per (b). 09.12.21 This project progresses well with detailed designs expected from Project Architects in the new year. 06.01.22 The Grant has been signed and a substantial amount of the funding has been received. Work is well underway with the successful architectural design team who aim to have a Development Application to Council in late January 2022. 08.03.22 DA expected to be submitted by week ending 18.03.22. 07.04.22 DA submitted and in process - advertising for DA and Community Consultation to commence together in second week of April. 09.05.22 Awaiting outcome of discretionary advertising period. 27.06.22 Tender pack for construction of facility advertised. 9.8.22 Two tenders were received and council is currently negotiating with the successful tenderer. Council negotiating with grant provider re the allocation of more funds to complete the project. Project currently on hold until these negotiations have been concluded. 11.10.22 Due to rising building costs, the funding is no longer sufficient to cover the entire project. Currently seeking direction from State Government on how it wishes to progress the project. 15.11.22 Council has submitted a request for further assistance to the State Government Committee charged with assessing State Government funded project cost over-runs. 16.03.23 Project Manager continues to follow up with Funding Committee without meaningful update to date. 15.05.23 Discussion with RDA Tas 11.05.23. Just released and upcoming Federal funding may assist with the progression of this project. 14.06.23 Considering funding application - Growing Regions to secure additional funding for this project. 17.08.23 Federal funding EOI for Veterinary Facility submitted 01.08.2023. 20.09.23 Awaiting release of grant application process, expected within the next month. 18.10.23 Still awaiting release of grant application process. 15.11.23 Expecting release of grant application around 28.11.23.	a) Completed b) Completed c) in progress	
175.09.2021	Moved: Cr V Grace Seconded: Cr S Blyth That Council: a) Makes an application to the <b>Bushfire Recovery Grants Program</b> ; b) Authorises General Manager, Warren Groves to sign the Bushfire Recovery grant deed under Common Seal; c) Incorporates the required project and financial allocations into the 2021/2022 Council Budget; and d) Approves the receipt of the resulting infrastructure onto Council's asset register upon completion.	07.10.21 Grant application submitted. Awaiting outcome. 05.01.22 Still awaiting outcome of grant application. 15.02.22 Advised of successful grant application 11.05.2022 Grant deed signed and submitted. First stage funding of \$600,000 received by Council. This stage consists of purchasing the portable site office. Consultation has been conducted with the Emita and Lady Barron Hall committees and TasFire. 13.07.22 Portable site shed purchased and en route from NSW. 9.8.22 The shed is on route from Launceston and initial concept plans for Emita Hall have been received. 15.09.22 Portable site shed arrived on Island. Preliminary designs for both Holloway Park and Emita received. 11.10.22 Designs for Holloway Park and Emita under consideration. 15.11.22 The project manager has been in discussions with TasFire re formalising their contribution to the proposed fire sheds aspect of this project 16.03.23 Draft MOU with TasFire complete. Costings being sourced for TasFire Sheds. 21.06.23 Notified during the June FMAC meeting that the TFS Chief has resigned. Still working with regional TFS Officer Rick MAHNKEN regarding what effect this, if any, will have on the co-funding aspect of this project (Emita and Holloway Park Fire Sheds). 20.09.23 Officers still working with TasFire re finer agreement details such as ownership of sheds, amount of co-funding. 15.11.23 Officers continue to work with Tas Fire on the details mentioned above. 17.01.24 Discussions continue with TFS regarding financial contribution and building of sheds at Holloway Park and Emita Hall - MOU to be signed	a) Completed b) Completed c) Completed d) Not started	
97.04.2023	Moved: Cr C Cox Seconded: Cr K Stockton That Council instruct the General Manager to carry on with design work for Option 2 (annexure 4.1.2) to extend the <b>Rock Wall</b> . That Council continues to actively pursue further funding to enable extension of the Rock Wall and additional marina infrastructure. CARRIED UNANIMOUSLY (5-0)	19.04.23 Final draft of deed submitted to CDG in morning of 18.04.23. Aim is to sign deed by C.O.B. 21.04.23. 24.04.23 Deed signed and sent to the Project Assessment, Regional Programs Branch, Regional Development and Local Government Division for counter signing. 27.04.2023 Final co signed Deed received. 15.05.23 Met with Chief Executive Officer and Executive General Manager of TasPorts on 02.05.23 re \$900,000 election funding commitment resulting in a positive discussion with further mutual opportunities to be examined. Batchelor presented to Council Workshop re Project progress and ECI Stage Two on 10.05.23. Agenda Item to be considered at 24 May 2023 Council Meeting. 06.06.2023 Ongoing productive discussions and correspondence with TasPort regarding potential further funding for the FIMASH. 21.06.23 Contract being developed between Batchelors and Council in progression of ECI stage 2. 17.08.23 Media release announcing the provision of up to \$900,000.00 extra funding to the project by TasPorts released on 04.08.23. On Island meeting with TasPorts CEO and Group Exec re progressing \$900,000.00 contribution scheduled for 18.08.23. 23.8.23 GM met with TasPorts last Friday, will work through with GM and TasPorts financial representative on appropriate facilities. 21/9/23 BCG on island considering rock options 18.10.23 Awaiting draft agreement from TasPorts and DA process continuing with required specialised reports in process. 15.11.23 TasPorts have draft agreement and are finalising it for transmission to Council. The DA process continues with a specialised report (Natural Values Report - Flora) still outstanding.	In Progress	



2023 Councillor Resolution Report			21 February 2024	
The following report identifies resolutions passed by elected members for the reporting period. The report provides the minute reference and date, the resolution, the elected member who moved and seconded the item, and the action taken to date to implement the decision. Where a resolution has been encapsulated in an Annual Plan Action, the progress of actions is then addressed through the normal Annual Plan Reporting requirements.				
Minute	Resolution	Activity	Status	Date Completed
142.03.2023	Moved: Mayor Rachel Summers Seconded: Cr K Stockton That Council works with relevant stakeholders, including our current childcare provider; Thrive Group, to: a)investigate options for the provision of reliable early <b>childhood education and childcare services</b> (including before and after school care and school holiday care); and b)advocate to both State and Federal governments for appropriate support and funding. CARRIED UNANIMOUSLY (7-0)	21.06.23 Council has participated in a number of meetings with Island and Tasmania mainland based stakeholders in furtherance of this project over the past few months. The Thrive Group is currently in the process of applying for federal funding to construct a purpose-built facility on Island. 20.09.23 Cr. Summers continues contact with Principal of FDHS regarding this matter. 2023.09.21 Flinders Island has been selected as a trial site for the Early Learning for 3 year old program to be started in early 2024. Whilst this should help alleviate concerns around the waiting list, there are still staffing issues that are being attended to by Thrive. Thrive have submitted an application to the Growing Regions Fund to construct a fit for purpose facility on school grounds. 27/9/23 DOE not happy to hand over land now project is in writing. M Fergusson proposed he could help but DOE have said no. Talks around DOE building re trial of 3YO's at school. Thrive will provide the 10% required for the EOI/Grant if successful 27/11/23 Thrive advised that stage 1 of EOI process - application was successful. 15.01.24 & 21//24 No Progress	In Progress	
152.05.2023	Moved: Cr A BurkeSeconded: Cr P Rhodes That Council defers item 20.5 <b>Information Management Procedure</b> until the General Manager has further information regarding the new Information Technology systems being implemented and the Procedure has been further workshopped at another Council Workshop.	21.06.23 Following IT Management Meeting workshop in May, awaiting a detailed prioritised progression plan from Community Development. 17.08.23 IT plan presented to workshop of 12.07.23. 18.10.23 IT Procedure in process. 15.11.23 IT procedure near completion, awaiting input from Techquity. 15.01.24 Scheduled to be presented at 21 Feb Council meeting for consideration	In Progress	
182.06.2023 & 10.01.2024	Moved: Mayor R Summers Seconded: Cr P Rhodes That Council allocates <b>\$30,000 in the Budget 2023/2024</b> for works to be undertaken specifically to benefit <b>Cape Barren Island</b> residents. Appropriate works to be defined in collaboration with Cape Barren Island Community. CARRIED UNANIMOUSLY (6-0)  10.01.2021 Moved: Cr Peter Rhodes Seconded: Deputy Mayor Vanessa Grace That Council approve the purchase of a 10,000Ltr water tank including freight for Cape Barren Island from TTI Transtank as detailed in attachment 1 - quotation summary. CARRIED UNANIMOUSLY (6-0) For: Mayor Rachel Summers, Deputy Mayor Vanessa Grace, Cr Garry Blenkhorn, Cr Aaron Burke, Cr Carol Cox, and Cr Peter Rhodes.	19.07.23 Mayor Summers continues to contact Denise Gardner to arrange a meeting time. 15.11.23 Contact made with Denise Gardner and Rebecca Digney re this matter. Denise is aware of and happy to discuss with Council in the near future. Has recently been dealing with some personal matters. 13.12.23 CBI suggest they would like Portable Water Tank, RH to research quotes 15.01.24 Quotations to be presented at 21/1/24 Workshop and for consideration at Council Meeting 24/1/24. 21.02.24 Purchase Order raised, tank booked on vessel expected to arrive at Lady Barron on Sunday 18.02.24. Denise Gardner updated re same on 14.02.24.	In Progress	
263.09.2023	Moved: Cr Carol CoxSeconded: Cr Ken Stockton That Council rescind motion 141.05.2015 and support amending Council's internal planning process to prevent the publishing of any personal details within representations received regarding discretionary planning applications and, if required, <b>update the personal information protection policy to reflect this change.</b> CARRIED (5-2) For: Mayor Rachel Summers, Deputy Mayor Vanessa Grace, Cr Aaron Burke, Cr Carol Cox, and Cr Ken Stockton. Against: Cr Garry Blenkhorn, Cr Peter Rhodes	29/9/23 Staff advised of rescinded motion 29/11/23 Personal Information Policy review in draft, updated to include amendment to planning process to prevent publishing of personal details within representations. 15.01.24 Policy drafted, awaiting review.	In Progress	

2023 Councillor Resolution Report			21 February 2024	
The following report identifies resolutions passed by elected members for the reporting period. The report provides the minute reference and date, the resolution, the elected member who moved and seconded the item, and the action taken to date to implement the decision. Where a resolution has been encapsulated in an Annual Plan Action, the progress of actions is then addressed through the normal Annual Plan Reporting requirements.				
Minute	Resolution	Activity	Status	Date Completed
266.09.2023	Moved: Cr Rachel Summers Seconded: Cr Aaron Burke That Council: a) <b>Authorises</b> the Acting Infrastructure Manager to arrange with local contractors to inspect the <b>Palana ramp</b> and get advice and costing regarding works as outlined in the inspection report, b) That due to the urgent nature of the repairs, providing the quotes are <b>less than \$10,000</b> , quotes are presented to council for action, c) <b>Gets two quotes to extend the Whitemark jetty by 6 metres</b> , and d) <b>Approves the concept plans for the Whitemark boat ramp</b> for further <b>development</b> so quotes can be sought, noting that there is to be no rock border and to have a timber edge the same as the other side. CARRIED UNANIMOUSLY (7-0) For: Mayor Rachel Summers, Deputy Mayor Vanessa Grace, Cr Garry Blenkhorn, Cr Aaron Burke, Cr Carol Cox, Cr Peter Rhodes and Cr Ken Stockton.	27/09/23 Quote to repair Palana Boat ramp \$7400excl GST 05/10/23 Grant funding from Bait filleting stations may cover \$36K costs to date, variation to grant has been sought. B – Contractor notified and will commence works this month (October), I will advise once works have commenced. Other, C – Mick Sherriff will provide a quote for the 6m extension, I will forward through once received, hopefully this week. D – Engineering Plus have accepted and commenced drawings to allow quotes to be called for, EP has been requested for a ballpark figure on costings, Other •Flinders Council has placed more gravel and graded the Emita Boat ramp entrance. 28/11/23 Rev B drawing received from Engineering plus for review -Works have commenced on the Palana jetty repairs -Mick Sherriff has 95% completed works to the Whitemark jetty – just some small fenders to go on the small piers inserted at the lower portion of the jetty. -Emita boat ramp entrance graded and extra gravel placed where required – completed. 29/11/2023 Updated concept plans received 15/1/2024 Boating Committee Meeting Scheduled to discuss Concept plans on 22/1/2024. 21/02.24 Revision of concept plans undertaken. Additional funding \$30,000 acquired. Next meeting scheduled 4/3/24.	In Progress	
252.12.2021	Moved: Deputy Mayor D Williams Seconded: Cr R Summers That <b>Council adopts the land</b> known as 165274/1: as a local highway under s6 of Local Government (Highways) Act 1982 and develops a staged approach regarding <b>forming the road</b> and associated budget. CARRIED UNANIMOUSLY (6-0) For: Mayor A Revie, Deputy Mayor D Williams, Cr A Burke, Cr V Grace, Cr P Rhodes and Cr R Summers.	From Closed Council: Road Off Pot Boil Road, Lady Barron 17.05.2023 Chris advised he provided budget but works have not commenced 13.06.23 Due to the lack of development, there has been very little done to progress this matter. However, I have been monitoring the existing road/ex-driveway for maintenance requirements. The plan going forward: 1.engage a surveyor to mark the boundaries (Jul-Dec 2023). 2.arrange to remove the trees and clear the ground (Jan-Jun 2024). 3.design the road (Jul 23 - Jun 24) and budget funds in 2024/25 for the first stage of construction. Of course, this can be brought forward if development of the lots starts to occur earlier. 04.12.2023 Acting Infrastructure Manager plans to re-visit matter following completion of roads program in February/March 2024.	In Progress	
337.11.2023	DECISION Moved: Cr Carol Cox Seconded: Cr Garry Blenkhorn That Council authorises the advertising of an Expression of Interest (EOI) for the lease of the vacated <b>airport hangar</b> identified as 'that part of the Land described in Certificate of Title Volume 227191 Folio 1' at Flinders Island Airport. CARRIED UNANIMOUSLY (5-0) For: Mayor Rachel Summers, Deputy Mayor Vanessa Grace, Cr Garry Blenkhorn, Cr Carol Cox and Cr Peter Rhodes	22/11/23 From Closed Council 28/11/23 EOI opened, closes 22/1/2024 15.01.24 EOI still in process. 21.02.24 EOI process closed 22/1/2024, discussed at Workshop 7/2/24. Submitted for Council decision in Closed Council 21/2/24.	In Progress	
339.11.2023	DECISION Moved: Deputy Mayor Vanessa Grace Seconded: Cr Ken Stockton That Council instructs the General Manager to release the expression of interest (EOI) for the <b>Whitemark Tennis Court</b> as per the details provided in the advertisement, information memorandum and Site Data Pack with a closing date of Monday 22 January 2024. CARRIED (5-1) For: Mayor Rachel Summers, Deputy Mayor Vanessa Grace, Cr Garry Blenkhorn, Cr Carol Cox and Cr Ken Stockton Against: Cr Peter Rhodes	22/11/23 From Closed Council 28/11/23 EOI opened, closes 22/1/2024 15.01.24 EOI still in process. 21.02.24 EOI Stage 1 process Closed 22/1/24. Stage 2 EOI in process.	In Progress	
85.4.2020	Moved: Cr V Grace Seconded: Cr S Blyth That Council defers any action on the issue of <b>waste management strategy</b> , until it discusses the matter further in a workshop, and there has been appropriate community and other stakeholder consultation and feedback on the matter. CARRIED UNANIMOUSLY (7-0)	20.05.20 Council had a preliminary discussion on the matter at the 19 May Council Workshop. 17.06.20 Further discussions held at 9 June Council Workshop. 21.07.20 Preliminary plan for consultation developed at 21 July Council Workshop. 19.08.20 Preliminary survey undertaken at August Lions Market. 17.09.20 Preliminary report complete from initial community waste survey. A follow up survey is being released to build upon results. 09.12.20 Community consultation undertaken at the Councillor "Engaging Our Community" sessions at Emita, Lady Barron and Whitemark. A Waste Focus Group was held. Feedback received from consultation was incorporated into a Draft Waste Management Strategy which was released for public comment on 30 November. open until 6. January 2021. 08.02.21 Community comments collated and presented to Council at the 2 February Workshop and discussion on	Complete	21/02/24

2023 Councillor Resolution Report		21 February 2024		Date Completed
Minute	Resolution	Activity	Status	
		<p>November, open and ordinary 2021-2022. Community comments solicited and presented to Council at the 2<sup>nd</sup> ordinary. Workshop and discussion on changes to the draft. Council Officers to prepare draft 2 of the strategy for consideration at the March Council Meeting. 02.03.21 Workshop held on financial models relative to Waste Strategy. 15.04.21 Waste meeting held per minutes and further iteration of Waste Strategy to be updated May, 2021. 05.07.21 Meeting focussed on Waste Strategy scheduled for mid July. 03.08.21 Workshop, Councillors updated re potential delay to aspects of the Waste Strategy per the requirements of a recently communicated EPA Environmental Effects Study. 10.11.21 Waste Strategy and Communications plan to be presented to workshop of 16.11.21. 09.12.21 Draft Waste Strategy and Communications plans presented to Councillors at workshop of 30.11.21. 08.03.22 Workshop update to be presented at 15th March Council Workshop. 03.05.2022 Waste presentation to Councillors at Item two by Jacci Smith, Chris Wilson and Warren Groves. 07.06.22 Earthworks at site including leachate plumbing continuing through April to June. 13.07.22 concrete slab of waste shed laid. 09.08.22 The earthworks connected to the concrete slab and retaining walls will be commenced by the end of the month. 15.09.22 Field drain installed and further earthworks completed. Overall works delayed by weather and resources. 11.10.22 Earthworks continue to be delayed by resources and weather/soil moisture levels. 15.11.22 Whilst weather conditions continue to prevent earth works, the team is concentrating on a consolidated approach with the Islander Way Circular Economy project and a joint funding submission to the Office of the Coordinator General on 18.11.22. 16.03.23 Council visited by Waste and Resource Recovery Board members 6-7/3/23 with positive interactions, suggestions and further opportunities discussed freely. 15.05.23 Waste Management Supervisor commenced duties today. 20.06.23 Waste Management Strategy Draft near completion, being finalised by new waste management supervisor and expected to be presented to a July workshop 17.08.23 Waste Strategy presented to the workshop on 26.07.23 06/09/23 Strategy to be extended to 2028, Sabrina to redraft - proposed to present revised document to workshop 8/11/23 for Council meeting 28 Nov 23 then out for community feedback. 27/9/23 Waste update provided to Councillors at workshop 22/11/23 Revised waste Management Strategy 2024-2028 presented at Council Workshop. Following Councillors feedback Strategy to go to Community for consultation, and to be presented at Council Meeting for adoption early 2024</p>		