



# COUNCIL AGENDA

COUNCIL CHAMBERS  
COMMUNITY  
ADMINISTRATION  
CENTRE (CAC)

20 OCTOBER 2020

# NOTICE OF MEETING

Notice is hereby given that the next meeting of the Sorell Council will be held at the Community Administration Centre (CAC), 47 Cole Street, Sorell on Tuesday, 20 October 2020, commencing at 6.00 pm.

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## CERTIFICATION

I, Robert Higgins, General Manager of the Sorell Council, hereby certify that in accordance with Section 65 of the Local Government Act 1993, the reports in this Agenda have been prepared by persons who have the qualifications and experience necessary to give such information, recommendation or advice.

Council or a Council Committee is not to decide on any matter which requires the advice of a qualified person without considering such advice unless –

- (a) the General Manager certifies, in writing –
  - (i) that such advice was obtained; and
  - (ii) that the General Manager took the advice into account in providing general advice to the Council or Council Committee; and
- (b) a copy of that advice or, if the advice was given orally, a written transcript or summary of that advice is provided to the Council or Council Committee with the General Manager's certificate.

Notices of Motion and supporting documentation from Councillors are exempted from this certification.

ROBERT HIGGINS  
GENERAL MANAGER  
15 October 2020



## **AGENDA**

**FOR THE COUNCIL MEETING TO BE HELD AT THE  
COMMUNITY ADMINISTRATION CENTRE (CAC), 47 COLE STREET, SORELL  
ON 20 OCTOBER 2020**

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1.0 ATTENDANCE

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Mayor K Vincent  
Deputy Mayor N Reynolds  
Councillor K Degrassi  
Councillor V Gala  
Councillor G Jackson  
Councillor C Torenus  
Councillor M Reed  
Councillor B Nichols  
Councillor D De Williams

2.0 APOLOGIES

3.0 DECLARATIONS OF PECUNIARY INTEREST

4.0 CONFIRMATION OF THE MINUTES OF 15 SEPTEMBER 2020

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**RECOMMENDATION**

“That the Minutes of the Council Meeting held on 15 September 2020 be confirmed.”

4.1 CONFIRMATION OF THE SPECIAL COUNCIL MEETING MINUTES OF 22 SEPTEMBER 2020

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**RECOMMENDATION**

“That the Minutes of the Special Council Meeting held 22 September 2020 be confirmed.”

5.0 MAYOR’S REPORT

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**RECOMMENDATION**

“That the Mayor’s communication report as listed be received.”

This communication is provided as a courtesy, any items that require Council action and/or decision will be listed as separate agenda items. Any Councillor requiring information on any matter contained in the communication report please contact the Mayor at any time.



- Attended School meeting re: youth activities with Sorell Police and Principal.
- Spoke at the Liberal Party's Lyon meeting in Sorell.
- Attended SEALAG meeting.
- Opened Wine and Spirit trail brochure launch at Hellfire Distillery with Robert Higgins and Andrew Hyatt.
- Zoom meeting of TAS Water owners group with the General Manager.
- Attended Marinda's farewell from the Jobs Hub.
- The General Manager and I attended DST meeting at Dunalley Hall.
- Met with Warwick Hobart re: potential development, along with Andrew Hyatt and Greg Bowers.
- Met with Greg Casimaty x2 re: Airport Roundabout issues.
- Attended meeting with Brian Mitchell, Julie Collins and Greg Casimaty's ownership group re: Airport issues.
- Attended 2021 meeting along with Councillor Torenus, Reed, Nichols and Reynolds.
- Attended Junior football finals at Pembroke Park.
- Conducted Copping Authority Chair selection meetings x2.
- Attended Suns Football semi-final night game.
- Spoke to Anglican Church ladies Aux.
- Met with Jane Howlett and John Tucker at Parliament House.
- Attended TTC policy development meeting.
- Andrew Hyatt, Greg Bowers, Emma Churchill and myself met with five members of the Labor Party (incl. Rebecca White) re: job creation networks.
- Conducted interviews for Copping Authority Chair.
- The Deputy Mayor and I attended School Building meetings.
- Met with Minister Ferguson, Senator Duniam, Senator Chandler and Mayor Chipman re: South East traffic Solutions and Tasman Bridge upgrade.
- Andrew Hyatt and I met with David Orchard re: Federal Jobs focus.
- Participated in Regional employment, training and development meeting state-wide.
- Conducted media interviews with TV, radio and print re: Fed funds for causeways.
- Attended BCoS exec meeting, Robert Higgins presented streetscape thoughts.
- Robert Higgins and I attended Copping Authority Risk Appetite workshop.
- Met with Darren Clark re: PCYC.

- Andrew Hyatt and I met with Mark and Sandra Wray re: new Dunalley Bay Distillery.
- Met with South Central/Brighton TTC new employment officer Anthony McConnon along with Andrew Hyatt.
- Attended Pay it Forward/IT presentation evening.
- Met with Senator Wendy Askew.

## 6.0 SUPPLEMENTARY ITEMS

### ^ RECOMMENDATION

“That the Council resolve by absolute majority to deal with any supplementary items not appearing on the agenda, as reported by the General Manager in accordance with the *Local Government (Meeting Procedures) Regulations 2015*.”

In accordance with the requirements of Part 2 Regulation 8 (6) of the *Local Government (Meeting Procedures) Regulations 2015*, the Council by absolute majority may approve the consideration of a matter not appearing on the agenda, where the General Manager has reported:

- The reason it was not possible to include the matter on the agenda; and
- That the matter is urgent; and
- That advice has been provided under section 65 of the *Local Government Act 1993*.

## 7.0 COUNCIL WORKSHOPS REPORT

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The following Council Workshop was held:

Date	Purpose	Councillor Attendance	Councillor Apologies
6 <sup>th</sup> October 2020	<ul style="list-style-type: none"> <li>• Presentation &amp; discussion with LGAT President and CEO.</li> <li>• CAC Cultural Precinct overview incl. condition report of rail shed.</li> <li>• Stormwater issues around Blue Lagoon &amp; new problem locations.</li> <li>• Status of 10 yr Strategic Plan with regard to Covid-19 and growth / activity level trends in municipality.</li> </ul>	Mayor Vincent Deputy Mayor Reynolds Councillor Nichols Councillor Torenius Councillor Gala Councillor Jackson Councillor Reed Councillor De Williams	Councillor Degrassi



## 8.0 DEPARTMENTAL REPORTS

### RECOMMENDATION

“That the Departmental reports as listed be received.”

## 8.1 GOVERNANCE – ROBERT HIGGINS, GENERAL MANAGER

- Attended DST opening of Wine & Spirit Trail with Mayor at Hellfire Distillery – 16<sup>th</sup> Sep.
- Met with MERS and Shark Point Rd residents around better pedestrian facilities – 16<sup>th</sup> Sep.
- Attended meeting with IT consultants around IT Strategy – 17<sup>th</sup> Sep.
- Met with Labor leader to discuss various issues – 18<sup>th</sup> Sep.
- Met with Senator Wendy Askew and Mayor – 22<sup>nd</sup> Sep.
- Attended Iron Creek Farm Stay site with architect to view works to date and discuss related issues – 24<sup>th</sup> Sep.
- Attended DST workshop with Mayor and members to discuss touring route concepts – 24<sup>th</sup> Sep.
- Met with resident to discuss long term planning issues / solutions – 25<sup>th</sup> Sep.
- Attended Copping Waste Authority risk workshop – 29<sup>th</sup> Sep.
- Attended Housing Tas briefing on New Social Housing Supply program – 30<sup>th</sup> Sep.
- Attended Business Council executive meeting to discuss streetscape matters and bypass considerations – 30<sup>th</sup> Sep.
- Met with MERS and Pitt & Sherry staff re: bypass matters – 1<sup>st</sup> Oct.
- Met with Dodges Ferry resident and SBLCC members to discuss Blue Lagoon management and other matters – 2<sup>nd</sup> Oct.
- Met with same DF resident and other members of the SBLCC group to discuss Blue Lagoon management and other NRM matters – 14<sup>th</sup> Oct.
- Attended Tasmanian Climate Symposium briefing on research, policy and practice – 16<sup>th</sup> Oct.
- Met with Salvation army reps re: future plans of both organisations and opportunities with Council land holdings / CAC cultural precinct – 19<sup>th</sup> Oct.
- Attended meeting at Okines with Manager Regulatory Services to discuss NRM and EH matters with a group of residents / SBLCC members – 19<sup>th</sup> Oct.
- Council workshops, meetings, SMT and DASC meetings.

## 8.2 ENGINEERING & REGULATORY SERVICES – RUSSELL FOX, MANAGER

### ENGINEERING AND REGULATORY SERVICES – Russell Fox

Stormwater issues and proposed solutions continued to demand resources, during the month of September, from Regulatory Services, Engineering and the Depot stormwater crew as well as consultants and contractors. Rain is forecast at least until the end of the year and given most of the municipality is sodden repeat customer complaints and enquiries can be expected.

Taswide Constructions continue to make steady progress on the construction of the change rooms at Pembroke Park, with a current scheduled completion date in early December. Vos Constructions were awarded the contract for the construction of the stadium at Pembroke Park.

Development applications for this year are still at a number that is at least six weeks ahead of the same time last calendar year. We still await confirmation that the government has passed the proposed legislation that sets tighter statutory timeframes for Council's processing a range of planning assessment matters.

Meetings attended include:

- Residents from Shark Point Road (West) and GM concerning pedestrian safety and the provision of new walkway.
- IT strategy meeting with Techquity, GM, ICT Coordinator and the Manager Finance & Information.
- Pre-tender award meeting with Vos Construction and Sorell's Project Manager (AW) for the Pembroke Park stadium project.
- DSG consultants (Pitt & Sherry) and GM about various land and infrastructure issues regarding the proposed Sorell bypass project.
- Attended with GM TasIrrigation's briefing on the potential solutions (temporary and permanent) for Stages 1, 2 and 3 of the South East Irrigation Scheme.
- Online seminar for Council's asset management software with Assetic and other Tasmanian users.



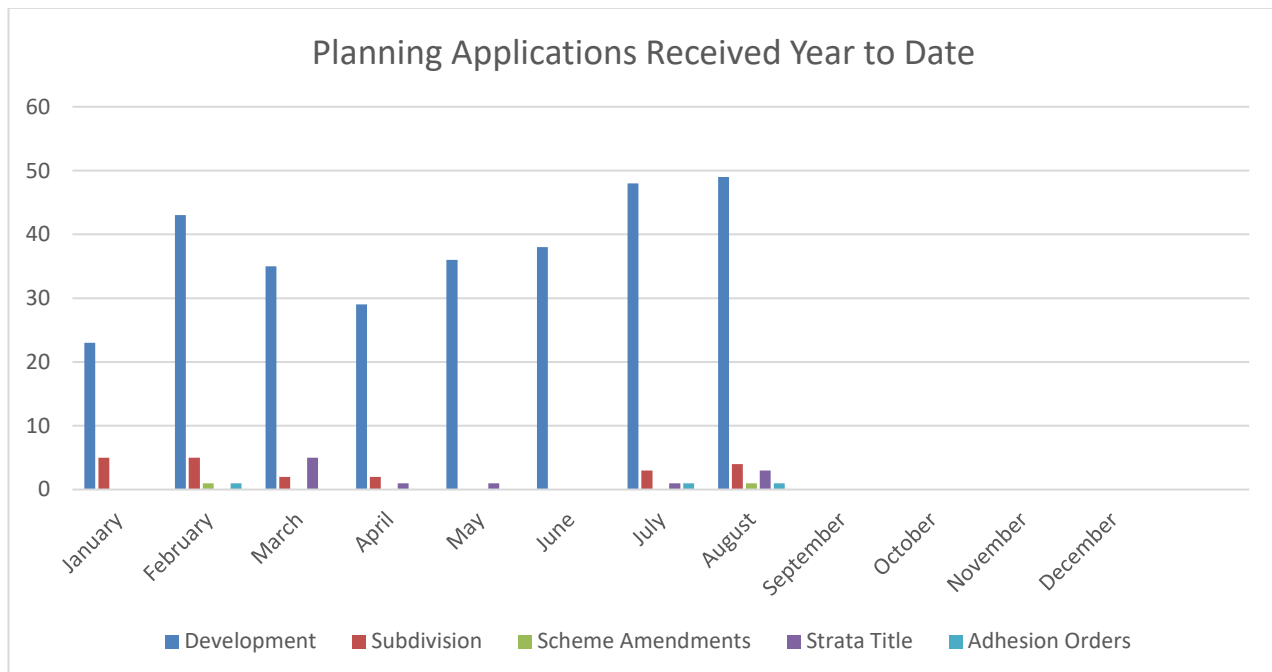
**Shayla Nowakowski/ Emma Smith**

During the month of September, Development services received the following requests to waiver of application fees due to them being Council owned property, approved under the delegation of General Manager:

Project:	Name & Address:	Fees Waived:
<b>Planning:</b>		
Shade Shelter 5.2020.216	11 Arthur Street, Sorell. Loci Architecture & Planning obo Sorell Council	\$575.00 + \$300.00
Shade Shelter 5.2020.217	530 Old Forcett Road, Dodges Ferry. Loci Architecture & Planning obo Sorell Council	\$575.00 + \$300.00
Demolition of existing building & new outbuildings 5.2020.296.1	R Johnson, 47 Cole Street, Sorell	\$425.00

**PLANNING – Shayla Nowakowski**

Analysis of planning applications received year to date including August 2020. The data for September will be provided in next council agenda.



**DELEGATED AUTHORITY – Jenny Richmond**

During the month of September total of 46 Planning Approvals / Permits / Exemptions have been issued including:

- 2 Applications approved as Permitted Development; issued under delegated authority.
- 1 Application approved as Permitted Development: at Council Meetings.
- 8 Applications received which complied with requirements for No Permit Required (exempt from requiring a Planning Permit).
- 0 Applications with the requirements for General Exemptions.
- 31 Applications approved as Discretionary Developments; issued under delegated authority.
- 4 Applications approved as Discretionary Development – at Council Meetings.

The following is a summary of approvals/permits issued for September 2020.

Description	Application Type	Property Address	Value Of Work
Residential - Additions to Dwelling	Discretionary	55 Burdons Road, Kellevie	\$100,000.00
Residential - Outbuilding	Discretionary	4 View Street, Midway Point	\$17,000.00
Residential - Dwelling	Discretionary	36 Sandpiper Drive, Midway Point	\$250,000.00
Residential - Dwelling & Outbuilding	Discretionary	125 Weston Hill Road, Sorell	\$350,000.00
New Carport and Enclosed Rear Deck (as constructed)	Discretionary	2 Carlton Bluff Road, Primrose Sands	\$20,000.00
Shade Shelter	Discretionary(DASC 8/9)	11 Arthur Street, Sorell	\$25,000.00
Shade Shelter	Discretionary(DASC 8/9)	530 Old Forcett Road, Dodges Ferry	\$16,000.00
Residential - Dwelling	Discretionary	9 Belmont Lane, Sorell	\$260,000.00
Residential - Dwelling	Discretionary	5 Lynmore Way, Midway Point	\$347,027.00
Residential - Dwelling	Discretionary	4 Deakin Court, Lewisham (CT178979/13)	\$375,000.00
Residential - Dwelling & Outbuilding	Discretionary	38 Sandpiper Drive, Midway Point	\$220,000.00
Residential - Dwelling & Outbuilding	Discretionary	42 Greens Road, Orielton	\$350,000.00
Residential - Dwelling	Discretionary	1 Carlton River Road, Dodges Ferry	\$315,000.00



Residential - Dwelling & Outbuilding	Discretionary	Lot 1 Arthur Highway, Dunalley (CT224776/1) adjoins 75 Arthur Highway Dunalley	\$300,000.00
Multiple Dwellings x 2	Discretionary	1 Capital Court, Sorell	\$250,000.00
Residential - Outbuilding	Discretionary	695 Fulham Road, Connellys Marsh	\$8,000.00
Visitor Accommodation and associated works	Discretionary	115 Lewisham Scenic Drive, Lewisham	\$15,000.00
Residential - Dwelling	Discretionary	9 Lagoon View Court, Midway Point	\$320,000.00
Residential - Dwelling & Outbuilding	Discretionary	340 Carlton Beach Road, Carlton	\$200,000.00
Residential - Dwelling & Outbuilding	Discretionary	5 Oakview Court, Sorell	\$350,000.00
Residential - BBQ Shetler	Discretionary	7 Tenth Avenue, Dodges Ferry	\$12,000.00
Additional Deck & Car Parking additional deck & Car parking for Cellar Door (Food Services)	Discretionary	321 Marion Bay Road, Bream Creek	\$0.00
Dwelling & Outbuilding	Discretionary	11 Plenar Street, Carlton	\$250,000.00
Residential - Addition & Alterations to Dwelling	Discretionary	260 Gillingbrook Road, Forcett	\$70,000.00
Residential - Dwelling & Outbuilding	Discretionary	114 Allambie Road, Orielton	\$250,000.00
Residential - Dwelling & Outbuilding	Discretionary	17 Allambie Road, Orielton	\$269,400.00
Residential Dwelling	Discretionary	23 Ridge Road, Dodges Ferry	\$150,000.00
Residential - Additions to Outbuilding & New Outbuilding	Discretionary(DASC 29/9)	4 Wards Avenue, Lewisham	\$5,000.00
Residential - Dwelling	Discretionary(DASC 29/9)	483B Carlton River Road, Carlton	\$400,000.00
Dwelling & Outbuilding and temporary habitable space	Discretionary	10 Terry Street, Carlton	\$301,680.00
Residential - Dwelling	Discretionary	33 Sandpiper Drive, Midway Point	\$320,000.00
Residential - Alterations & Addtion to Existing Dwelling & Outbuilding (Carport)	Discretionary	201 Bream Creek Road, Bream Creek	\$200,000.00
Residential - Dwelling	Discretionary	16 Franklin Street, Dunalley	\$270,000.00

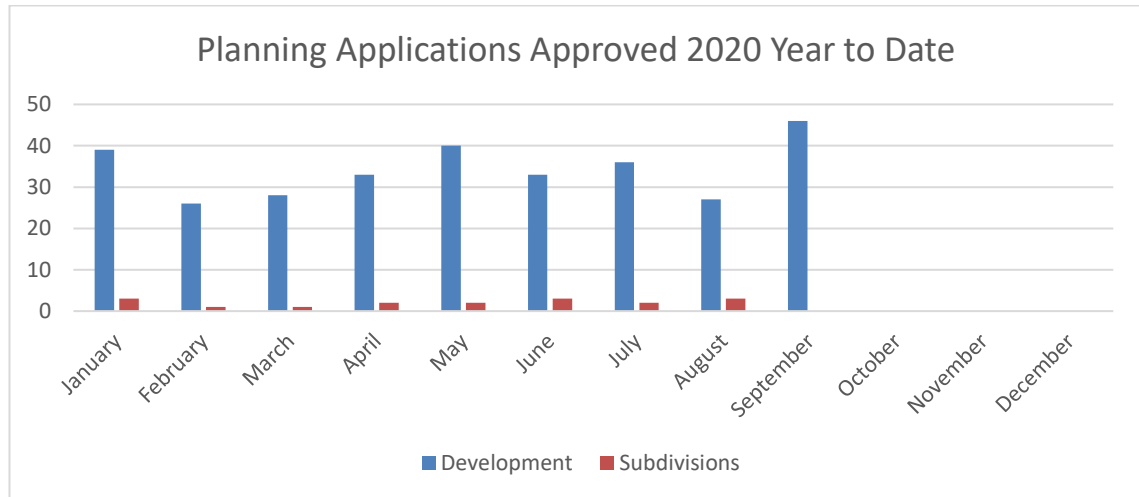


Residential Additions & Alterations to Dwelling	Discretionary	114 Carlton Beach Road, Dodges Ferry	\$170,000.00
Visitor Accommodation	Discretionary	66 Brinktop Road, Penna	\$12,000.00
Residential - Dwelling additions/alterations & Change of use - Garage to bedroom	No Permit Required	76 Reynolds Road, Midway Point	\$50,000.00
Passive Recreation (Shade Sail over Playground Area)	No Permit Required	570 Primrose Sands Road, Primrose Sands	\$20,741.00
Residential - Dwelling	No Permit Required	33 Whitelea Court, Sorell (CT179047/23)	\$160,000.00
Residential - Additions to Dwelling	No Permit Required	15 Bayview Court, Sorell	\$30,000.00
Residential - Additions to Dwelling (Roof over Patio)	No Permit Required	41 Gatehouse Drive, Sorell	\$1,500.00
Residential - Additions to Dwelling	No Permit Required	43 Provence Drive, Carlton	\$12,000.00
Residential - Additions & Alterations to Dwelling	No Permit Required	8 Southern Drive, Midway Point	\$150,000.00
Residential - Outbuilding (Storage Shed)	No Permit Required	10 Montagu Street, Sorell	\$10,000.00
Residential - Change of use - Outbuilding to Dwelling CT179395/1	Permitted	154-156 Arthur Highway, Dunalley	\$210,000.00
Adhesion Order (CT147756/1 & CT 35400/2)	Permitted	(Part Of) 24 Tiger Head Road, Dodges Ferry (CT147756/1 & CT 35400/2)	\$0.00
Demolition of existing & New Outbuilding	Permitted(DASC 29/9)	47 Cole Street, Sorell	\$500.00
			<b>\$7,412,848.00</b>



## Analysis of planning permits issued year to date including September 2020 – Shayla Nowakowski

Planning Applications approved year to date including September 2020.



### DEVELOPMENT ASSESSMENT SPECIAL COMMITTEE – John Molnar

Council's Development Assessment Special Committee (DASC) met on the 1<sup>st</sup>, 8<sup>th</sup> and 29<sup>th</sup> of September 2020 to consider:

- Council's intention to initiate an amendment to the Sorell Interim Planning Scheme 2015 for Lot 1 and 5 Arthur Highway, Sorell to rezone these properties from Particular Purpose Zone 1 – Urban Growth Zone to General Residential.
- Two applications by Council officers for the removal and redevelopment of shelters at two skate parks at Pembroke Park and Dodges Ferry Recreation Park.
- Matters to which Council planning staff did not have delegation for three development applications and the draft Sorell Local Provisions Schedule and related to the following:
  - Additions to outbuilding and new outbuilding at 4 Wards Avenue, Lewisham;
  - New Dwelling at 483B Carlton River Road, Carlton;
  - Demolition of roofed area and development of new outbuilding at 47 Cole Street, Sorell; and
  - Council endorsement of the updated flood prone hazard mapping replacing those currently in the draft Sorell Local Provisions Schedule.

### APPEALS – John Molnar

There are no appeals currently before the Planning Tribunal.



## STRATEGIC PLANNING – John Molnar

The following amendments to the Sorell Interim Planning Scheme 2015 were approved by the Tasmanian Planning Commission;

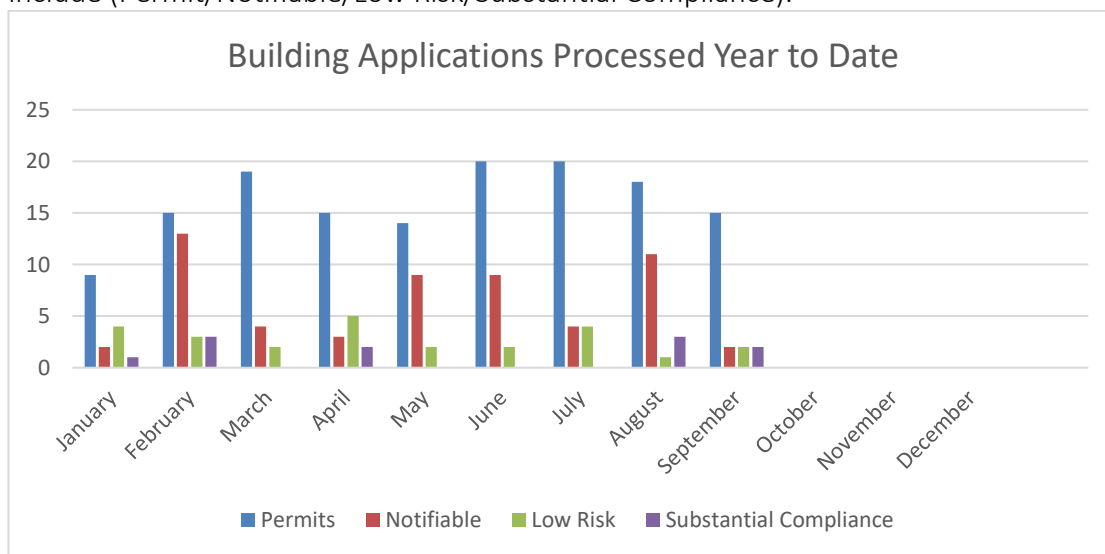
- no. 43.2019.2, 223 Old Forcett Road, Forcett to rezone the subject property from Rural Resource to Rural Living zone and inclusion of a biodiversity mapped area into the Biodiversity Code, effective on the 4 September 2020; and
- no. 43.2020.1 to insert Bushfire-Prone Areas Overlay maps, from TasFire, into E1.0 Bushfire Prone Areas Code effective on the 14<sup>th</sup> September 2020.

As mentioned above Council approved the initiation of amendment no. 43.2019.3 to the Sorell Interim Planning Scheme 2015 for Lot 1 and 5 Arthur Highway, Sorell. The intention is to rezone these properties from Particular Purpose Zone 1 – Urban Growth Zone to General Residential and subsequently placed on public exhibition for a period of 28 days.

A third post-lodgement meeting was held on the 22 September 2020 as requested by the Tasmanian Planning Commission (TPC). In attendance were delegates and planning officers of the TPC, Council’s Manager Regulatory Services, Greg Robertson, and myself to discuss final matters including the proposed Specific Area Plan for onsite waste water management and stormwater management. I will once again provide a written response to the TPC by the 12 October. Council will then wait for direction from the TPC.

## BUILDING – Emma Smith

Analysis of applications approved year to date including September 2020. These include (Permit/Notifiable/Low Risk/Substantial Compliance).



Details of applications that were 21 approved in September (details below). These include:

- 15 Permits
- 2 Notifiable
- 2 Low Risk
- 2 Substantial Compliance

PROPERTY ADDRESS	PROPOSE USE OF BUILDING	VALUE OF WORK
642 Carlton River Road, Carlton River	Demolition & New Outbuilding	\$25,000.00
4 Boundary Street, Midway Point	Dwelling	\$5,000.00
32 Sunhaven Court, Midway Point	Ancillary Dwelling	\$70,000.00
5 Shoalwater Way, Midway Point	Dwelling	\$250,000.00
8 Delmore Road, Forcett	Dwelling including deck addition & Outbuilding	\$170,000.00
5 Harback Court, Midway Point	Dwelling, Garage & Retaining Wall	\$425,000.00
1 Paneminner Street, Dodges Ferry	Dwelling	\$25,000.00
1 Harback Court, Midway Point	Dwellings x2	\$420,451.00
911 Nugent Road, Wattle Hill	Amendment - Deck Addition	\$0.00
9 Nugent Road, Sorell	Multiple Dwellings X2	\$400,000.00
25 Gate Five Road, Carlton River	Dwelling	\$70,000.00
7 Edith Close, Forcett	Dwelling	\$277,520.00
9 Stanford Court, Sorell	Dwellings	\$480,000.00
7 Nguna Street, Dodges Ferry	Dwelling	\$20,000.00
9 Belmont Lane, Sorell	Dwelling	\$260,000.00
925 Nugent Road, Wattle Hill	Dwelling	\$220,000.00
59-61 Tasman Highway, Sorell	Demolition of Dwelling	\$20,000.00
692 Brinktop Road, Orielton	Farm Shed	\$20,000.00
15 Third Avenue, Midway Point	Additions & Alterations	\$25,000.00
5 Walker Street, Sorell	Outbuilding	\$15,000
112 Weston Hill Road, Sorell	Outbuilding	\$15,000

#### **BUILDING COMPLIANCE AND INSPECTIONS – Sally Hill**

Type Issued	August	September	Total	Year to Date 2020
BN PA	1	0	1	11
BO PA	4	1	5	13
BID	1	2	3	13
BN BS	0	0	0	0
BO BS	0	0	0	0
EO GM	0	0	0	1
INFRINGEMENT	0	0	0	1
<b>Total</b>	<b>6</b>	<b>3</b>	<b>9</b>	<b>39</b>



Type Resolved	August	September	Total	Year to Date 2020
BN GM	0	0	0	1
BN PA	0	2	2	8
BO GM	1	0	1	1
BO PA	0	2	2	5
BID	2	1	3	13
BN BS	0	0	0	0
BO BS	0	0	0	0
EO GM	0	1	1	2
INFRINGEMENT	0	1	1	2
<b>Total</b>	<b>3</b>	<b>7</b>	<b>10</b>	<b>32</b>

In addition to the above, 1 Building Notice – Building Surveyor was issued by a Private Building Surveyor and received by Council.

**Legend:**

*BN GM – Building Notice General Manager, BN PA – Building Notice Permit Authority.*

*BO GM – Building Order General Manager, BO PA – Building Order Permit Authority.*

*BID – Building Inspection Direction*

*BN BS – Building Notice Building Surveyor*

*BO BS – Building Order Building Surveyor*

*EO GM – Emergency Order General Manager*

*INFRINGEMENT – Infringement Notice*

In September 2020, 5 new enquiries were received in relation to illegal works and use of buildings. Investigations and inspections have been carried out for 2 of the new enquiries with the property owners being contacted and advised of actions required to take. The other enforcements are still ongoing. 1 other previous complaint was resolved during September without requiring enforcement action. I have issued 2 Certificates of Final Inspection and 1 Occupancy Permit during September. The focus has continued during September on processing of tasks and Extension of Time requests and inspection paperwork which is ongoing due to the backlog of work created with the Permit Expiry project. I have also resigned as Building Surveyor from 2 Building Permits which involves notification to the Director of Building Control and forwarding a copy of building file and inspection history to the private Building Surveyor.

Due to the bulk mail out of the Permit Expiry warning letters in late February, I have received a further application to extend the duration of building permits where Council is the Building Surveyor to bring the total to 269 so far.





To maintain accreditation with the Australian Institute of Building Surveyors and also for Continuous Professional Development for Tasmanian Building Surveyor Licence, I undertook 6 online training sessions and quizzes and a Tas. Chapter members forum. A Work Health and Safety Assessment workshop was also attended with some risks provided for the Council's risk register.

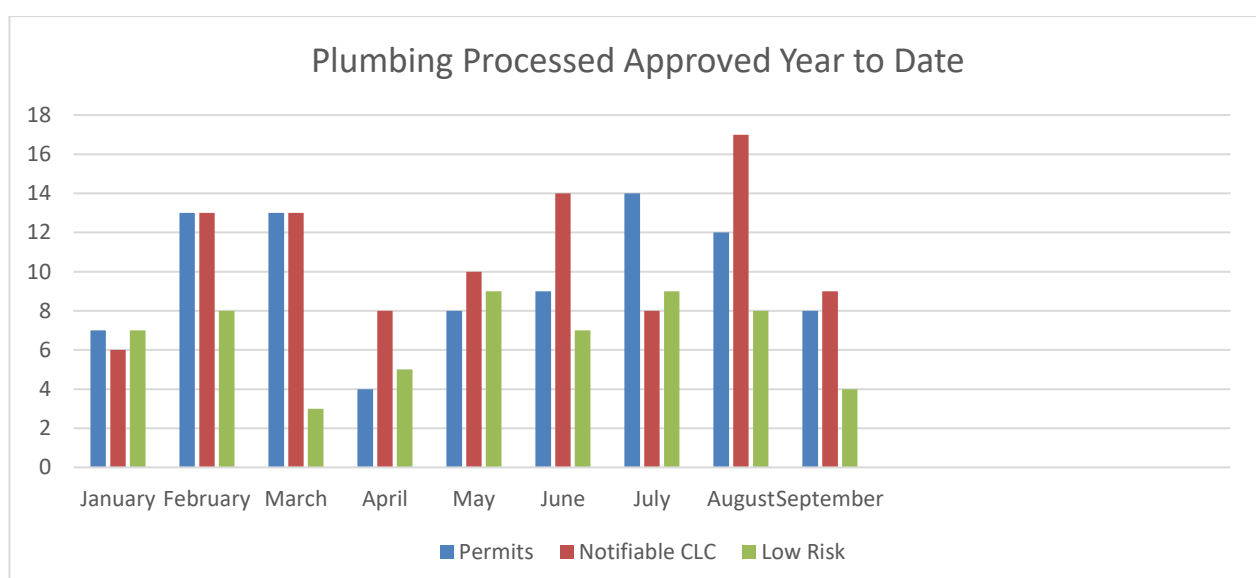
During September, I attended the Workplace Assessment Workshop (Regulatory Services) which I had prepared workflows for each main process of work I undertake.

During August 2020 and September 2020, the following inspections were undertaken:

Inspection Type	August	September	Year to Date 2020
Inspection - Statutory Building Surveyor	4	5	81
Inspection – Other (Building Certificate, etc.)	0	0	0
Inspection – Enforcement	2	7	33
Inspection – Fire Damaged Property	0	1	2
Inspection – Building Audit	0	0	0
Inspection – Occupancy Checks	0	0	1
<b>Total</b>	<b>6</b>	<b>13</b>	<b>117</b>

### **PLUMBING – Simon Butler**

Analysis of applications approved year to date including September 2020. These include (Permit/Notifiable/Low Risk).



Details of applications that were processed in September 2020 (details below).



These include:

- 8 Permits
- 9 Notifiable
- 4 Low Risk

In September 2020, 17 Plumbing applications were assessed and 90 plumbing inspections were conducted. These inspections are for Notifiable and Permit plumbing works as Low Risk plumbing no longer requires an inspection.

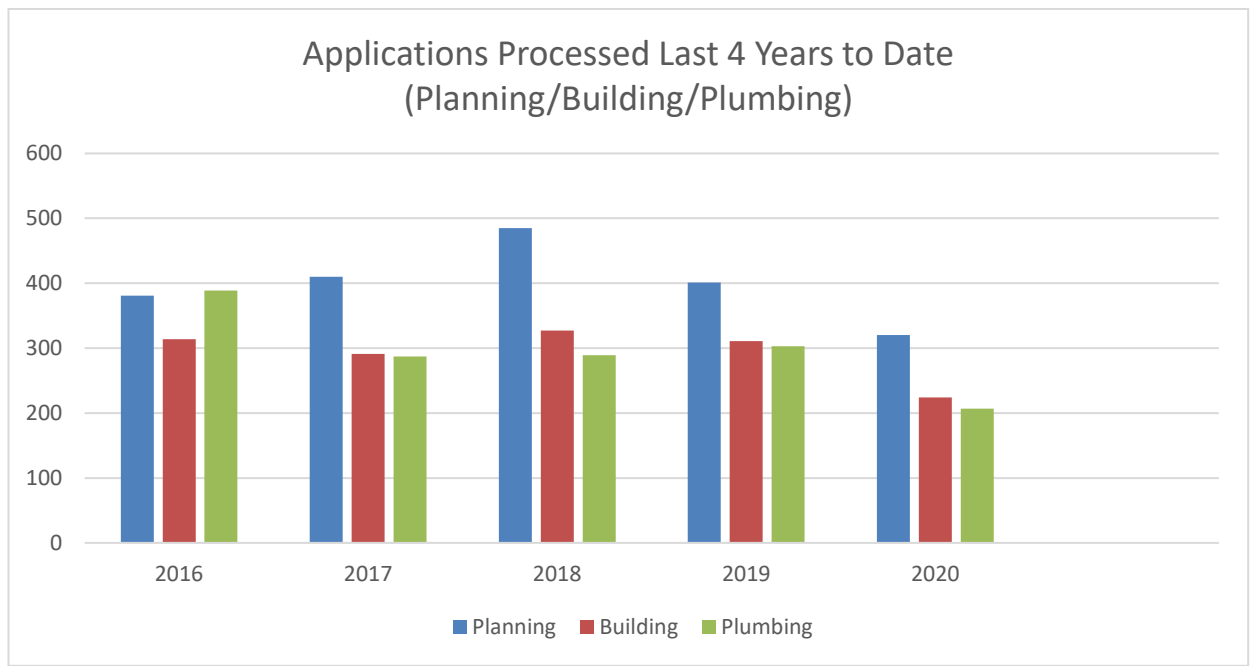
Due to high rainfall over the winter months and continuing in September, a number of onsite inspections were also conducted due to a large volume of inquiries and complaints in regards to stormwater. The constant rainfall has left most areas within our municipality saturated, not allowing the rainfall to soak into the soils as the water table remains very high. As a result, water remains laying above ground and many ground water issues have also been a big focus.

In September 3 Plumbing Orders were issued ordering property owners to have a stormwater issue rectified within their property.

Neil Jeffery (contract Plumbing Inspector) again assisted for the month of September as the Expired Permit Process is still ongoing.

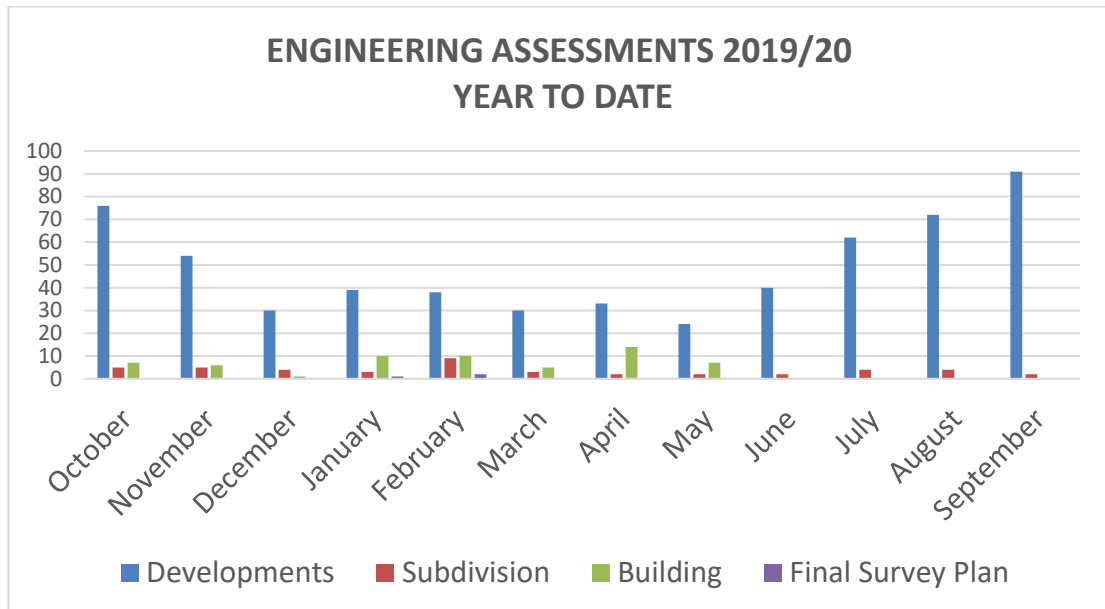
**DEVELOPMENT ASSESSMENT – Shayla Nowakowski**

The following table provides details of the overall Planning, Plumbing and Building Applications processed including September 2020.



### DEVELOPMENT ENGINEERING – Leon Ashlin (Sept 2020)

Development Engineering has examined 93 applications (Developments & Subdivisions) for the September period, which required engineering input as follows:



### **Development Engineering Compliance – Leon Ashlin**

Development Engineering is continuing to actively undertake inspections and monitoring of approved developments under construction. Current developments under construction are as follows:

- 642 Primrose Sands Road – 5 lots – commencement in May.
- Extension of Colleen Cres, Primrose Sands - commencement in May.
- Goodford Lane, Orielton – 3 lots – PC reached.
- 19 Nugent Road – still under construction (Stormwater).
- Pawleena Road Stage 1 – commencement in August.

Audit inspections for new road, kerb & gutter, footpaths, driveways and stormwater infrastructure are ongoing for the above developments.

Approved developments likely to commence soon:

- Development of Reynolds & Harmon land in Midway Point – Subdivision Application.
- Design Plans approved for 30 Montagu Street – subdivision opposite Council Depot.
- Subdivision Application received for remainder of Pawleena Road (R Lynch).

Contract Construction/Design:

- Sugarloaf Road for 2020/2021 – by Pitt & Sherry.
- Lewisham Road for 2020/2021 - by Alan Darwin (ADDC).
- Fulham Road (Black Spot) - by Pitt & Sherry.
- Greens Road – in-house design.

Capital Works:

- Woods Rd and Burdons Rd bridge replacements – VEC commenced on site in September.
- Fulham Road – seal gravel section – Works completed at beginning of September.
- Design almost complete for 47 Cole St SW upgrade – considering tender date now.

**ENVIRONMENTAL HEALTH - Greg Robertson & Rachel Tenni (September 2020)**

Building Act 2016

Onsite wastewater management assessments completed for Plumbing Permit applications. Most applications were satisfactory but several requests for additional information were required to modify designs to comply with the relevant Australian Standard. Recent changes in the Tasmanian accreditation status of a common type of on-site wastewater management system has resulted in those systems now needing to be assessed as performance solutions.

Complaints about failing septic tank systems have continued during September. Many were natural seepage not waste water, however, several properties had wastewater discharging into stormwater drains. Two abatement notices have been issued.

Land Use Planning & Approvals Act 1993

Development applications including subdivisions, new dwellings, outbuildings, ancillary dwellings have been assessed and referrals completed.

Commenced assessing the environmental health impacts of the proposed Sorell bypass road.

Manager of Regulatory Services has been the finalising the Draft Southern Beaches SAP for on-site wastewater and stormwater with the Senior Planner and Tasmanian Planning Commission.

Communicable disease

No communicable disease notifications were received during September.



### Food safety

Several food business inspections were completed and the EHO has dealt with an enquiry about establishing a new food business in Sorell.

A food complaint was received regarding imported food containing foreign matter (hair). Another complaint about an unregistered food business operating in the Southern Beaches has been investigated and has ceased operations.

A number of enquiries have been received about setting up new food vans to operate in the Southern Beaches.

EHO has completed several inspections of food businesses inspections including all Bream Creek Farmers Market stall holders.

### Recreational Water Quality

Manager of Regulatory Services received a number of public enquires about water quality at Red Ochre (Blue Lagoon) Beach following the emergency release of water onto the Beach. Advice was provided that swimming is not recommended when stormwater is discharging into the water.

Recreational water quality monitoring will commence in the first week of December.

### EMPCA

A number of community complaints were reported including; backyard burning, wood smoke, trail bike riding, dumping of waste and music noise. The complaints are being investigated.

### Waste Management

Cleanaway commenced green waste collections in September and JJ's Waste is collecting public bins, dead animals and dumped rubbish.

Manager Regulatory Services has provided input into the draft Southern Tasmanian contract with Cleanaway for processing of kerbside collected recycling.

Planning has commenced for constructing a new 'recycling wall' in the CAC.

### Public Health

Manager Regulatory Services investigated an unhealthy housing complaint in Primrose Sands where raw sewage was overflowing out of the septic tank and ORG, an order has been issued on the property owner. Temporary repairs were completed to enable the residents to safely occupy the building.

School Based immunisation Program (SBIP) completed for Sorell High School Year 7 and Year 10 students. All vaccinations entered into Australian Immunisation register. For students absent on the day, absentee letters and text messaging was



performed to ensure students complete the required doses for Gardasil Vaccine (2 dose requirements).

### **COMPLIANCE Darren Carter**

Infringements issued for Nuisance Dogs (including Dog at large)	8
Infringement issued for Taking a Dog into a restricted area	0
Reported Dog attacks on livestock or other Dogs	3
Reported Dog attacks on people	3
Dogs impounded	9
Nuisance created by animals including dogs (Noise/Odour)	13
Fire Hazard Abatement notices issued	0
Litter Infringement notice issued	1
New Dog Registrations as a result of door knocks	14
Dog Abatement Notice (currently being appealed to the Magistrates court)	2
Noise – Nuisance animal (roosters)	5

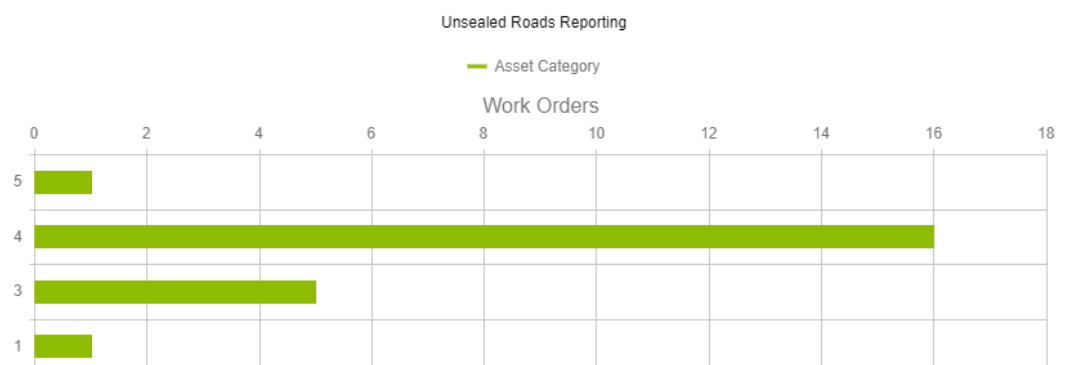
### **DEPOT WORKS – Ken Smith, Ken Grierson, Paul Gray**

Road Maintenance and Repairs

Priority 1	Urgent - 1 Day
Priority 2	Important- 6 Weeks
Priority 3	Required - 16 Weeks
Priority 4	Maintenance - 26 Weeks
Priority 5	Monitor - 52 Weeks

### **Unsealed Road Crew**

- 41 Work Orders Complete for September. 5 at Priority 2, 18 at Priority 3, 17 at Priority 4 and 1 at Priority 5.
- Works undertaken were maintenance grade and drainage at Boomer Road, Branders Road, Craigs Hill Road, Gellibrand Street, Gillingbrook Road, Kellevie Road and Signal Hill Road.



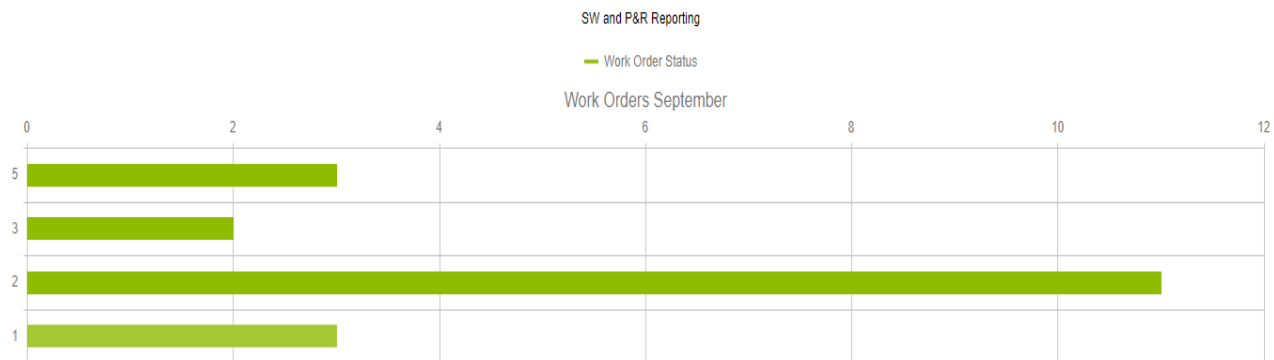
**Sealed Road Crew**

- 45 Work Orders Complete for September. 6 at Priority 1, 16 at Priority 2, 18 at Priority 3, 4 at Priority 4 and 1 at Priority 5.
- Works undertaken were maintenance on Carlton River Road, Delmore Road, Lake Vue Parade, Linden Road, Nugent Road, Shark Point Road, Sugarloaf Road and Tamarix Road.



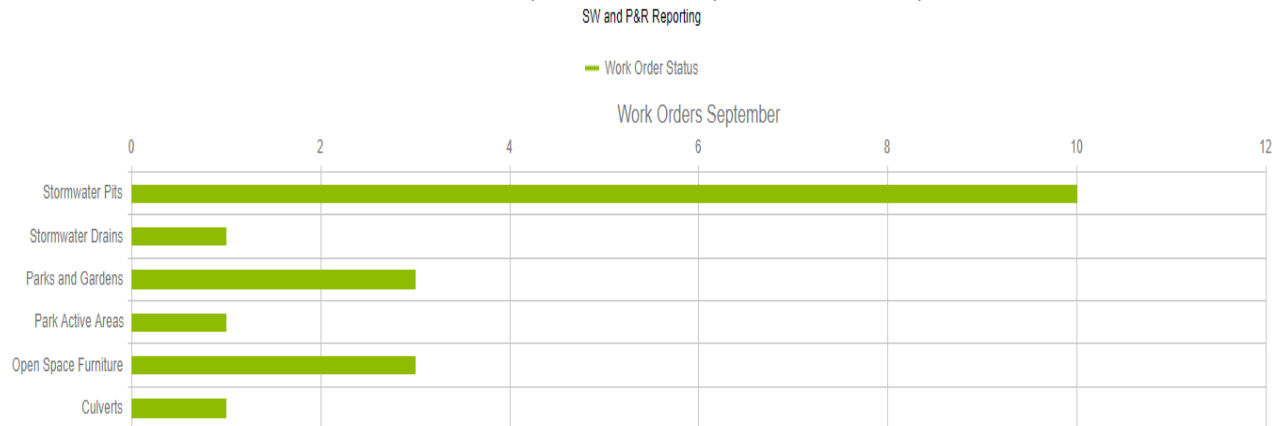
**Stormwater Crew:**

- Continued inspections and repair work following weather events.
- To-date approximately 300,000Lt of water has been pumped via tanker from the Nerine Street system.
- Ongoing drainage maintenance.



**Land Improvements:**

- Replacement of Little Athletics bollards damaged by car.
- Continue maintenance of all parks, walkways and streetscapes.



FACILITY MAINTENANCE CO-ORDINATOR – Amy Neubauer & Ken Smith

All Buildings - general maintenance requirements as per form 46.

**Repairs and maintenance to:**

- Assess replacement of smoke alarms Pittwater Community Centre.
- Repair exposed electrical wire in office at Pittwater Community Centre.
- Repair toilet door for PCYC Building.
- Replace timber for drop down bolt at PCYC.
- Altered partitions in the CAC customer service area.
- Aircon at Primrose Sands Hall Replaced.
- Claim sent through to Tasnetworks for Compensation for Air conditioner at Primrose Sands Hall and pump replacement at Primrose Sands Public Toilet.
- Konnect Building Assessments.
- Refurbish disabled sliding toilet door Primrose Sands Hall.
- Altered centre flag pole with new flag clasps at CAC.
- CAC 6 monthly exit and emergency light testing – 9 replacements required.
- Repair leaking taps in kitchen at Dodges Ferry Rec Centre Canteen.
- Repair door locks on store room at Dodges Ferry Rec Hall.
- Clean filters and air-conditioning maintenance at Malunna Child Care Centre.
- Repair wireless link on scoreboard at Pembroke Park.
- Repair extraction fan in kitchen at Primrose Sands Hall.
- Install security lights at Primrose Sands Hall.
- Dunalley Hall Thermostatic Mixing Valve replacement.
- Repair deck balustrade Malunna Child Care Centre.

**Projects:**

- Dodges Ferry Skate Park Shelters – Shelters Ordered Construction November.
- Pembroke Park Skate bowl Shelter – Commenced - Slab and shelter constructed.
- External SMH paint job – Commenced.
- Snake Hollow Safety fencing installed around ponds.
- ATV side by side – Training Completed awaiting spray gear from SA.
- Gypsy Bay Dredging - Hand Fish Breeding Season - Received some documentation.
- Quotes for grant submissions.



**Repairs and maintenance to public toilet facilities:**

- Weekly Inspections of toilet facilities.
- Unblock Imlay St Public Toilets.
- Vandalism - Clean graffiti Boat Park (twice).
- Inspect pump not working at Primrose Sands Public Toilets.
- Repair lights at Boat Park Public Toilet.
- Vandalism – Boat Park Water Tank valve broken off, drained water from tanks.
- Fill tanks at Carlton Beach Public Toilets, Boat Park, Park Beach, Primrose Sands Public Toilet, Dodges Ferry FC.
- Unblock Dunalley Canal Public Toilet.
- Repair Disabled toilet tap Carlton Beach Public Toilet.
- Unblock park and Ride toilet.
- Repair to sewer pump PV park.

**ASSETS – Julie Mann**

- Q1 has 2 capital jobs ready to be processed, but awaiting external audit sign-off before we close the 2019/20 financial year.
- Q2 will have a large number of capital jobs to process.
- Buildings level 2 data collection and condition is well underway and be valuable input into the revaluation of this asset class later in the year.
- Supporting those making stormwater management decisions in flood prone areas.

**PROJECT ENGINEER - Anthony Walters**

**Road & Traffic**

**Footpath Renewal Program 20/21**

- San Francisco St – Construction has commenced.
- Nash St – Contract has been awarded.
- Carlton Beach Rd (Parnella Rd to Payeena St) – Construction has commenced and is nearing completion.

**Vulnerable Road User Program 19/20**

- Weston Hill Rd (Adjacent to Woolworths car park) – Waiting on reseal before doing the installation of traffic islands.

**Reseal Program 20/21**

- Tender has been tentatively awarded, currently finalising contractual details.



#### Resheeting Program 20/21

- Tender has been awarded.

#### Parks & Reserves

- Snake Hollow
  - Development application has been lodged.

#### Buildings

- Pembroke Park Stadium
  - Tender has been awarded, construction to commence late October.
  - The stadium access from Montagu St:
    - Construction has commenced.
    - Expected completion of stage one is mid/late October.
  - Levelling the Playing Field Change rooms:
    - Electrical installation nearing completion.
    - Plaster installation complete.
    - Plumbing nearing completion.
    - Door installation complete – at lock up stage.
    - Painting is complete.
    - Shower and toilet partitions have been installed.
    - Vanity benchtops have been installed.
    - Vinyl flooring has been installed.
    - Concrete footpath surrounds nearing completion.
    - Adjacent car parking area – design has commenced.
  - Sorell Memorial Hall – Supper Room Upgrade
    - Quotes for renovations sought and included as part of the TCF grant application.

#### Administration

- Capitalisation of the 2020/21 footpath renewal program has commenced.

### 8.3 HUMAN RESOURCES, CUSTOMER & COMMUNITY SERVICES – JESS HINCHEN, MANAGER

#### Meetings Attended by Manager

- Forcett Cemetery Stakeholder meeting
- SMH Users RE: Sorell Memorial Hall Repaint
- Gus Yearsley TCC Emergencies Ministry
- Department Meeting
- Council Workshop
- Various Payroll meetings
- Various WHS Meetings
- Council Meeting
- Various HR meetings
- Leadership Group meeting

#### HUMAN RESOURCES

##### Recruitment

Interviews for the position of Supervisor – Stormwater – Fixed-Term for 12 Months (Leave Coverage) have been undertaken. An appointment will be made upon completion of the recruitment process.

##### Appointments

The following appointments have been made this month:

- Trainee – Sealed Roads – Isaac Cordwell
- Supervisor – Parks & Reserves, Permanent Full-Time - Pip Jones
- Customer & Business Support Officer (Casual) – Jo Cooper

##### Performance Reviews

2020 Annual Performance Reviews are currently being undertaken for all employees.

##### Training

HSR Training is currently being undertaken by x 6 Employees.

#### PAYROLL

Three pay runs and end of month processing completed.

Various meetings, completion of payroll data input and training in preparation for system implementation.



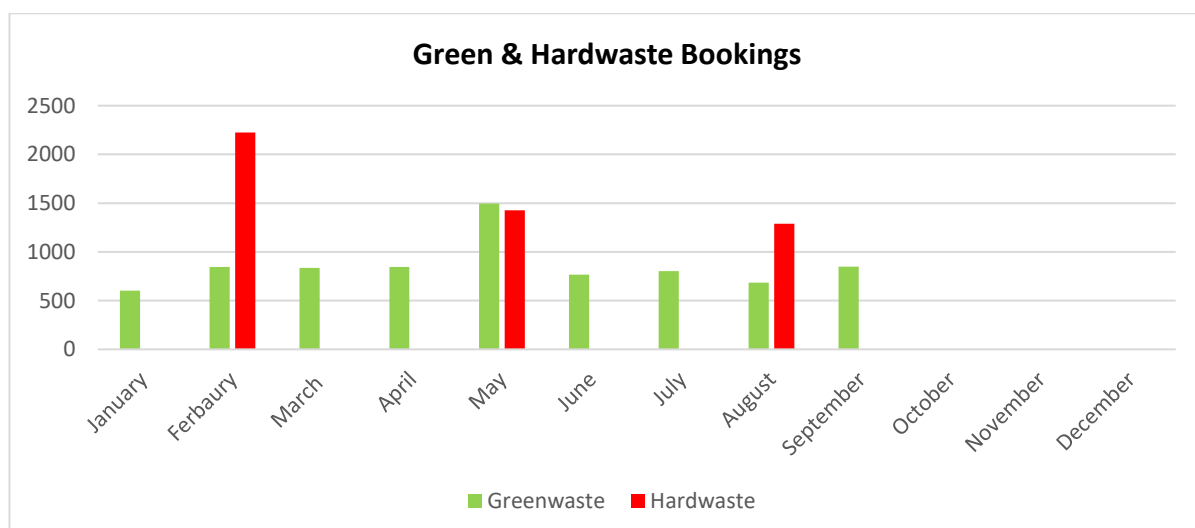
## WORKERS COMPENSATION

Department	Date of injury	Injury Details	LTI or MTI	Hours Off	Notes
Depot	18.08.2015	Olgar nerve and tendon damage	LTI	1040	Ongoing
Depot	23.07.2019	Left thigh and hip pain	LTI	1507.98	Ongoing

## CUSTOMER &amp; BUSINESS SUPPORT

## Receipting figures – September

Dog Registrations Payments	49
Rates Payments	264
Regulatory Applications Received	99
Other (RV's, Infringements, Pound Release, Fees etc)	43



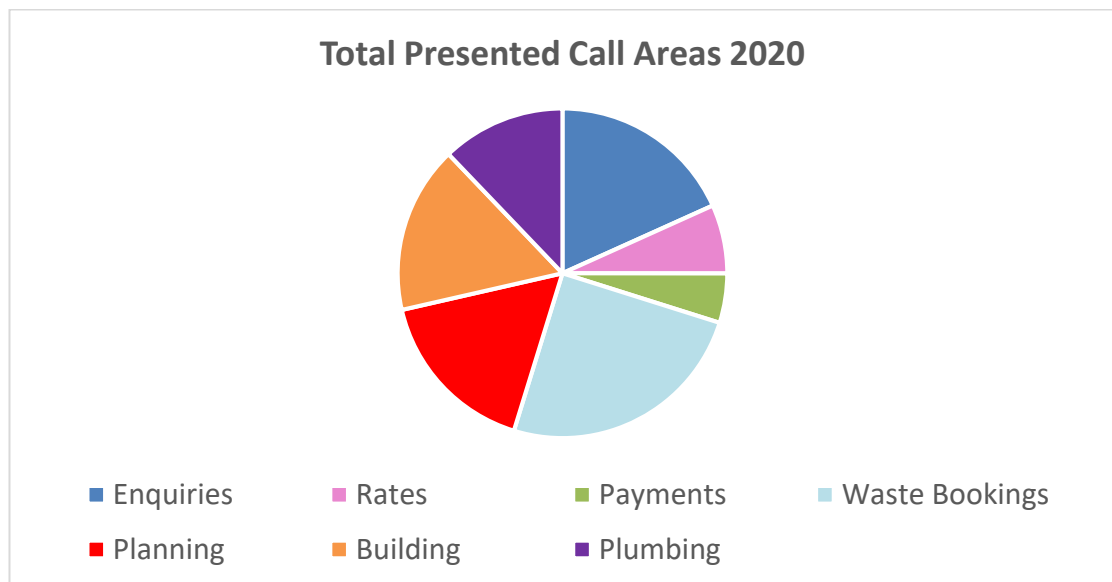
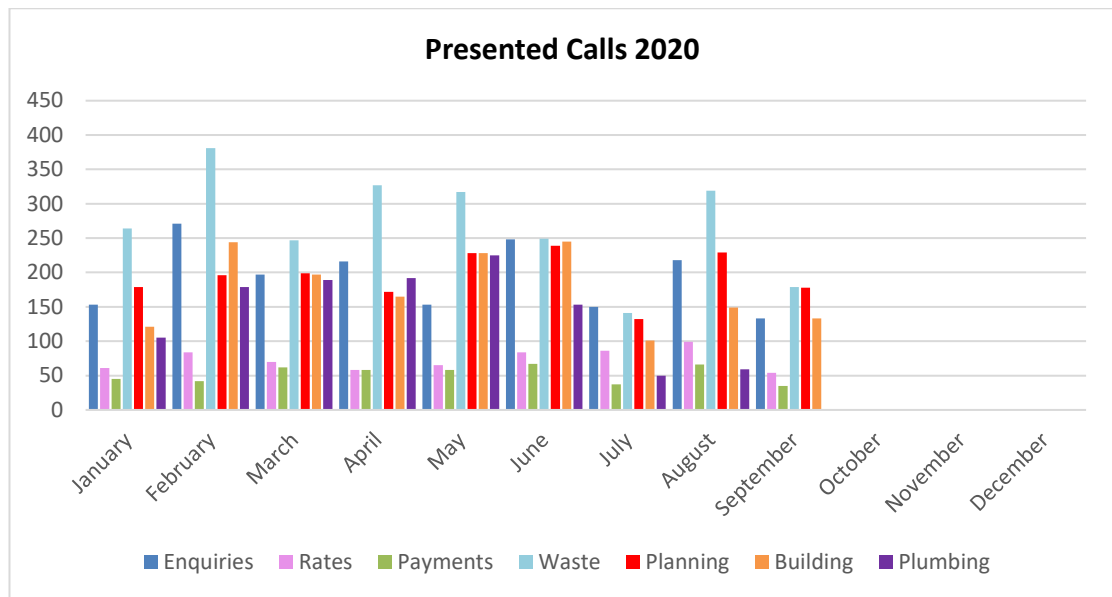
## Phone Call Reporting – September 2020

Enquiry	Number of Answered Calls	Average Speed of Answer	Percentage of Calls Answered
Building	108	22 seconds	80.0%
Enquiries	96	13 seconds	88.9%
Payments	31	8 seconds	88.6%
Planning	133	17 seconds	74.7%
Plumbing	37	11 seconds	90.2%
Rates	51	12 seconds	91.7%
Waste/Bins	165	10 seconds	92.2%

86.6% of calls are being answered within 13.2 seconds.

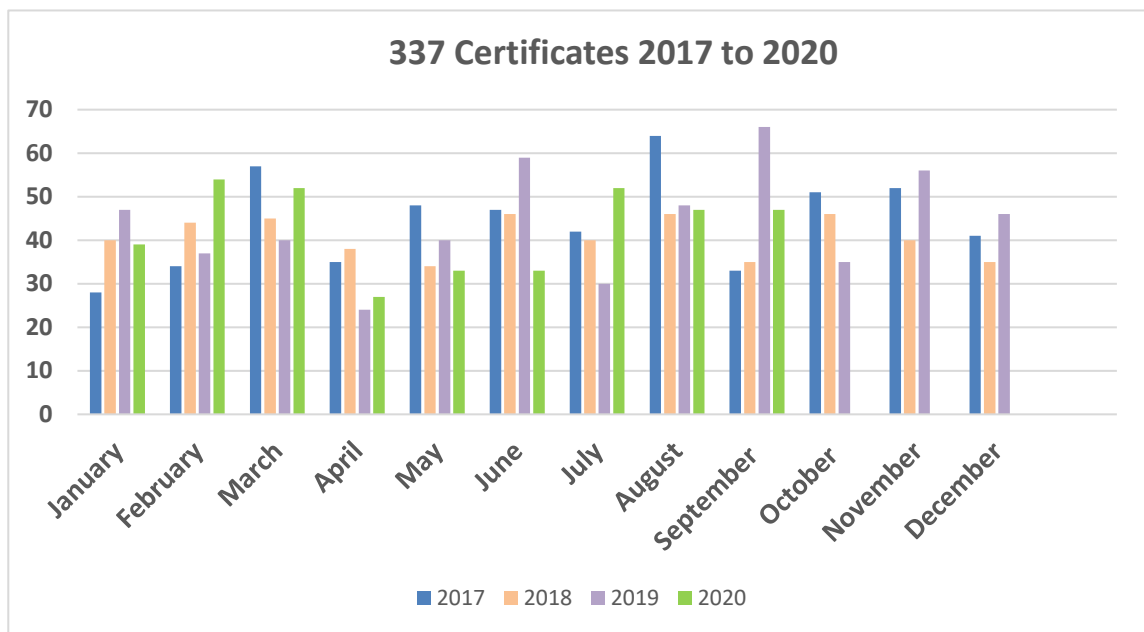


Presented Calls year to date 2020



**337 Certificates**

Council processed 47 - 337 Certificates in September 2020, which relate to the sale of properties as detailed in the graph below.

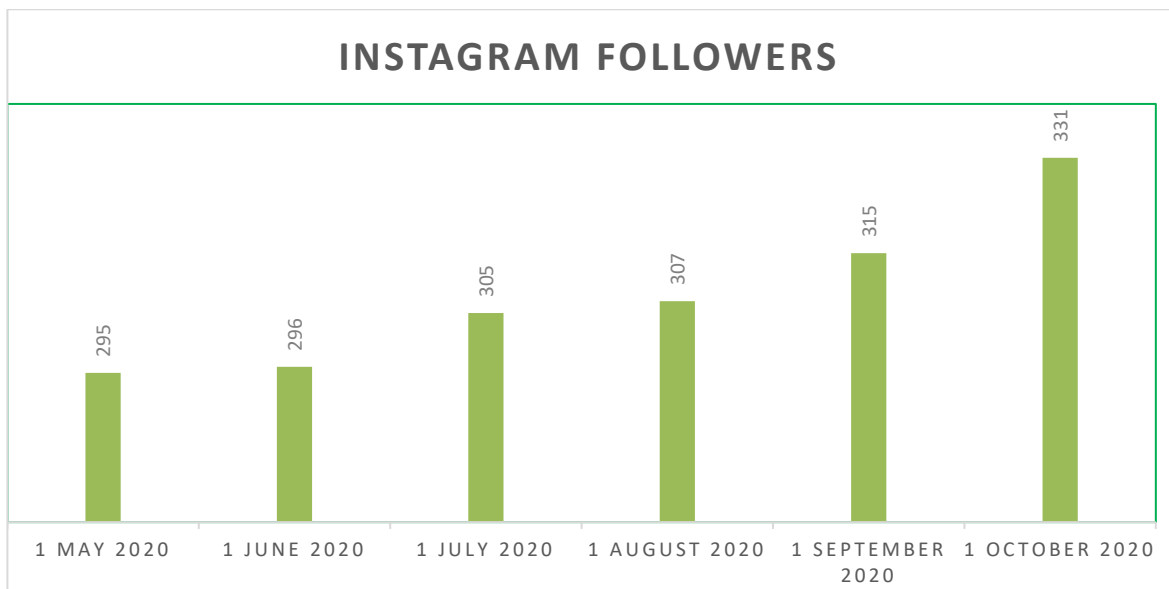
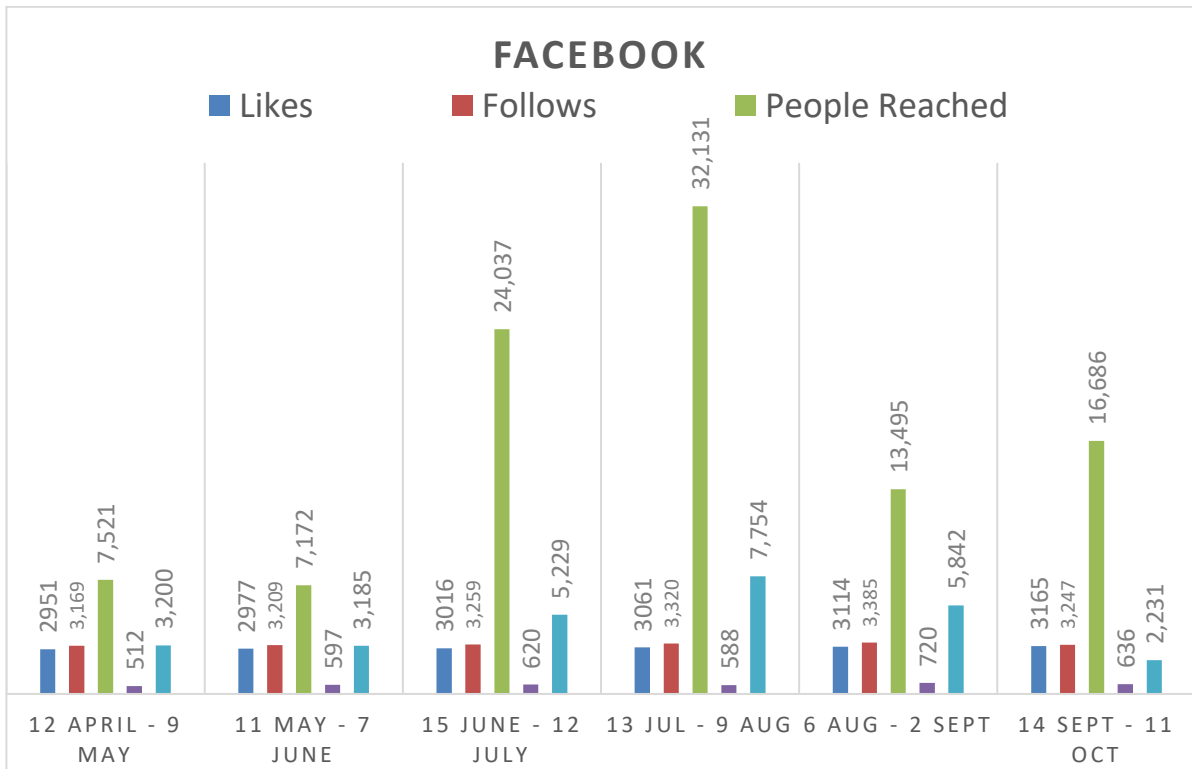


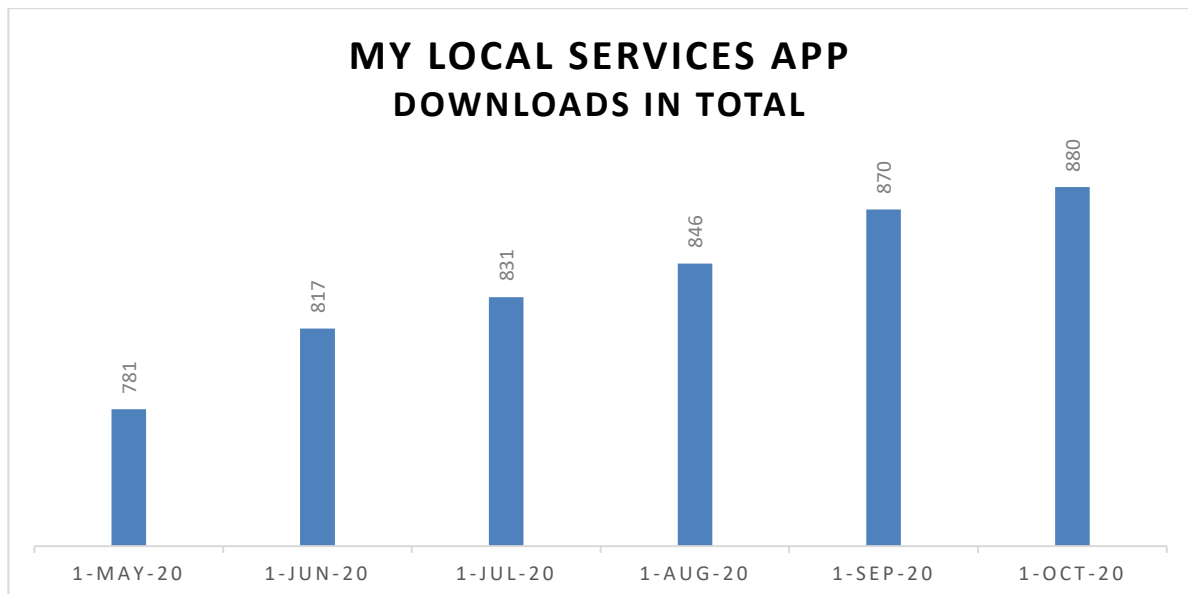
## COMMUNICATIONS

- Sorell Times – Regular monthly advertisement.
- Annual Report – Commenced drafting the 2019/2020 Annual Report.
- Council Works Update – monthly update compiled re current and soon to be commenced Council works and projects published on our website and Facebook and Instagram pages.
- Website – Updated with news and documents including Council Works Updates, Seniors Week, Pembroke Park developments, Garage Sale Trail and Open Space Strategy.
- Pembroke Park – Working with Council Project Engineer and Eye Spy on signage for the Stadium Complex development.
- Open Space Strategy - the Draft Open Space Strategy was opened for community consultation for 6 weeks, closing on Monday 5 October. Consultation was promoted via Facebook, Instagram, My Local Services App, Council website, Sorell Times September advert and directly emailed to people who provided their contact details asking to be updated on the development of the Strategy (approx. 71 people).
- Brochures – all public brochures currently being updated for printing and website.
- Community Services Directory – Update of the Directory ongoing.
- Website redevelopment – Commenced planning for website redevelopment.
- Waste Education – Facebook posts ongoing and planning for a recycling display has commenced.
- Seniors Week - Special Seniors Week packs branded and promoted via Facebook, Website, Fliers, community groups and contacts and email.



- Sorell 2021 – Planning for Street Banner design and logo development ongoing.
- Social Media –





#### MEDIA

- Sorell Times – responded to a request from Martine Haley at Sorell Times re: Stormwater and Pembroke Park Stadium Complex.

#### GRANTS

##### Community Grants

- Okines Community House - \$1732.70

##### Quick Response Grant

- Orielson Hall Committee - \$500.00

##### Grants application's made by Council

- Improving the Playing Field – Small Grant – Application submitted for seating around the Senior Oval at Pembroke Park. Notification of outcome advised November 2020.
- Tasmanian Community Fund – Medium Grant – Application submitted for the Supper Room upgrade. Notification of outcome advised mid-December 2020.
- Improving the Playing Field – Large Grant – Currently working on application for multiple infrastructure needs at Pembroke Park. Notification of outcome advised January 2021.

#### RIGHT TO INFORMATION

- One Right to Information Request was received



## COMMUNITY SERVICES – Hours of Use

Facility	Hours for Month of June 2020	Hours for Month of July 2020	Hours for Month of August 2020	Hours for Month of September 2020
Midway Point Hall	26.5	22	59	52.5
Copping Community Hall	0	6	11	6
Dunalley Hall	0	12	12	30
Sorell Memorial Hall	2	16	36	72.5
Dodges Ferry Rec Centre	4.5	32.5	57	47
Pembroke Park	85	173.5	158	228
Dodges Ferry Oval	16	27.5	37	19
PCYC	0	0	4	10

## OTHER DEPARTMENT ACTIVITY

- Planning for Art and Cultural Forum.
- Various lease and licence agreements.
- Risk Register Review.
- Senior's Week.
- Preparations for Australia Day.
- Cemetery bookings.

## Currently working with/supporting the following Community Groups/Organisations on Various Issues

- Liaising with various community groups within the Municipality regarding the current COVID-19 situation.
- Ten Days on the Island Project.
- Sorell 2021 Workshop.
- Sorell Football Club.
- Repaint of Sorell Memorial Hall meeting.
- Bicycle Network – Michael Haynes.
- South East Netball Association.
- Sorell on Stage.
- Pembroke Park Users Meeting.
- Sing Australia.
- Causeway Club.
- Copping Hall Committee.
- Dunalley Hall Committee.



## **8.4 FINANCE AND INFORMATION – STEPH GUNN, MANAGER**

### **Financial Management**

- The 2020/2021 financial year variance reporting schedule has been developed and agreed upon by departmental managers. Departmental managers will complete comprehensive variance reporting on actual to budget income and expenditure four times during the financial year. Variance reporting was completed by all departmental managers in September.
- Finance staff collated and reviewed Phase 1 of the 2019/2020 Consolidated Data Collection Survey and submitted it to KPMG prior to the 2 October 2020 deadline.
- Finance staff completed the 2019/2020 Roads to Recovery Annual Report and submitted to the Tasmanian Audit Office and WLF Accounting & Advisory (WLF). The audited Annual Report is due for lodgement to the Australian Government Department of Infrastructure, Transport, Cities and Regional Development by Friday 30 October 2020.
- Finance staff continued to work on the Council's statutory accounts and required audit adjustments during the month of September.

### **Rates Revenue**

- At the end of September, 41.3% of rates had already been paid, compared to 38.9% at the same time last year.
- Supplementary valuations were received from the Officer of the Valuer General in July, August and September, totalling \$59k.
- In the 2019/2020 financial year the rates re-structure project was put on hold due to the COVID19. The project will be revisited in the 2020/2021 financial year.

### **Audit**

- Sorell Council's audited Annual Financial Report for the year ended 30 June 2020 was signed by management and submitted to the auditors on 28 September 2020. Council are yet to receive finalisation confirmation or the signed Independent Auditors Report from the Tasmanian Audit Office.
- WLF issued the Audit Close Report in late September. No major issues were identified in the Close Report. WLF will issue their Audit Management Letter in October.

### Grants & Funding

- In line with the Federal Government announcement, Council received \$1.256m in advance payments for 2020/2021 Financial Assistance Grants in late May 2020. This was recognised as income in the 2019/2020 financial year.
- Council received the first quarter 2020/2021 Financial Assistance Grant of \$263k in August.
- Council received \$20k in August in relation to the Roads to Recovery funding for the Sugarloaf Road reconstruction.
- Council invoiced MAST in September for \$21k in relation to the grant for installation of solar lighting a Council's marine facilities. This grant funding was received in early October.
- Council received \$193k in September, which is 50% of the Local Roads and Community Infrastructure (LRCI) Program grant. This grant funding will be used for a number of capital projects within the Sorell municipality. The remaining 50% will be received throughout the year, as the projects are completed.

### Information Technology and Communications

- IT staff are planning for capital works projects approved by Council for the 2020/2021 financial year:
  - C-20-IT-002 – The CCTV camera capital project is currently in the planning stage.
  - C-20-IT-005 - The Navision finance system upgrade is currently underway and IT, Finance, Depot and Payroll staff have been involved in system demonstrations, documentation, training and testing. Intensive testing of the system took place during June. The system Go Live date was expected to be 1 July 2020, however, due to a number of unexpected factors, the Go Live has been delayed until later in the 2020/2021 financial year.
  - C-21-IT-001 – The projector and screen capital project for the Sorell Memorial Hall is currently in the planning stage.
  - C-21-IT-001 – The website upgrade is currently in the planning stage.

- Council have engaged with Techquity, a Hobart based IT Company, to provide IT services and support on an as-needs basis. Techquity are currently completing a comprehensive review of Council's IT environment. This review will include the development of IT documentation, procedures and system flow diagrams.

#### **Insurance**

- Insurance renewal documentation for the 2020/2021 financial year has been completed and provided to the insurance brokers, with all insurance policies in place by 30 June 2020.

#### **Fleet Management**

- A capital budget allocation was made for fleet replacements during the 2020/2021 financial year and has been approved. It is anticipated this will be actioned in the second half of the financial year.

#### **Meetings**

- Council meetings and workshops as required.
- Staff meetings with Finance & Information Department staff as required.
- Senior Management Team (SMT) and Leadership Team meetings as required.
- Capital works monthly meeting with Finance, Asset Management, Engineering and Depot staff.
- Weekly meetings with Subscribe HR regarding the upgrade of the employee self-service system.
- Various internal meetings and meetings with Dialog regarding the finance system upgrade.
- Weekly catch-up meetings with Techquity regarding IT support.
- LGAT webinar series – Councillors and Officers Insurance – 19 September 2020
- Council's internal work health and safety risk assessment workshop – 15 September 2020 & 17 September 2020
- Techquity strategic planning meeting – 17 September 2020
- Eftsure system presentation – 18 September 2020
- Subscribe HR timesheet training – 23 September 2020
- Payroll documentation planning meeting with consultant David Doyle – 24 September 2020

## 9.0 PETITIONS

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At the time of preparation of this agenda no petitions had been received.

## 10.0 LAND USE PLANNING

The Mayor advised in accordance with the provisions of Part 2 Regulation 25 of the Local Government (Meeting Procedures) Regulations 2015, the intention of the Council to act as a planning authority pursuant to the Land Use Planning and Approvals Act 1993 is to be noted.

In accordance with Regulation 25, the Council will act as a planning authority in respect to those matters appearing under item 10 on this agenda, inclusive of any supplementary items.

## 10.1 DEVELOPMENT ASSESSMENT SPECIAL COMMITTEE MINUTES

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### RECOMMENDATION

“That the minutes of the Development Assessment Special Committee (DASC) Meeting of 29 September 2020 be noted.”



## 10.2 SUBDIVISION APPLICATION NO. SA 2020 / 00002 - 1

47 COLE STREET, SORELL

APPLICANT: R HIGGINS

PROPOSAL: 4 LOT AND BALANCE SUBDIVISION

ADDRESS: 47 COLE STREET, SORELL

**RECOMMENDATION**

That pursuant to Section 57 of the Land Use Planning and Approvals Act 1993 Council resolves to approve Subdivision Application No. SA 2020 / 00002 - 1 for a 4 Lot and Balance Subdivision at 47 Cole Street, Sorell for R Higgins subject to the following conditions:

1. Subdivision shall generally be in accordance with the endorsed amended plans submitted on 15/06/2020 except as may be amended by the conditions of this permit.

**Engineering Conditions**

2. All works shall be constructed in accordance with Council's current Standard Drawings, and Specifications. All information, design plans and works shall be carried out to the satisfaction of Council's Manager Engineering and Regulatory Services (ME&RS).
3. Each lot is to be provided with a vehicular access in accordance with Council's current Standard Drawings, TSD-R09 and TSD-R04. The bases are to be inspected and approved by a Council Engineering Officer prior to any concrete being placed. Please call 6269 0000 giving a minimum 24 hours' notice to arrange an inspection.
4. Access to Lot 1 can be from Cole Street and/or the existing 10.0m right of way. The access from Cole Street and the ROW shall have a minimum width of 6.0m and shall be constructed with a 150mm thick (minimum) reinforced concrete driveway over a minimum 150mm compacted base material from the existing bitumen seal to the property boundary.
5. Access to Lot 2 can be from Dubs & Co Drive or the 10.0m right of way. The access from Dubs & Co Drive and the ROW shall have a minimum width of 6.0m and shall be constructed with a 150mm thick (minimum) reinforced concrete driveway over a minimum 150mm compacted base material from the existing bitumen seal to the property boundary.



6. Access to Lot 4 shall be from Dubs & Co Drive. The access shall have a minimum width of 6.0m and shall be constructed with a 150mm thick (minimum) reinforced concrete driveway over a minimum 150mm compacted base material from the existing bitumen seal to the property boundary.
7. Lots 2 & 4 shall be provided with a minimum DN150 stormwater connection at a location and depth to adequately service the entire property.
8. Lot 1 shall be provided with a minimum DN300 stormwater service at a location and depth to adequately service the entire property. This can be connected into the proposed stormwater open channel on the western boundary.
9. Any upgrades to Council's infrastructure, required by this permit, shall be at the developer's expense.
10. The developer is to provide Design Plans showing the required access locations and services extensions and connection. These plans must be undertaken by a civil engineer or civil engineering consultancy capable of carrying out the works. A Bill of Quantities showing rates, and an engineer's estimate shall be included with the design plans.
11. A Start Works Notice shall be completed and delivered to Council's Engineering Manager – Projects & Development prior to commencement of any works on site.
12. Engineering Inspections: Council's Engineering Manager – Projects & Development is to be notified and work inspected at each of the following stages of construction:
  - a. Inspection of access bases prior to pouring concrete;
  - b. Inspection of all stormwater infrastructure and connections prior to backfilling;
  - c. Practical completion of works;
  - d. Final Inspection at end of Defects Liability Period.
13. A Soil and Stormwater Management Plan is to be submitted to Council with the engineering design plans. The plan is to be in accordance with the Hobart Regional Soil and Water Management Code of Practice. The developer shall comply with the requirements of the plan. No work is to commence on site until all controls required by the plan are in place to the satisfaction of the EM&PD.

14. The developer shall provide Council with “As Constructed” drawings of the development and complete the Data spreadsheet at the completion of each stage. The following list must be submitted as part of these requirements:
  - a. “As Constructed” drawings must be clearly understood and must provide all relevant information to the works. The minimum standard for “As Constructed” drawings is demonstrated through the As Constructed Example Drawing, provided as an attachment to these guidelines.
  - b. “As Constructed” drawing must be completed and certified by a qualified surveyor or engineer prior to the works being placed on maintenance.
  - c. “As Constructed” drawings must be accurate to AHD and GDA94 and must be drawn to an appropriate scale, to the satisfaction of Council’s Manager Engineering & Regulatory Services.
  - d. “As Constructed” drawings must be provided electronically in both .pdf and .dwg or .dxf formats, or as otherwise approved by Council’s Manager Engineering & Regulatory Services.
  - e. The current data sheet must be completed and certified by a suitably qualified surveyor or engineer prior to the works being placed on maintenance.
  - f. The current data sheet must be provided to Council’s Asset Manager along with the “As Constructed” drawings.
  - g. All height and special information must be accurate to AHD and GDA94, to the satisfaction of Council’s Manager Engineering & Regulatory Services.
  - h. The current data sheet must be provided electronically, as an Excel document.
  - i. Presentation of the information shall be as per attached appendices prior to Council sealing the Final Plan of Survey.

An As Constructed Example Drawing and the Data Spreadsheet template (Excel format) are available from Council by contacting the Engineering Manager – Projects & Development on 6269 0025.

15. Power and communication services (including NBN if available) are to be provided to each lot within the subdivision in accordance with the relevant Authority’s standards and specifications, with the developer to meet all costs.
16. Easements are required over any service located on, under or over private land. Easement widths shall be determined by the Authority that owns the service.
17. The survey pegs for all lots in the subdivision are to be certified correct after the construction is completed and prior to the works being placed on maintenance.





## TasWater Conditions

18. Refer to TasWater form 04 (attached)  
 Reference number TWDA 2020 /00903-SOR  
 Dated 10 September 2020

### NOTE: THE FOLLOWING ADVICE APPLIES TO THIS PERMIT

- This permit shall lapse at the expiration of two (2) years from the date on which it is granted if the development and use is not substantially commenced within that period.
- This permit does not imply that any other approval required under any other by-law or legislation has been granted.
- The Final Plan of Survey when submitted and found to be in accordance with the above conditions be sealed.
- A new sewer connection is required for Lot 1 which shall be located across the existing access road and the frontage of title CT 138806/1 (owned by Council). This will be +/- 70 meters in length.

You may appeal against the above condition/s, any such appeal must be lodged within fourteen (14) days of service of this notice to the Resource Management and Planning Appeal Tribunal, Level 1, 144-148 Macquarie Street Hobart 7001. Ph: 6165 6794 or email [rmpat@justice.tas.gov.au](mailto:rmpat@justice.tas.gov.au).

## Introduction

This is an application for a 4 Lot plus Balance Subdivision at 47 Cole Street, Sorell relating to land associated with Sorell Council's Civic Administration Centre (see figure 1).



Figure 1 – aerial photo of subject property



**AGENDA**  
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The subject property comprises land title CT 164990/1 which has an area of 5.384ha. The application proposes to create 4 lots and Balance from the abovementioned single title. The property is improved by Sorell Council's Civic Administration Centre, Sorell RSL, Railway Shed (State heritage listed), Mens Shed and the Lions Club. The adjoining property CT 138806/1 is occupied by the State Government's Community Health Services facility.

### Strategic plan

Council's Strategic Plan 2019 – 2029 references the construction of the South-East Emergency Services Hub as a welcomed commitment by the Government.

### Annual plan

The applicant has stated that this application will facilitate the development of the South East Emergency Services Hub as noted under section 3.0 "To Ensure a Liveable and Inclusive Community" in particular 3.3 which advocates and supports its delivery.

### Community implications

This subdivision is intended to in part facilitate the development of the South East Emergency Services Hub which is a clear benefit to the local community.

### Referral to DASC (reason)

There is no officer delegation as the land is Council owned. The General Manager has provided his consent on the 15 September 2020 for the lodgement of this development application.

### Statutory Implications

**Zone:** General Business and Open Space and the following Codes are discussed in this report;

- Bushfire-Prone Area Code
- Road and Railway Assets Code
- Parking and Access Code
- Inundation Prone Code

**Use Classification:** The subdivision of land requires the discretionary approval by Council as the Planning Authority.

The former Railway Carriage Shed is listed on the Tasmanian Heritage Register and consequently Heritage Tasmania were notified of the proposed subdivision on the



29 June 2020. Peter Coney from Heritage Tasmania provided a response on the 1 July 2020 stating;

*“The proposal is outside of the registered area for that place. As such, the subdivision is not considered works, and we will neither provide an exemption or notice stating we have no interest.”*

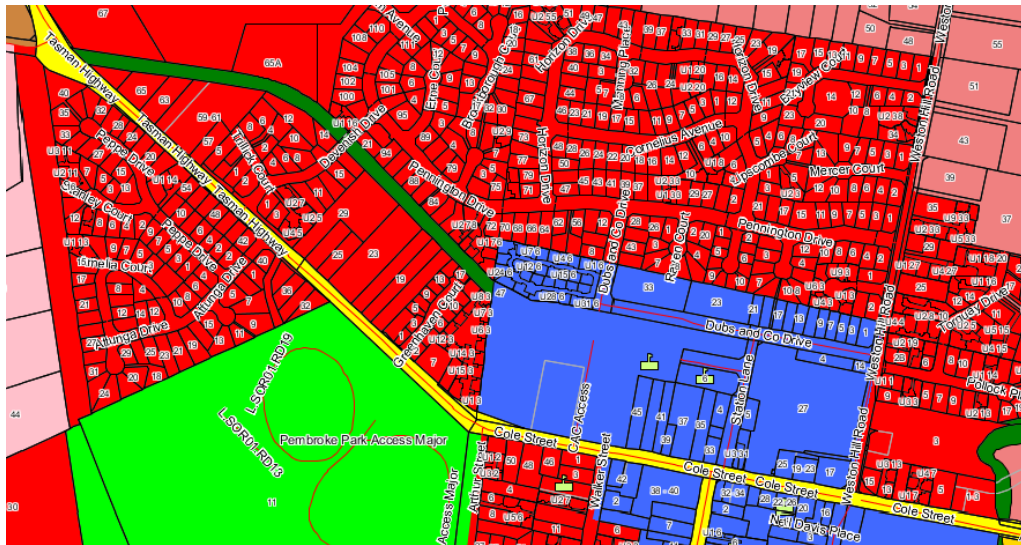


Figure 2 - Current zoning – General Business



Figure 3 – Codes applicable to the subject property

## Representations

The application was advertised on 19 September 2020 and representations closed on 5 October 2020. At the time of preparing this report there was one submission from TasNetworks who had no concerns as to the subdivision but requested that

their existing electricity infrastructure be identified by easements on title and subsequently protected concerning any subdivision works.

### **Referrals**

The application was discussed with Council development staff at a meeting of the 12 February and subsequently referred to Council's Engineering and Environmental Health Departments.

Council's Engineering Manager – Projects & Development has provided comments and recommended conditions of approval stating;

*"The subject land is located at 47 Cole Street, Sorell and currently houses the Sorell Community Hall (incorporating Sorell RSL) and CAC buildings, the old train shed and the Men's shed. Lots 1, 2 & 4 are the proposed lots. Lot 1 will cater for an Emergency Services Hub with a large drainage easement on the western boundary housing a fenced large concrete stormwater open drain."*

The application was referred to TasWater on 29 June 2020 and a response was received on 1 July 2020 requesting additional information. This request was forwarded to the applicant who subsequently provided the required information and consequently TasWater issued a "Submission to Planning Authority Notice", reference number TWDA 2020/00903-SOR, on the 10 September 2020 which will be included in any subsequent approved permit.

### **Date of Receipt of Application**

13 January 2020

### **Date by Which a Decision Must be Made**

9 November 2020.

Additional information was requested from Council staff and TasWater, all of which has been satisfactorily provided.

### **REPORT**

This is an application for a 4 Lot plus Balance Subdivision at 47 Cole Street, Sorell (CT 164990/1) relating to land primarily developed as Sorell Council's Civic Administration Centre and associated community facilities on land zoned General Business and partly Open Space.

The applicant provided the following response as to the intended purpose of the subdivision stating;



1. *The purpose of the subdivision is:*
  - (i) – Lot 1 – to create separate ownership rights for the State Government to facilitate the delivery of the \$12m South East Emergency Services Hub complex on behalf of the Department of Police, Fire and Emergency Management. A DA will shortly be lodged for this obo the Department which will reflect the proposed lot configuration. Council will transfer Lot 1 to the State at the appropriate time.
  - (ii) – Lots 2 and 4 – the future use of these lots has not been formally determined by Council in recognition of the underlying General Business zoning (nor the method and timing of their disposal).
  - (iii) – Lot 3 – will be retained in effect as a balance lot for the remaining Council community assets.
  - (iv) – Balance Lot – no change proposed to existing open space / stormwater management use.

The property adjoins developed residential land to the north and west, a mixture of residential and business to the south and business to the east.

The Sorell Interim Planning Scheme 2015 sets down the following development standards for subdivision in the General Business and Open Space zones respectively and an assessment is provided below. A zoning map is provided above as figure 2 clearly showing the current split zoning of the property which requires separate assessment below.

#### Open Space 19.5.1 Development Standards for Subdivision

Acceptable Solution	Response
19.5.1 Subdivision	
A1 <i>Subdivision is for the purpose of providing lots for public open space, a riparian or littoral reserve or utilities.</i>	The land in question functions as public open space and this subdivision will separate the currently zoned Open Space, shown as Balance lot, from the rest of the current title. Complies.
A2 <i>The frontage for each lot must be no less than 15 m.</i>	This Balance lot maintains road frontage to Devenish Drive of approximately 20m and to the Tasman Highway of approximately 35m. Complies.

<p>A3 No Acceptable Solution.</p>	<p>See P3</p>
<p>P3 <i>The arrangement of ways and public open space within a subdivision must satisfy all of the following:</i></p> <ul style="list-style-type: none"> <li><i>(a) connections with any adjoining ways are provided through the provision of ways to the common boundary, as appropriate;</i></li> <li><i>(b) connections with any neighbouring land with subdivision potential is provided through the provision of ways to the common boundary, as appropriate;</i></li> <li><i>(c) connections with the neighbourhood road network are provided through the provision of ways to those roads, as appropriate;</i></li> <li><i>(d) convenient access to local shops, community facilities, public open space and public transport routes is provided;</i></li> <li><i>(e) new ways are designed so that adequate passive surveillance will be provided from development on neighbouring land and public roads as appropriate;</i></li> <li><i>(f) provides for a legible movement network;</i></li> <li><i>(g) the route of new ways has regard to any pedestrian &amp; cycle way or public open space plan adopted by the Planning Authority;</i></li> <li><i>(h) Public Open Space must be provided as land or cash in lieu, in accordance with the relevant Council policy.</i></li> <li><i>(i) new ways or extensions to existing ways must be designed to minimise opportunities for entrapment or other criminal behaviour including, but not limited to, having regard to the following:</i> <ul style="list-style-type: none"> <li><i>(i) the width of the way;</i></li> <li><i>(ii) the length of the way;</i></li> <li><i>(iii) landscaping within the way;</i></li> <li><i>(iv) lighting;</i></li> <li><i>(v) provision of opportunities for 'loitering';</i></li> <li><i>(vi) the shape of the way (avoiding bends, corners or other opportunities for concealment).</i></li> </ul> </li> </ul> <p><b>Response;</b> The Balance lot currently functions as an open space corridor between Devenish Drive and the lot proper. This will be maintained as a separate title with separate frontage to Dubs and Co Drive. It is considered that there is no potential for connections</p>	

to neighbouring land as these properties have been developed for residential purposes including multiple dwellings. The Balance lot maintains a connection to Devenish Drive.

It is considered that the performance criteria has been satisfactorily addressed.

<p>A4 <i>Services capable of adequately serving the intended purpose must be connected to each lot.</i></p>	<p>The amended plan submitted on the 15 June provides evidence that services can be provided to the lots. This has been verified by Council's Engineering Manager – Projects &amp; Development and by TasWater through their own assessment process and attached submission. Complies.</p>
---	--

#### General Business 21.5.1 Development Standards for Subdivision

Acceptable Solution	Response
21.5.1 Subdivision	
<p>A1 <i>The size of each lot must be no less than: 300 m<sup>2</sup>, except if for public open space, a riparian reserve or utilities.</i></p>	<p>The resultant lots will comply with this standard in that lot 1 at a size of 1.31ha, lot 2 at 3342m<sup>2</sup>, lot 3 at 1.79ha, lot 4 at 2833m<sup>2</sup> and the Balance lot at 1.62ha is split zoned being both General Business and Open Space however the part under the General Business zone still complies with this minimum land area. Complies.</p>
<p>A2 <i>The design of each lot must provide a minimum building area that is rectangular in shape and complies with all of the following;</i></p> <p>(a) <i>clear of the frontage, side and rear boundary setbacks;</i></p> <p>(b) <i>clear of easements;</i></p> <p>(c) <i>clear of title restrictions that would limit or restrict the development of a commercial building;</i></p> <p>(d) <i>has an average slope of no more than 1 in 5;</i></p>	<p>The amended plan of 15 June 2020 shows minimum building areas that complies with the acceptable solutions of A2. Complies.</p>

<i>(e) is a minimum of 10 m x 15 m in size.</i>	
<p>A3 <i>The frontage for each lot must be no less than: 10 m.</i></p>	<p>Lots 1, 3 and 4 complies with this acceptable solution. Lot 2 does not comply as it has a road frontage to Dubs and Co Drive of 6m, see P3.</p>
<p>P3 <i>The frontage of each lot must be sufficient to accommodate development consistent with the Zone Purpose, having regard to any Local Area Objectives or Desired Future Character Statements.</i></p> <p><b>Response;</b> Whilst lot 2 has a lesser frontage of 6m it does have additional rights of way over lot 3 thereby providing additional vehicular movement and access to Dubs and Co and Cole Street. It is considered that the discretion will accommodate future commercial development consistent with Zone Purpose Statements, having regard to Local Area Objectives or Desired Future Character Statements. This is verified by the intention to facilitate the development of the South East Emergency Services Hub and other appropriate future commercial / community development. Complies.</p>	
<p>A4 <i>No Acceptable Solution.</i></p>	<p>See P4</p>
<p>P4 <i>The arrangement of roads within a subdivision must satisfy all of the following:</i></p> <p><i>(a)the subdivision will not compromise appropriate and reasonable future subdivision of the entirety of the parent lot;</i></p> <p><i>(b)accords with any relevant road network plan adopted by the Planning Authority;</i></p> <p><i>(c)facilitates the subdivision of neighbouring land with subdivision potential through the provision of connector roads, where appropriate, to the common boundary;</i></p> <p><i>(d)provides for acceptable levels of access, safety, convenience and legibility through a consistent road function hierarchy.</i></p> <p><b>Response –</b> The proposal will maintain current road frontages to a number of the lots but will create a new road, lot 100, to provide road frontages to Dubs and Co Drive for lots 2, 3, 4 and the Balance lot. The design of the lots will provide appropriate vehicle access by a combination of fee simple and right of way access to local roads. There is no road network plan other than the provision of roads to facilitate general business use and development in this location. Council’s Engineering Manager – Projects and Development has assessed the subdivision providing recommended conditions of approval and raises no concerns.</p>	



The proposal is deemed to comply with the performance criteria.	
A5 <i>Each lot must be connected to services adequate to support the likely future use and development of the land.</i>	The provision of reticulated water and sewerage infrastructure has been confirmed by the relevant service provider, TasWater, see their submission. Likewise stormwater drainage and road connections demonstrates compliance with the acceptable solution. The amended plan of 15 June 2020 provides the required information as to proposed service connection locations for each proposed lot. Council's Engineering Manager – Projects and Development has assessed the subdivision providing recommended conditions of approval and raises no concerns. Complies.
A6 <i>No Acceptable Solution.</i>	See P6.
<p><b>P6</b> <i>Public Open Space must be provided as land or cash in lieu, in accordance with the relevant Council policy.</i></p> <p><b>Response</b> – As the subject property is owned by Council, who is also the public authority that administers public open space for the municipality, it is considered that this is not required.</p> <p>The Balance lot will continue to function as public open space. Complies.</p>	

## Codes

The relevant Codes requiring consideration are as follows:

- Bushfire-Prone Area Code
- Road and Railway Assets Code
- Parking and Access Code
- Inundation Prone Code

### E1.0 Bushfire-Prone Areas Code

The proximity to Pembroke Park was initially considered as a potential fire source, however, the planning scheme does not include maintained parks and gardens as being a fire source ie. not bushfire prone vegetation. This Code is therefore not applicable.



This conclusion has subsequently been ratified with reference to the recent inclusion of bushfire prone hazard mapping from TasFire in the Code which shows the subject land not subject to the Code other than a small section of the open space strip. This is not considered to require reference to the Code as the open space strip will not change in design or function and relates only to an area to the west of Devenish Drive towards Tasman Highway.

### **Road and Railway Assets Code**

The application involves the construction of vehicle accesses to Dubs and Co Drive which has a speed limit of no more than 60km/hr, therefore construction of such accesses complies with the acceptable solutions under Clause E5.6.2 A1. Only one access will be constructed for each lot, ensuring compliance with clause E5.6.2 A2.

Council's Engineering Manager – Projects & Development has considered this submission and provided his recommended conditions (attached) which requires the provision of suitability constructed vehicular accesses. The application is considered to comply with the provisions of the Code.

### **Parking and Access Code**

The application involves construction of a new accesses onto Dubs and Co Drive which will service lots 2, 3, 4 and the Balance lot (although the latter maintains access also to Devenish Drive). A new single access for each lot complies with Clause E6.7.1. The design of the vehicle access is considered in Council's Development Engineering Report and recommended conditions.

The provisions of the Code are considered to have been met.

### **Inundation Prone Code**

The applicant was requested to provide a response to this Code as part of the property is subject to the hazard mapping and responded stating;

*"The Entura SSMP inundation mapping identified the need to address on a catchment basis, risks associated with a 1:100 year storm event. Council has engaged and completed an engineering design that addresses the risks as they apply to the development site (and beyond) and will be constructing the stormwater upgrade during 2020/21."*

Furthermore stating, *"The 5.12m strip has been widened to 6.12m and will contain an upgraded open channel stormwater drain to be constructed by Council concurrent with the Emergency Services Hub development. "*

Council, having commissioned the Entura SSMP inundation mapping project is fully aware of the flood hazard implications. As stated by the applicant major works will be undertaken in order to rectify flood hazard risks associated with this property

including works along the western boundary within the strip of land associated with the Balance lot.

It is considered that this response provides sufficient information to comply with the performance criteria of the Code

### Representation

The submission by TasNetworks states;

*“TasNetworks has no concerns with the proposed subdivision subject the following occurring:*

- *The location of UG cables along the northern edge of the site being verified by underground service locating contractors;*
- *Where services extend into the development site, they be benefitted by easements in accordance with TasNetworks’ standard terms and of a width no less than 2m either side of the cable edge; and*
- *Where cables are located under proposed roads or rights-of-way, that protective measures be installed, as endorsed by TasNetworks.”*

Council’s Engineering Manager – Projects & Development has considered this submission and has included the following engineering condition stating;

*( ) Easements are required over any service located on, under or over private land. Easement widths shall be determined by the Authority that owns the service.*

This is considered to address the issues raised by TasNetworks who as stated has no concerns with the proposal other than the identification and protection of their existing electricity infrastructure.

### Conclusion

It is considered that the proposal has demonstrated compliance with the relevant acceptable solutions and where applicable the performance criteria. In considering this application and requirements of the Sorell Planning Scheme, this application has been presented to Council and recommended for approval with conditions.

**JOHN MOLNAR**  
**SENIOR PLANNER**  
14 October 2020  
Attachments: 16





PO Box 126  
47 Cole Street  
SORELL TAS 7172  
ABN 12 690 767 695

Telephone 03 6269 0000  
Fax 03 6269 0014  
sorell.council@sorell.tas.gov.au  
www.sorell.tas.gov.au

### APPLICATION FOR SUBDIVISION AND/OR BOUNDARY ADJUSTMENT

Description of Proposal:	4 Lot Subdivision + Balance Lot	
Location of Proposed Works:	Address 47 Cole Street, Sorell	
	Suburb/Town	Postcode
Current Owner/s:	Please print name/s Sorell Council	
Applicant / Contact Person:	Name Robert Higgins	
	Address 47 Cole Street, Sorell	
	Suburb/Town	Postcode 7172
	Telephone 6269 0005	Mobile 0400 123933
Estimated Cost of Development	\$	
Is any of the Properties on the Tasmanian Heritage Register?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
If you have had pre-application discussions with a Council Officer, please give their name		
Current use of the site/s		
Site Contamination – Have any potentially contaminating uses been undertaken on the site/s?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Does the proposal involve any land administered or owned by the Crown or Council?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
Declaration:	<ul style="list-style-type: none"> <li>In relation to this application, I have read the Certificate of Title and Schedule of Easements for the land and I am satisfied that this application is not prevented by any restrictions, easements or covenants. I also give my permission to Council's representatives to enter the property to assess this application.</li> <li>I authorize the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation. I agree to arrange for the permission of the copyright owner of any part of this application to be obtained.</li> <li>I declare that, in accordance with Section 52(1) of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where in the case that Section 52(1B) of the Act applies, the required consent is attached.</li> </ul>	
Applicant's Signature:	I declare that the information in this application is true and correct.	
	Signature	Date 30.1.20.

Please see over for checklist



**AGENDA**  
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## RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



### SEARCH OF TORRENS TITLE

VOLUME 164990	FOLIO 1
EDITION 2	DATE OF ISSUE 31-Mar-2015

SEARCH DATE : 13-Jan-2020  
SEARCH TIME : 02.22 PM

### DESCRIPTION OF LAND

Town of SORELL  
Lot 1 on Plan 164990  
Derivation : and Part of 120 Acred Std to James Jackson and  
Part of Lot 27153 Gtd. to the Sorell Council  
Prior CTs 6953/1, 6953/2, 126997/2, 131995/1, 20523/4 and  
138806/2

### SCHEDULE 1

124926 B57031 C9255 TRANSFER to SORELL COUNCIL Registered  
14-Mar-1997 at 12.01 PM

### SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
BURDENING EASEMENT: Right of Carriageway [appurtenant to the  
land comprised in Certificate of Title Volume 3990  
Folio 23) over the land marked W.X.Y.Z. on Plan No  
164990  
BURDENING EASEMENT: (appurtenant to the land comprised in  
Certificate of Title Volume 3990 Folio 23) a full and  
free right and liberty for the Hydro Electric  
Commission (herein called "the Transferee") to lay  
and maintain cables for the transmission of  
electrical energy under and along the "Cable  
Easements 1.00 wide and 3.00 wide" shown on Plan No.  
164990 herein called the "said strip of land") with  
the right for the Transferee its servants workmen and  
others authorised by it at all times to enter into  
and upon the said strips of land for the purpose of  
laying inspecting repairing and maintaining any such  
cables without doing unnecessary damage to the said  
strips of land and making good all damage occasioned  
thereby.  
SP138806 BURDENING EASEMENT: a right of carriageway  
(appurtenant to Lot 1 on Sealed Plan 138806) over the  
land marked Right of Way 10.00 wide on Plan 164990  
SP126997 BENEFITING EASEMENT: (appurtenant to the land marked



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## RESULT OF SEARCH

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LMHJBK on Plan 164990) a right of carriageway over the lands marked Right of Way 15.00 and 20.00 wide marked ABCDEF on Plan 164990

SP114725, SP117742 & SP126997 COVENANTS in Schedule of Easements

SP110882, SP114725, SP117742 & SP126997 FENCING COVENANT in Schedule of Easements

SP110882 WATER SUPPLY RESTRICTION

D72123 ADHESION ORDER under Section 110 of the Local Government (Building and Miscellaneous Provisions) Act 1993 Registered 08-Jan-2013 at noon

D121809 BURDENING EASEMENT: Electricity Infrastructure Easement with the benefit of a restriction as to user of land in favour of Aurora Energy Pty Ltd over the Electricity Infrastructure Easement shown on Plan 164990 (subject to provisions therein) Registered 31-Mar-2015 at noon

### UNREGISTERED DEALINGS AND NOTATIONS

NOTICE: This folio is affected as to amended covenants pursuant to Request to Amend No. C764507 made under Section 103 of the Local Government (Building and Miscellaneous Provisions) Act 1993. Search Sealed Plan No. 126997 Lodged by NAB on 29-Jan-2007 BP: C764505

This folio is affected as to amended covenants pursuant to Request to Amend No. E57490 made under Section 103 of the Local Government (Building and Miscellaneous Provisions) Act 1993. Search Sealed Plan No. 114725, 117742, 126997 & 159765 Lodged by MURDOCH CLARKE on 14-Oct-2016 BP: E57490



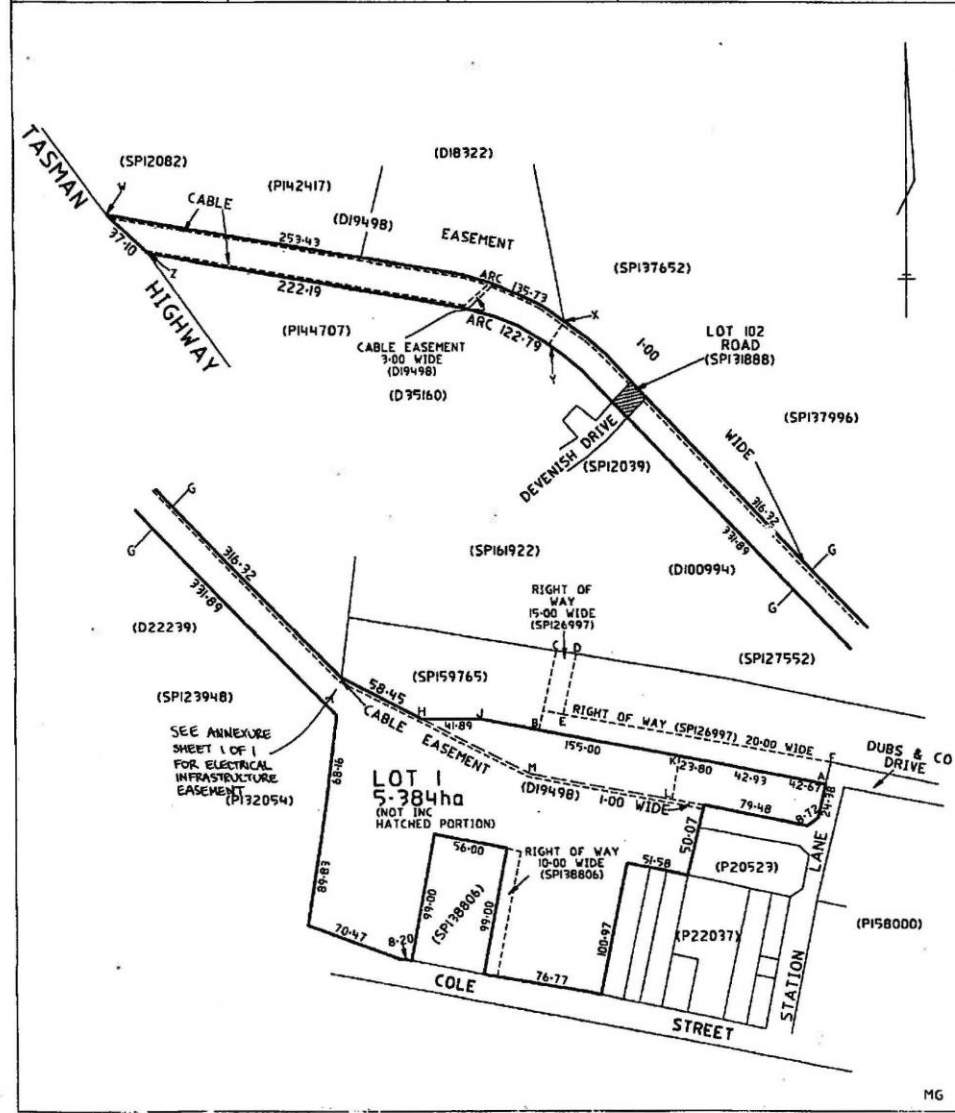
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**FOLIO PLAN**  
RECORDER OF TITLES  
Issued Pursuant to the Land Titles Act 1980



OWNER		PLAN OF TITLE		Registered Number
FOLIO REFERENCE 6953/1 126997/2 6953/2 131995/1 20523/4 138806/2		LOCATION TOWN OF SORELL		P.164990
GRANTEE PART OF 120A GTD TO JAMES JACKSON & PART OF 7A 3R 0 1/2 P GTD TO THE WARDEN ETC OF SORELL.		FIRST SURVEY PLAN No. PEM 1/21 PEM 8/48 COMPILED BY LTO		APPROVED 18 DEC 2012 <i>Alice Kawa</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 124 (5426-42)		LAST UPI No JWG63, JWX61, JWX60 JWX58, FJE57, JWK65		LAST PLAN No. SPI38806 PI31995, SPI26997, SP6953, P20253
SCALE 1:2500 LENGTHS IN METRES ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN				



**AGENDA**  
**SORELL COUNCIL MEETING**  
**20 OCTOBER 2020**

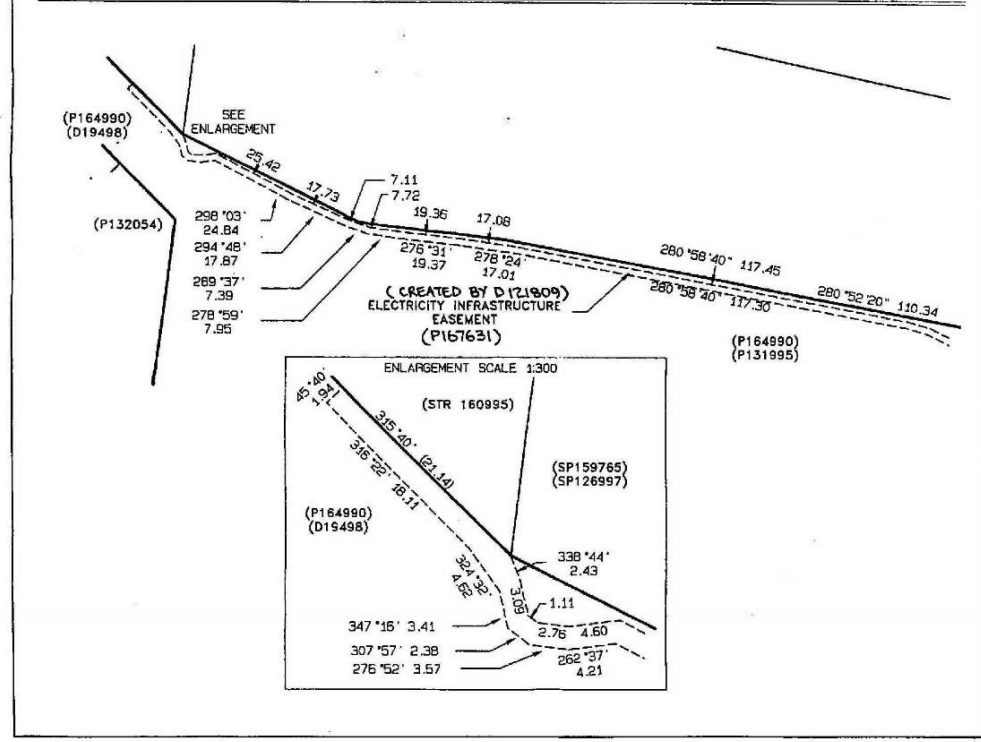
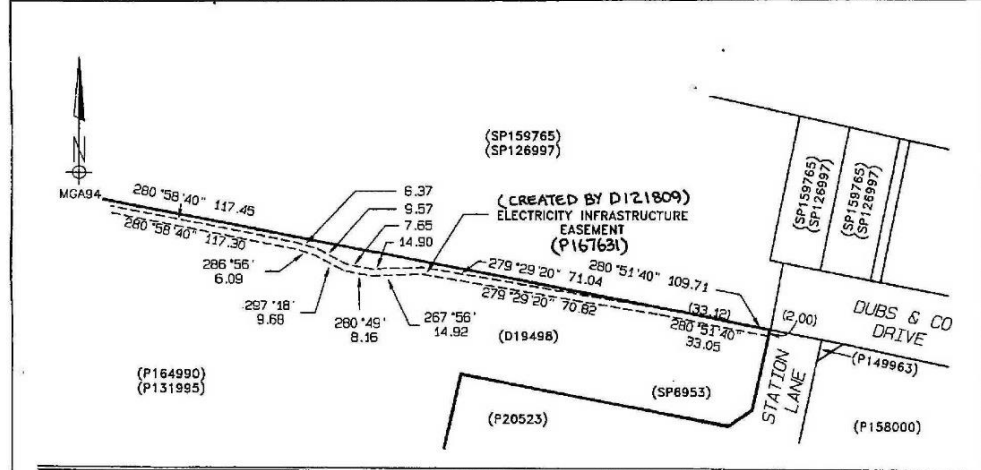


**FOLIO PLAN**  
RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



<b>PLAN OF SURVEY</b> <b>ANNEXURE SHEET</b> SHEET 1 OF 1 SHEETS		OWNER <b>SORELL COUNCIL</b> FOLIO REFERENCE SCALE 1:1000      LENGTH IN METRES	Registered Number <b>P 164990</b>
SIGNED FOR IDENTIFICATION PURPOSES Council Delegate _____ Date _____		THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET Registered Land Surveyor _____ Date _____	APPROVED EFFECTIVE FROM _____ Recorder of Titles _____







## RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



### SEARCH OF TORRENS TITLE

VOLUME 138806	FOLIO 1
EDITION 1	DATE OF ISSUE 13-Feb-2003

SEARCH DATE : 13-Feb-2020  
SEARCH TIME : 08.36 AM

### DESCRIPTION OF LAND

Parish of SORELL Land District of PEMBROKE  
Lot 1 on Sealed Plan 138806  
Derivation : Part of 120 acres Gtd to J Jackson.  
Prior CT 74683/1

### SCHEDULE 1

124926 SORELL COUNCIL

### SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
SP 138806 EASEMENTS in Schedule of Easements

### UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



**AGENDA**  
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**SCHEDULE OF EASEMENTS**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



<b>SCHEDULE OF EASEMENTS</b>	Registered Number <b>SP 138806</b>
<b>NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS &amp; MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.</b>	

PAGE 1 OF 2 PAGES

**EASEMENTS AND PROFITS**

Each lot on the plan is together with:-

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

Each lot on the plan is subject to:-

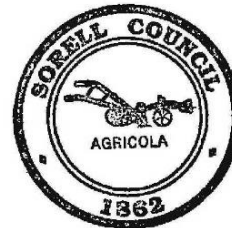
- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

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

**EASEMENTS**

Lot 1 is together with a Right of Carriageway appurtenant to Lot 2 over the area marked "RIGHT OF WAY (PRIVATE) 10.00 WIDE" on the Plan.

Lot 2 is subject to a Right of Carriageway appurtenant to Lot 1 over the area marked "RIGHT OF WAY (PRIVATE) 10.00 WIDE" on the Plan.



SIGNED by SORELL COUNCIL )  
 as registered proprietor of the land comprised )  
 in Certificate of Title Volume 74683 Folio 1 )  
 in the presence of: )

Signature of witness: THE COMMON SEAL OF THE SORELL COUNCIL HAS BEEN HEREUNTO AFFIXED PURSUANT TO A DELEGATION OF THE SAID COUNCIL DATED

Address: THE 18th DAY OF December, 2001  
 GENERAL MANAGER: *[Signature]*

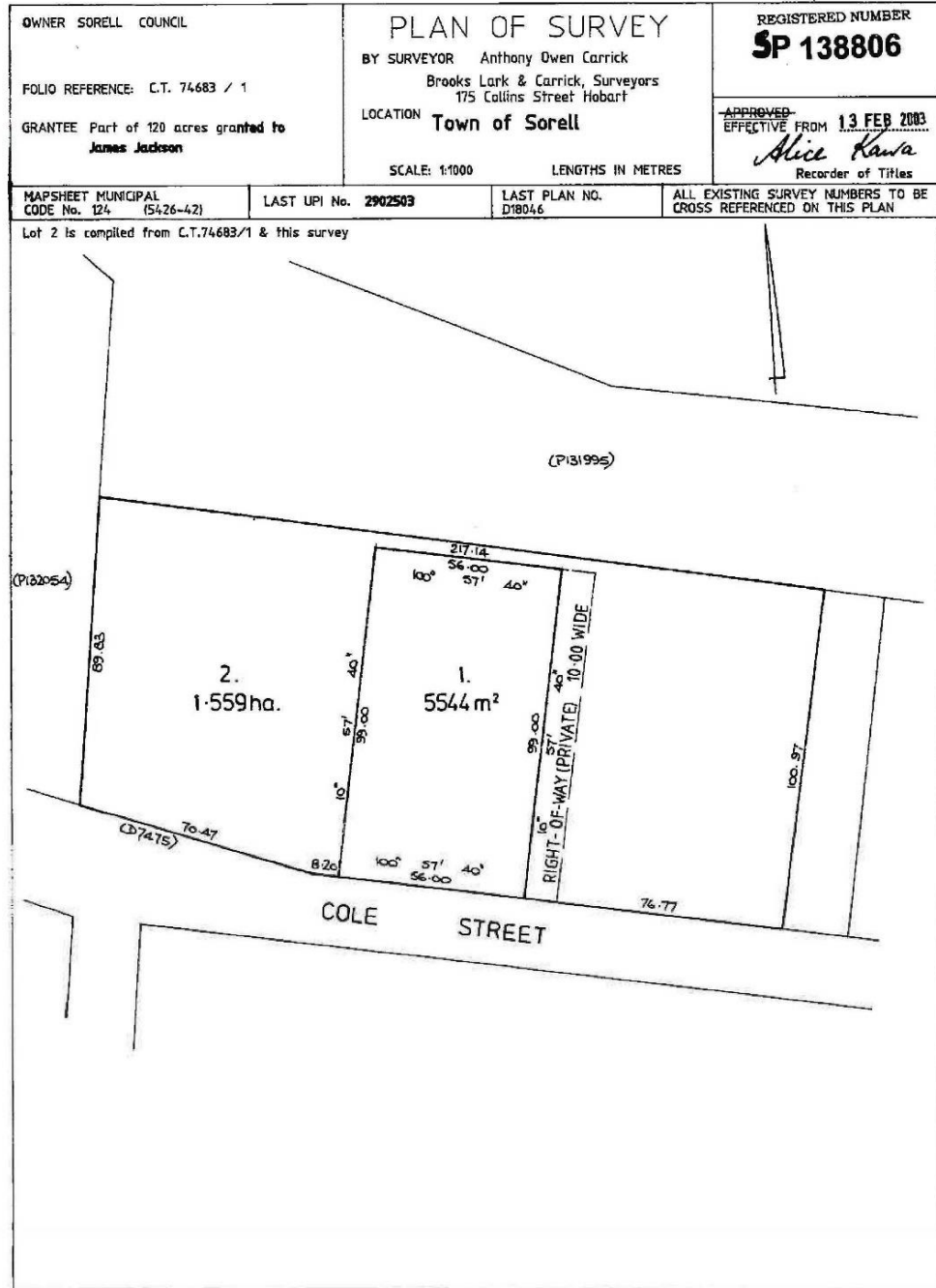
(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: SORELL COUNCIL FOLIO REF: C.T 74683/1 SOLICITOR & REFERENCE: CROWN SOLICITOR (15838)	PLAN SEALED BY: SORELL COUNCIL DATE: 23/12/02 REF NO. PP-1580 <i>[Signature]</i> Council Delegate
<b>NOTE: The Council Delegate must sign the Certificate for the purposes of identification.</b>	

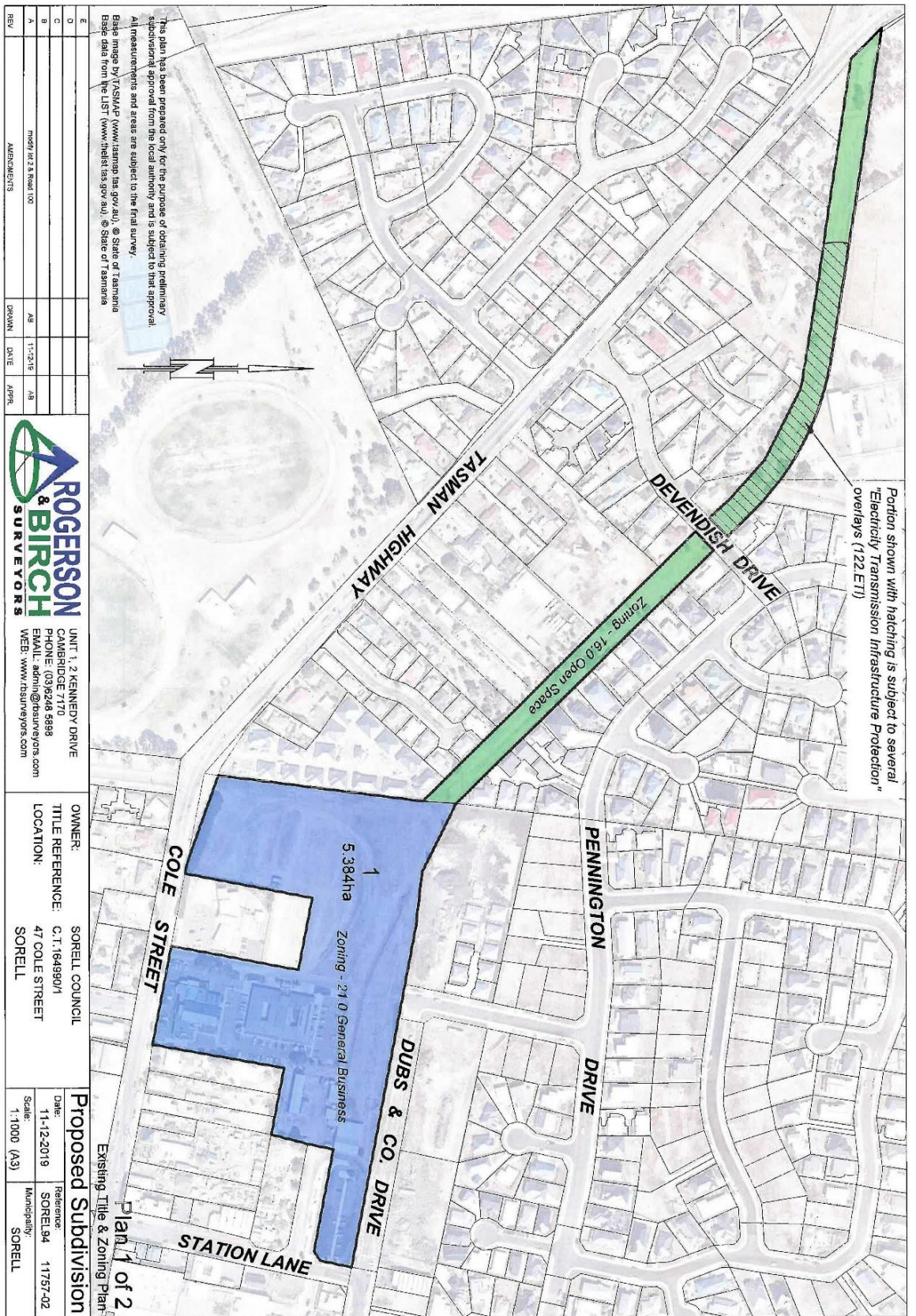




**FOLIO PLAN**  
 RECORDER OF TITLES  
 Issued Pursuant to the Land Titles Act 1980



**AGENDA**  
**SORELL COUNCIL MEETING**  
**20 OCTOBER 2020**



This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the local authority and is subject to final approval. All measurements and areas are subject to the final survey. Base maps by TASMAP (www.tasmap.tas.gov.au), © State of Tasmania. Base data from the LISIT (www.lisist.tas.gov.au), © State of Tasmania.

E				
D				
C				
B				
A				
REV	AMENDMENTS	DRAWN	DATE	APPR.

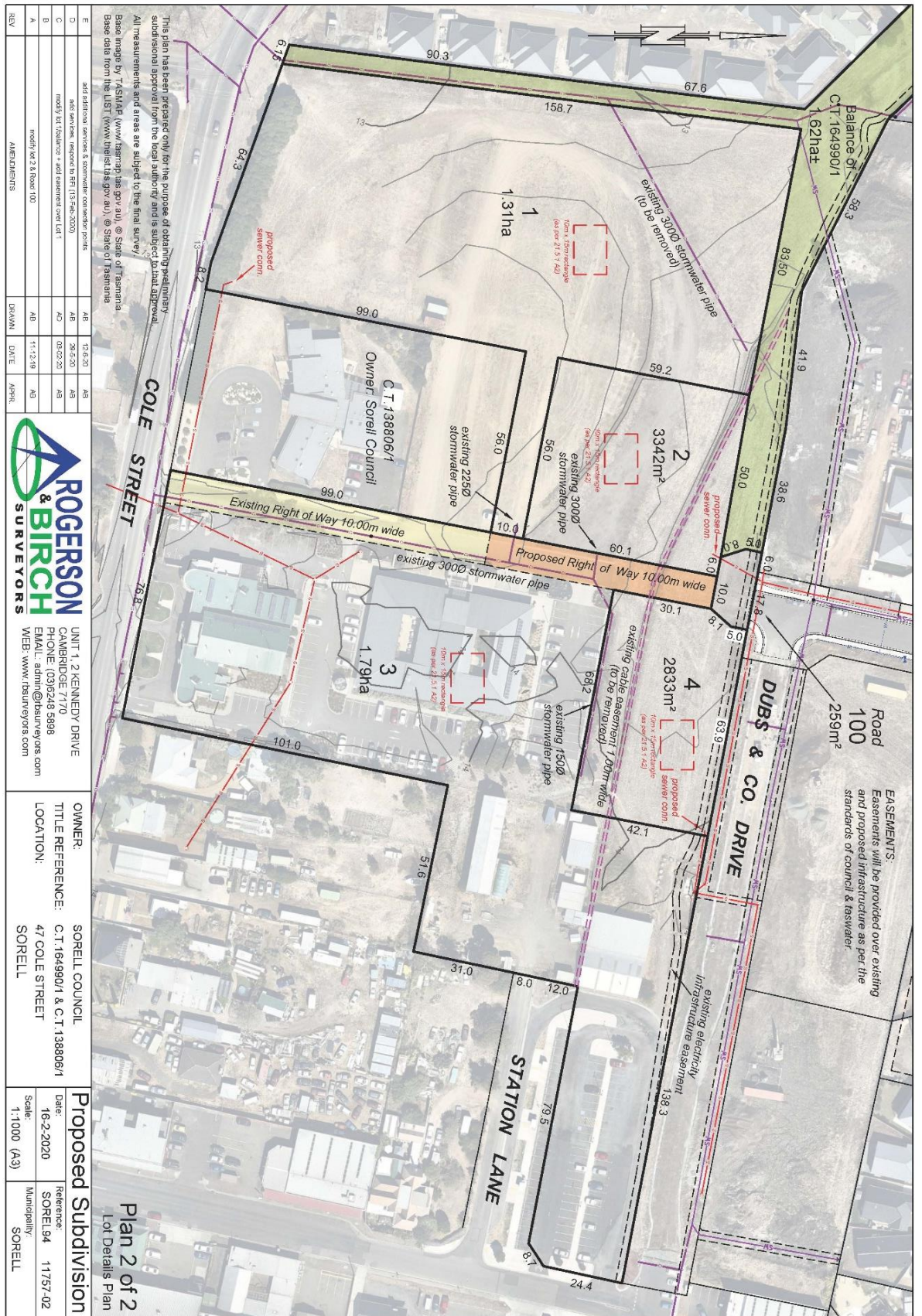
**ROGERSON & BIRCH SURVEYORS**  
 UNIT 1, 2 KENNEDY DRIVE  
 CAMBRIDGE 7170  
 PHONE: (03) 5248 5898  
 EMAIL: admin@rsurveyors.com  
 WEB: www.rsurveyors.com

OWNER: SORELL COUNCIL  
 TITLE REFERENCE: C.T. 164390/1  
 LOCATION: 47 COLE STREET  
 SORELL

**Proposed Subdivision**  
 Existing Title & Zoning Plan  
 Date: 11-12-2019  
 Reference: SORELL94 11757-02  
 Scale: 1:1000 (A3)  
 Municipality: SORELL

Plan 1 of 2





This plan has been prepared only for the purpose of obtaining preliminary survey approval from the Dept. of Primary Industries and Water. All measurements and areas are subject to the final survey. Base image by TSMAP (www.tsmap.gov.au), @ State of Tasmania. Base data from the UST (www.theust.tas.gov.au), @ State of Tasmania.

REV	AMENDMENTS	DRAWN	DATE	APPR.
A	modify lot 2.5 Row 100	AB	11.12.19	AB
B		AB	09.02.20	AB
C	modify lot 100	AB	29.02.20	AB
D	add additional services & stormwater connection points	AB	12.02.20	AB
E	site services - respond to SFI (15 Feb 2020)	AB	29.02.20	AB

OWNER:	SORELL COUNCIL
TITLE REFERENCE:	C.T. 164990/1 & C.T. 138806/1
LOCATION:	47 COLE STREET SORELL

Proposed Subdivision	Date:	Reference:
Lot Details Plan	16-2-2020	SORELL 94
	Scale:	Municipality:
	1:1000 (A3)	SORELL

**ROGERSON & BIRCH SURVEYORS**

UNIT 1, 2 KENNEDY DRIVE  
CAMBRIDGE 7170  
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15<sup>th</sup> June 2020

John Molnar  
Senior Planner  
Sorell Council  
47 Cole Street  
SORELL TAS 7172

Dear John,

**47 COLE STREET, SORELL – 4 LOT SUBDIVISION - SA 2020 / 2 – 1**

I refer to your RFI letter of 13<sup>th</sup> February 2020 and provide the following responses:

1. The General Manager as duly authorised delegate of the Council signed the application form (as provided) and declaration thereby satisfying S.52(1b) of the Act. An updated application form has also been completed.
2. The purpose of the subdivision is:
  - (i) – Lot 1 – to create separate ownership rights for the State Government to facilitate the delivery of the \$12m South East Emergency Services Hub complex on behalf of the Department of Police, Fire and Emergency Management. A DA will shortly be lodged for this obo the Department which will reflect the proposed lot configuration. Council will transfer Lot 1 to the State at the appropriate time.
  - (ii) – Lots 2 and 4 – the future use of these lots has not been formally determined by Council in recognition of the underlying General Business zoning (nor the method and timing of their disposal).
  - (iii) – Lot 3 – will be retained in effect as a balance lot for the remaining Council community assets.
  - (iv) – Balance Lot – no change proposed to existing open space / stormwater management use.
3. Refer to amended plan.
4. Refer to amended plan.
5. The CAC service road will be extended to Dubs & Co Drive and constructed as part of the Emergency Services Hub development by the proponent and is for the purpose of providing alternative access/egress for emergency services vehicles only. A control mechanism(s) and associated signage will be incorporated as necessary. A benefitting easement in favour of Lot 1 will be created accordingly. Pedestrian access will, however, be incorporated in the final design and construction.

Council as owner will not be altering the designation of the existing 10.0m right of way to that of a Public Road consistent with its limited access purpose and obligations of maintaining a benefitting easement in favour of CT 138806/1.



6. Refer to amended plan.
7. Refer to amended plan – prior proposed 3.0m wide drain maintenance ROW has been removed. The 5.12m strip has been widened to 6.12m and will contain an upgraded open channel stormwater drain to be constructed by Council concurrent with the Emergency Services Hub development.

As the proposed extension of the CAC access road to Dubs and Co Drive will be restricted access, vehicle access to the proposed Lot 2 will be obtained from the Lot 100 Road. This will provide for a potential service road arrangement that could be parallel but separate to the CAC access road extension. The design of the Lot 2 internal access / vehicle circulation will be informed by the long term use of that lot and determined at the time a DA is formulated accordingly.

8. The balance lot will retain its current open space and stormwater management use and will not have (nor require) direct vehicle access to Cole St. Lot 1 requires and will have direct vehicle access to Cole Street in addition to the 10.00m wide ROW in order to provide the necessary emergency service operational requirements.
9. The Entura SSMP inundation mapping identified the need to address on a catchment basis, risks associated with a 1:100 year storm event. Council has engaged and completed an engineering design that addresses the risks as they apply to the development site (and beyond) and will be constructing the stormwater upgrade during 2020/21.
10. Refer to amended plan.
11. Refer to amended plan.
12. Refer to amended plan that depicts two sewer connection options for Lot 1 that will contain the Emergency Services Hub. This matter is being considered by the proponent of that development and will form part of their DA in due course once floor level / sewer RL's are established.
13. Refer to part 5 above.
14. Refer to amended plan. Note that the existing cable easement through lots 2 and 4 is dormant and will be expunged in due course. The electricity infrastructure has been relocated to the electricity infrastructure easement that runs parallel to the northern end of lot 4.

With regard to the THC listed rail shed, no prior discussion with that organisation regrading this proposal has occurred given the type and intent of this application and that it will have no impact on the structure or its curtilage.

Please do not hesitate to contact me at if you have any further queries.

Yours sincerely,



Robert Higgins  
GENERAL MANAGER



## Submission to Planning Authority Notice

Council Planning Permit No.	7.2020.2.1	Council notice date	29/06/2020
<b>TasWater details</b>			
TasWater Reference No.	TWDA 2020/00903-SOR	Date of response	10/09/2020
TasWater Contact	Anthony Cengia	Phone No.	0474 933 293
<b>Response issued to</b>			
Council name	SORELL COUNCIL		
Contact details	sorell.council@sorell.tas.gov.au		
<b>Development details</b>			
Address	47 COLE STREET, SORELL	Property ID (PID)	3218371
Description of development	Subdivision of 4 lots plus balance		
<b>Schedule of drawings/documents</b>			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Rogerson & Birch	11757-02 Proposed Subdivision Sheet 2 of 2	F	04/09/2020
<b>Conditions</b>			
<b>SUBMISSION TO PLANNING AUTHORITY NOTICE OF PLANNING APPLICATION REFERRAL</b>			
Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:			
<b>CONNECTIONS, METERING &amp; BACKFLOW</b>			
<ol style="list-style-type: none"> <li>1. A suitably sized sewerage connection to each lot of 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. In the event that property water connections are required for obtaining any relevant associated approvals, then property water connections must be designed in accordance with TasWater's Standard Drawings, Water Metering Policy / Water Sub-Metering Policy, Boundary Backflow Containment Business Rule &amp; AS3500.1:2003, installed at the property boundary.</li> <li>3. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.</li> <li>4. Prior to commencing construction of the subdivision/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.</li> </ol>			
<b>ASSET CREATION &amp; INFRASTRUCTURE WORKS</b>			
<ol style="list-style-type: none"> <li>5. Plans submitted with the application for Engineering Design Approval must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains.</li> <li>6. Prior to applying for a Permit to Construct new infrastructure the developer must obtain from TasWater Engineering Design Approval for new TasWater infrastructure. The application for Engineering Design Approval must include engineering design plans prepared by a suitably qualified person showing the hydraulic servicing requirements to TasWater's satisfaction.</li> </ol>			







7. Prior to works commencing, a Permit to Construct must be applied for and issued by TasWater. All infrastructure works must be inspected by TasWater and be to TasWater's satisfaction.
8. In addition to any other conditions in this permit, all works must be constructed under the supervision of a suitably qualified person in accordance with TasWater's requirements.
9. Prior to the issue of a Consent to Register a Legal Document all additions, extensions, alterations or upgrades to TasWater's infrastructure required to service the development are to be constructed at the expense of the developer to the satisfaction of TasWater, with live connections performed by TasWater.
10. After testing to TasWater's requirements, of newly created works, the developer must apply to TasWater for connection of these works to existing TasWater infrastructure, at the developer's cost.
11. At practical completion of the water and sewerage works and prior to TasWater issuing a Consent to a Register Legal Document the developer must obtain a Certificate of Practical Completion from TasWater for the works that will be transferred to TasWater. To obtain a Certificate of Practical Completion:
  - a. Written confirmation from the supervising suitably qualified person certifying that the works have been constructed in accordance with the TasWater approved plans and specifications and that the appropriate level of workmanship has been achieved;
  - b. A request for a joint on-site inspection with TasWater's authorised representative must be made;
  - c. Security for the twelve (12) month defects liability period to the value of 10% of the works must be lodged with TasWater. This security must be in the form of a bank guarantee;
  - d. Work As Constructed drawings and documentation must be prepared by a suitably qualified person to TasWater's satisfaction and forwarded to TasWater.
12. After the Certificate of Practical Completion has been issued, a 12 month defects liability period applies to this infrastructure. During this period all defects must be rectified at the developer's cost and to the satisfaction of TasWater. A further 12 month defects liability period may be applied to defects after rectification. TasWater may, at its discretion, undertake rectification of any defects at the developer's cost. Upon completion, of the defects liability period the developer must request TasWater to issue a "Certificate of Final Acceptance". The newly constructed infrastructure will be transferred to TasWater upon issue of this certificate and TasWater will release any security held for the defects liability period.
13. The developer must take all precautions to protect existing TasWater infrastructure. Any damage caused to existing TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer's cost.
14. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.

#### **FINAL PLANS, EASEMENTS & ENDORSEMENTS**

15. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater as evidence of compliance with these conditions when application for sealing is made.  
*Advice: Council will refer the Final Plan of Survey to TasWater requesting Consent to Register a Legal Document be issued directly to them on behalf of the applicant.*
16. Pipeline easements, to TasWater's satisfaction, must be created over any existing or proposed TasWater infrastructure and be in accordance with TasWater's standard pipeline easement



conditions.

17. Prior to the issue of a TasWater Consent to Register a Legal Document, the applicant must submit a .dwg file, prepared by a suitably qualified person to TasWater to TasWater's satisfaction, showing:
- the exact location of the existing water/sewerage infrastructure,
  - the easement protecting that infrastructure.

The developer must locate the existing TasWater infrastructure and clearly show it on the .dwg file. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost.

18. The applicant must arrange for the necessary transfer of the sewage pump station lot (lot 5) to TasWater for \$1.00 consideration at the same time or prior to TasWater issuing a Consent to Register a Legal Document.
- The final design and layout of the lot must take into consideration the required access to the Sewage Pumping Station lot for an 8.80 metre long service vehicle as per Austroads Standards Australia – AS HB72-1995. The vehicle must be able to be parked with the rear or side of the vehicle next to the well. This may require an altered right of way arrangement to that shown in the endorsed plan covering more of proposed lot 3 all the way to Station Lane or as agreed by TasWater.
19. In the event that the location of the proposed Sewage Pump Station creates an odour buffer zone that has a direct effect on the developable area of a particular lot(s) then the affected lot(s) must have a suitable endorsement, as agreed by Council and TasWater, on the Plan of Subdivision Council Endorsement Page for those affected lots.

#### DEVELOPMENT ASSESSMENT FEES

20. The applicant or landowner as the case may be, must pay a development assessment fee of \$351.28 and a Consent to Register a Legal Document fee of \$149.20 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater.
- The payment is required within 30 days of the issue of an invoice by TasWater.
21. In the event Council approves a staging plan, a Consent to Register a Legal Document fee for each stage, must be paid commensurate with the number of Equivalent Tenements in each stage, as approved by Council.

#### Advice

##### General

For information on TasWater development standards, please visit <http://www.taswater.com.au/Development/Development-Standards>

For application forms please visit <http://www.taswater.com.au/Development/Forms>

##### Service Locations

Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.

- (a) A permit is required to work within TasWater's easements or in the vicinity of its infrastructure.
- Further information can be obtained from TasWater
- (b) TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit [www.taswater.com.au/Development/Service-location](http://www.taswater.com.au/Development/Service-location) for a list of companies



- (c) TasWater will locate residential water stop taps free of charge
- (d) Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

**Declaration**

The drawings/documents and conditions stated above constitute TasWater’s Submission to Planning Authority Notice.

**Authorised by**

**Jason Taylor**  
Development Assessment Manager

**TasWater Contact Details**

Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au



## 11.0 ENGINEERING &amp; REGULATORY SERVICES

^

## 11.1 PROPOSED STORMWATER UPGRADE PROJECT – 2020/21

**RECOMMENDATION**

“That Council resolve to approve and allocate additional capital funds of \$18,040.00 to undertake a stormwater upgrade project located at Nerine Street – Tamarix Road, Primrose Sands.”

**INTRODUCTION**

The public stormwater system servicing the Nerine St/Primrose Sands Esplanade area fails during high and/or lengthy rainfall events at the final pit due to there not being an effective outlet as the IL is higher than the inlet IL. The upstream pipe and pits then backfill until the pit in front of 13 Nerine St overflows inundating the road, yard and shed of 13 Nerine St.

Council has utilised a pump truck to empty the stormwater system and yard/shed of 13 Nerine St numerous times this season and to date, has extracted over 300,000 litres. This cost is put to the maintenance budget.



Figure 1 – Nerine St stormwater network (in green)

The original outlet extended west from the last pit onto private property but was removed some years ago as part of legal action against Council by the owners for having installed it without permission. Council then installed a 150mm pipe to the north along the western road reserve of Nerine St discharging to some type of soakage area. This arrangement does not work. The 150mm outlet in the pit is 1.39 IL whilst the inlet from the 300mm main is 1.06 IL. Replacing the pit grate in front of 13 Nerine St with a solid lid would only transfer the problem further upstream.

This area to the south-east of the Tamarix lagoon was identified in Council's recently approved Stormwater System Management Plan (Figure 2). The subdivisions date back to the 1960's and presumably the extent of inundation risk was not known.

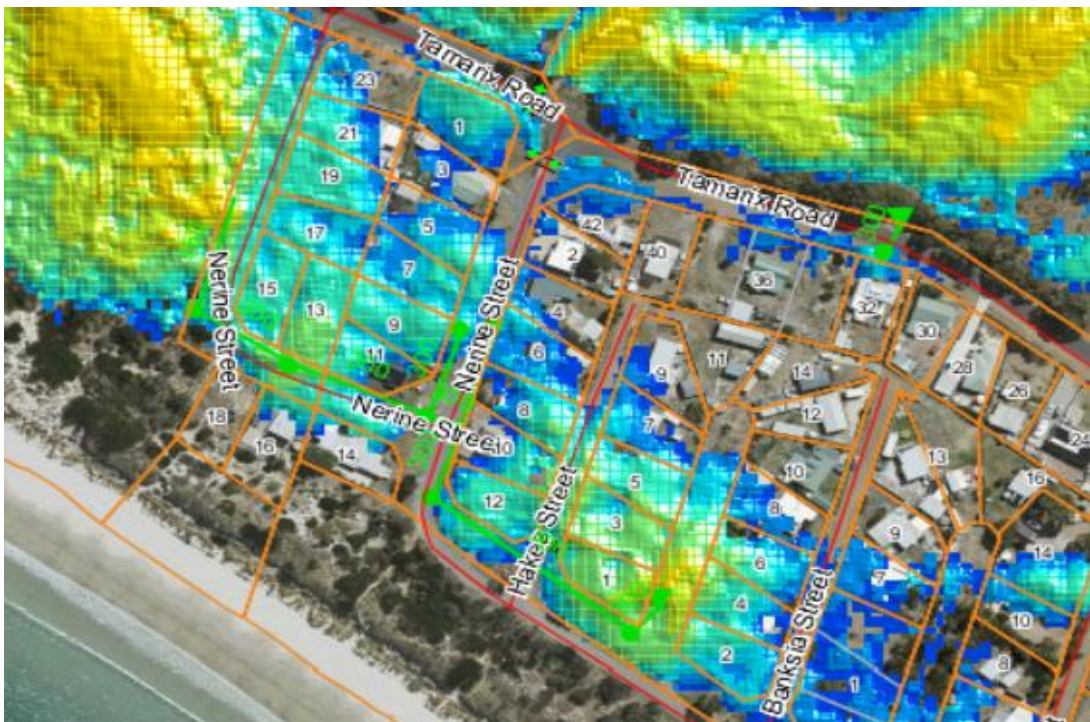


Figure 2 – inundation modelling from Q100 storm event.

Levels have been established in the area and communication with the owners of the lot to the west to determine a feasible and timely solution. It is proposed to install a submersible pump in the final pit and a rising main along the western road corridor of Nerine St to Tamarix Rd then west along the southern road corridor connecting to the existing road culvert that discharges to the wetland lagoon (Figure 3). This lagoon has a 900mm outlet to the Carlton River located in the north-west corner between 83 & 87 Carlton Bluff Road.



Figure 3 – proposed rising SW main location

Approval to vary the budget is sought to create a capital job number to enable the design, cost estimation and procurement of materials to progress. Without this approval, no budget allocation nor delegation to approve expenditure for the Engineering and Regulatory Services Manager or General Manager exists.

### STRATEGIC PLAN

To protect and create a safe environment for all property owners. Reduce flooding risks as per Flood Mapping recommendations.

*Objective 2.3 of Strategic Plan:* Strategically manage our assets, facilities, services and structure

### ANNUAL PLAN

Not applicable

### POLICY

Not applicable

### ASSET MANAGEMENT IMPLICATIONS

Additional assets to be added to the SW asset class in the SSA system.

## RISK MANAGEMENT IMPLICATIONS

Reduce risk of flooding and property damage.

## COMMUNITY IMPLICATIONS

Improved infrastructure and reduced risk of flooding.

## REPORT

Preparatory work has included discussions with relevant staff, property owners to the west, their Consultant Engineer and our solicitors. There have been three options considered:

- i) Extension of 300mm SW gravity main to the west onto the adjoining private property for approx.. 50m then extending north for approx.. 80m to a constructed detention basin that would then discharge into the existing Tamarix Rd culvert.
- ii) Extension of 300mm SW gravity main to the south approx.. 25m onto the adjoining private property and the installation of Atlantic cells.
- iii) Installation of submersible pump in final pit (@ 330lpm) and rising 90mm SW poly main along Nerine St to Tamarix Rd then along Tamarix Rd to existing road culvert.

### Option i –

It is our view this would only be feasible if the adjoining property landform was modified by the placement of fill to increase the overall RL. Principally, this then allows the depth and fall of SW mains to work with the detention basin and achieve an outfall to the road culvert. Council staff and the owners have been discussing a potential rezoning and subdivision of the site which would necessitate a complete redesign of how the site functioned within the stormwater management system. The timing of this is unknown.

There are associated owner consent, public SW system obligation, land acquisition and easement considerations pursuant to the Urban Drainage Act.

### Option ii -

This approach requires an ability to discharge into the ground / aquifer principally on private property. The landform of the area and associated water table limitations present long term viability issues with this approach. Further, it could have an adverse effect on the owner's development potential and water table issues for other adjoining/nearby land owners.

Again, there are associated owner consent, public SW system obligation, land acquisition and easement considerations pursuant to the Urban Drainage Act.



Option iii) -

This approach is not ideal in that it requires equipment that has a comparatively short useful life (pump) and ongoing costs (power). It is, however, the only feasible solution given the RL and IL constraints of the area and existing SW infrastructure.

A cost estimate has been prepared for Depot staff to carry out the works:

Pump kit (supply only)	\$3000.00
90mm poly pipe (supply only)	\$2200.00
Pump install & pipe welding	\$2200.00
Power connection	\$4000.00
Depot stormwater crew & plant pipe installation	\$5000.00
Contingency 10%	\$1640.00
<b>Total Est.</b>	<b>\$18,040.00</b>

A cost estimate has also been sought for a contractor but was not available at the time this agenda was prepared.

Given the high maintenance backlog of the depot stormwater crew, and subject to the cost estimate from the contractor, the preferred approach may be to engage the contractor.

## CONCLUSION

By Council approving this recommendation, the Engineering team can proceed with concluding consultation, planning, design, quotes and constructing this required infrastructure improvement.

**ROBERT HIGGINS**  
**GENERAL MANAGER**  
 15 October 2020





## 12.0 HR & COMMUNITY SERVICES

### 12.1 <sup>^</sup> COMMUNITY GRANTS PROGRAM

#### RECOMMENDATION

“That Council approve the following community group to receive a grant under the Community Grants Program.”

#### Introduction

Through the Community Grants Program, available year-round, Council provides financial support to eligible community groups and organisations within the Municipality. The program is governed by a set of specific guidelines and allocations are approved by Council. Eligible community groups are able to apply for up to \$2,000.00.

#### Strategic Plan

Objective 3.8 – To Ensure a Liveable and Inclusive Community – *Encourage and support the local arts, cultural activities, programs and events.*

#### Annual Plan

Sufficient funds exist within the Operational Plan.

#### Policy

Community Grants Policy.

#### Asset Management Implications

NIL

#### Risk Management Implications

NIL

#### Community Implications

There will be positive implications for the community through the provision of funds for activities and projects within the Sorell Municipality.



## REPORT

For the month of September, Council received two Community Grant Program applications from the following community groups:

- Jazz by the Sea
- Primrose Sands Volunteer Fire Brigade

The applications were assessed by Council at the Council Workshop held on 1 September 2020. The following Councillors were present at the workshop:

- Mayor Vincent
- Clr Reynolds
- Clr Nichols
- Clr De Williams
- Clr Torenus
- Clr Jackson
- Clr Reed
- Clr Gala

The Councillors present agreed to the fund one application to the amount of \$700.00.

- Jazz by the Sea \$700.00

This application is now presented to Council for approval.

**JESS HINCHEN**  
**MANAGER HR, CUSTOMER**  
**& COMMUNITY SERVICES**

Date: 7 October 2020



## 13.0 FINANCE & INFORMATION

### 13.1 EXECUTIVE SUMMARY – FINANCIAL PERFORMANCE SEPTEMBER 2020 YTD

#### RECOMMENDATION

“That the Executive Summary – FINANCIAL REPORT SEPTEMBER 2020 YEAR-TO-DATE be received and noted by Council.”

#### FINANCIAL REPORT SEPTEMBER 2020 YEAR-TO-DATE

The operating surplus for the period ended 30 September 2020 of \$11.035m is \$440K above the budget of \$10.595m. The main drivers of this position are:

- Recurrent income year to date is \$15.438m, which is above budget by \$164k.
- Operating expenses year to date are \$4.403m, which is \$276k below budget.

#### NOTES TO THE ACCOUNTS

##### 1. RATES AND CHARGES

Rates and charges is above budget by \$107k to the end of September. This is largely a result of increased revenue from supplementary rates notifications received from the Office of the Valuer-General. In the first quarter of the financial year \$59k has been received as a result of supplementary valuations. The remainder of the variance is a result of less rates remissions applied for and processed year to date than expected.

##### 2. STATUTORY FEES AND CHARGES

This category is above budget by \$24k to the end of September, which is a result of town planning activity being greater than expected in the first quarter of the financial year.

##### 3. USER FEES

This category is above budget by \$52k to the end of September. This is largely a result of greater than expected plumbing application fee and inspection activity.



#### **4. GRANTS OPERATING**

This category is below budget by \$66k to the end of September. This is largely a result of first quarter payment of the Financial Assistance Grant (FA Grant) coming in at \$263k, which is \$52k below budget. The 2020/2021 FA Grant budget was based on the advanced FA Grant payment for the 2020/2021 financial year received by Council in late May and recognised as income in the 2019/2020 financial year. Since this advanced payment was received the Australian Government approved the Tasmanian Government State Grants Commission's 2020/2021 recommendations for the distribution of the FA Grant funding to Tasmanian councils. This recommendation has resulted in a change in Sorell Council's 2020/2021 FA Grant allocation.

The Commission noted the following factors as major influences on the FA Base Grant allocation for 2020-2021:

- The very modest rate of indexation applied to the National FA Grant funding pools, resulting in Tasmania's funding allocation increasing by only 0.82 per cent.
- The uneven nature of the population growth that is occurring across Tasmania.
- The uneven distribution of increases in property values across Tasmanian regions and suburbs, as well as the municipal property revaluation cycle and biennial indexation factors.
- Changes arising from the mirroring of the allocation of the Road Grant allocation with the Base Grant modelling.

The Commission noted the following factors across a number of Councils as major influences on the FA Road Grant allocation for 2020-2021:

- Corrections in the gradient of 75 per cent of one Council's road lengths as a result of improvements to Geographic Information System (GIS) data provided by DPIPW.
- Significant road length changes to another Council as a result of the transfer of a number of roads to the State Government.
- The construction of a number of significant road and bridges.
- The sealing of a significant number of unsealed roads.
- The completion of a number of significant bridge upgrades from timber to concrete structures.



- Corrections to previously reported road lengths and bridge data by a number of Councils.

Additionally, another reason for the operating grant category coming in below budget is due to the State Government Heavy Vehicle Motor Tax. The State Government Heavy Vehicle Motor Tax was expected to be received in September, however, it is yet to be received by Council. The Finance team are currently investigating and chasing this payment up.

## 5. CONTRIBUTIONS RECEIVED

This category is above budget by \$44k to the end of September. This is a result of a number of public open space contributions received for subdivision applications in July and August. Only a small number of contributions are budgeted for, as development activity of this nature is unpredictable in nature and therefore difficult to estimate.

## 6. INTEREST

This category is below budget by \$11k to the end of September, as a result of interest received from cash and investment accounts. Financial Institution interest rates are currently lower than budgeted for. Furthermore, Council budgeted to have three term deposits maturing in September, however actual term deposits had longer maturity terms than budgeted.

## 7. OTHER INCOME

This category is above budget by \$12k to the end of September, largely as a result of unbudgeted workers compensation reimbursements received.

## 8. INVESTMENT IN TASWATER

This category is in line with budget to the end of September.

## 9. EMPLOYEE BENEFITS

Total employee benefits is below budget by \$24k to the end of September. The following were major variances at the end of September:



- Salaries was above budget by \$33k or 3%. This variance is not significant to the overall salaries budget, however, it is likely due to the timing of annual leave taken. Annual leave is budgeted to be taken evenly throughout the year, therefore it's likely less annual leave has been taken than budgeted for year to date.
- Salaries transferred to WIP is above budget by \$21k, as a result of more staff time spent on capital jobs year to date than anticipated.
- Workers compensation insurance was below budget by \$27k to the end of September, as a result of a budget overestimation. Workers Compensation was budgeted at 5.53%, based on the 2019/2020 percentage (5.37%) and advice from Council's insurance brokers that the percentage was likely to increase. However, during the 2020/2021 insurance renewal process Council's insurance brokers recommended changing workers compensation insurers from QBE to Allianz, which resulted in a decrease in the percentage to 4.25%.

## 10. MATERIALS AND SERVICES

Materials and services is \$133k below budget to the end of September. The major materials and services variances at the end of September were:

- Advertising is below budget by \$14k, as a result of advertising not required year to date across a number of Departments, including HR, SERDA, Community Facilities, Community Events and Parks & Reserves. Additionally, the September invoice for advertising was expected to be received and processed in September, however it was not and instead it is expected to be received in October.
- Computer software maintenance and licenses is below budget by \$18k, as a result of the timing of receiving a number of annual renewal invoices and a number of invoices received coming in less than budgeted.
- Contractors is below budget by \$29k, this is largely a result of Techquity, the contractors engaged to provide IT services and support, required less than expected year to date.
- Legal fees is above budget by \$18k, as a result of legal requirements being difficult to predict and thus more legal advice has been sought year to date than estimated.
- Recycling centres is above budget by \$12k, as a result of a number of factors. Recycling centres monthly costs have been coming in over budget by approximately \$2k each month, as a result of increased

activity. Furthermore, the September invoice was budgeted to be received and processed in October, however it was instead received and processed in late September.

- Repairs and Maintenance is below budget by \$30k, this is a result of variances across a number of Depot Departments. The following Departments came in under budget at the end of the first quarter; Storm water (\$8k), Parks & Reserves (\$21k), Unsealed Roads (\$2.5k) and the CAC building (\$3k). Whereas, Community Facilities, Engineering and Sealed Roads came in slightly above budget. Overall, these variance are a result of the unpredictable and reactive nature of a number of repairs and maintenance activities, making the timing difficult to estimate. In relation to the Parks & Reserves variance of \$21k, this is a result of a number of invoices not received at the end of the month and due to delays in starting a number of minor repairs and maintenance jobs.
- Kerbside hard waste collection is above budget by \$13k, as a result of the invoice for August collections received and processed in September but not budgeted to be received and processed until November. This appears to be a budgeting error.
- Kerbside recycling collection is below budget by \$30k, as a result of a number of factors. Kerbside recycling collection monthly costs have been coming in under budget by approximately \$2k - \$3k per month. Furthermore, the September invoice was budgeted to be received and processed in September, however it was not and instead is now expected to be received in October.
- Kerbside garbage collection is below budget by \$40k, as a result of a number of factors. Kerbside garbage collection monthly costs have been coming in under budget by approximately \$2k per month. Furthermore, the September invoice was budgeted to be received and processed in September, however it was not and instead is now expected to be received in October.
- Signage and Guide Posts is above budget by \$18k, due signage required to be purchased earlier than expected.

## 11. DEPRECIATION AND AMORTISATION

This category is below budget by \$80k at the end of September. This is largely because the 2020/2021 budget factored in an increase to depreciation as a result of the 2019/2020 transport revaluation. The transport revaluation is yet to be imported into the Assetic Asset Management System and therefore the



corresponding depreciation is yet to be accounted for. The transport revaluation will be imported into Assetic once the audit is finalised.

## 12. FINANCE COSTS

This category is in line with budget to the end of September.

## 13. OTHER EXPENSES

This category is below budget by \$39k to the end of September. This is largely a result of Donations and section 77 expenses. Donations and section 77 expenses is below budget by \$17k, as a result of the implementation of the new Community Grants Program, which is available all year round and will result in grant expenditure being spread across the financial year, rather than the majority paid at the start of the year. No other significant variances were noted.

## 14. GRANTS CAPITAL

This category is above budget by \$409k to the end of September. This variance is a result of the following:

- \$20k relating to the Roads to Recovery funding for the Sugarloaf Road reconstruction was budgeted to be received in March 2021. However, the projects predicted spend for the first quarter of the financial year was \$20k and as a result this amount was received in September.
- \$21k relating to the MAST solar light grant was expected to be received in August, however there was a delay in signing the grant deed. The grant deed is now signed and the money was invoiced and received in September. However, due to a change in the accounting standard *AASB 15 Revenue from Contracts with Customers*, which was effective in the 2019/2020 financial year, this has been recognised as a grants received in advance liability. It will be recognised as grant income when the project is complete.
- \$407k relating to the Levelling the Playing Field grant has been recognised year to date. This grant was originally recognised as income in the 2018/2019 financial year. However, due to a change in the accounting standard *AASB 15 Revenue from Contracts with Customers*, which was effective in the 2019/2020 financial year, this has been adjusted for through retained earnings and recognised as a grants received in advance liability. The grant income will now be recognised on a monthly basis as the project is completed, in line with the project expenditure. This accounting standard change was not budgeted for.



## 15. CONTRIBUTIONS – NON MONETARY ASSETS

No contributions were received to the end of September.

## 16. NET GAIN / (LOSS) ON DISPOSAL

The following motor vehicles were disposed of in August, resulting in a net gain on disposal of \$78k year to date.

Plant and Equipment Details	Date of Disposal	Reason for Disposal	Method of Disposal	Proceeds of Sale	Disposal Costs	Profit/(Loss) on Disposal
Ford Ranger 3.2L Rego: F82LM	4/08/2020	Age Wear and Tear Replacement	Pickles Auction	\$25,150	\$305	\$13,320
Ford Ranger 3.2L Rego: F57JA	4/08/2020	Age Wear and Tear Replacement	Pickles Auction	\$26,331	\$305	\$16,330
Mitsubishi Outlander Rego: F18RL	4/08/2020	Age Wear and Tear Replacement	Pickles Auction	\$16,513	\$305	\$16,513
Ford Ranger 2.2L Rego: F72AD	4/08/2020	Age Wear and Tear Replacement	Pickles Auction	\$22,422	\$305	\$17,229
Ford Ranger 3.2L Rego: F40NZ	4/08/2020	Age Wear and Tear Replacement	Pickles Auction	\$26,513	\$305	\$14,921



## 17. SHARE OF INTEREST IN JOINT VENTURES

No joint venture revenue has been received to the end of September.

### CAPITAL EXPENDITURE

Capital expenditure to the end of September was \$1.696m (per Capital Works report ran on 9 October 2020).

At the end of September, the following capital jobs were above budget by greater than 10%:

- C-21-S-001 Stormwater Grate replacement  
At the end of September C-21-S-001 was above budget by \$3k (14%), with a budget of \$20k and an actual spend of \$23k.
- C-21-S-005 - Minor Stormwater works to be capitalised  
At the end of September C-21-S-005 was above budget by \$20k (100%), with a budget of \$20k and an actual spend of \$40k. The stormwater capitalisation rules have recently changed, resulting in minor stormwater works requiring capitalisation (whereas previously minor works would have been recognised as repairs and maintenance expenditure). As this is a new practice, the capital budget and repairs and maintenance budget were difficult to predict and will be re-assessed at Mid-Year Budget Review (MYBR).
- C-21-S-008 and C-21-T-048 – Weston Hill Road  
At the end of September C-21-S-008 and C-21-T-048 combined were above budget by \$25k, with a combined budget of \$46k and an actual spend of \$72k. These capital works at Weston Hill Road, include the re-seal and replacement of footpath associated with the reseal. This variance is a result of a budgeting error and as a result the quoted prices came in significantly above budget.

The following capital jobs are expected to be above budget by greater than 10% once the projects are complete:

- C-21-T-017 Franklins Road  
This capital re-sheeting job has a budget of \$12k but is expected to have actual expenditure of \$20k. This variance is a result of a budgeting underestimation and as a result the quoted prices came in above budget. However, the overall re-sheeting budget is not expected to be above budget.

- C-21-T-020 Gellibrand Road  
This capital re-sheeting job has a budget of \$38k but it expected to have actual expenditure of \$53k. This variance is a result of a budgeting underestimation and as a result the quoted prices came in above budget. However, the overall re-sheeting budget is not expected to be above budget.
- C-21-T-035 Penna Road Midway Point  
This capital re-seal job is expected to go over budget by greater than 10%. The reason for this expected variance is due to more prep work required than expected.
- C-21-P-008 ATV, trailer and spraying equipment  
This capital job has a budget of \$18k but it expected to go over budget by \$2.5k. The reason for this expected variance is due to WHS concerns resulting in the original plan to purchase a 4WD single operator machine now changing to the purchase of a side-by-side vehicle.

The following capital jobs do not have a budget, but are expected to have actual expenditure in the 2020/2021 financial year. These capital jobs will be adjusted for at MYBR:

- C-21-PRELIM-47COLEST – Costs associated with the future subdivision at 47 Cole Street  
At the end of September C-21-PRELIM-47COLEST was above budget by \$4k, with a budget of \$0. This project was not budgeted for because at the time of setting the budget the expenditure relating to the installation of a conduit at Dubs & Co Drive was not predicted to be completed.
- C-21-T-049 – Bus Stops Works (Department of State Growth), including location and installation of a plint, footing and concreting at Station Lane and Main Road Sorell.  
At the end of September C-21-T-049 was above budget by \$3k, with a budget of \$0.
- C-21-BR-004 Solar Lighting at Jetties  
A grant was received from MAST in September 2020 for installation of solar lighting at jetties in the municipality. This expenditure was not budgeted for, as the grant deed had not been signed when the budget was prepared.

The following capital jobs did not have an original budget approved in June 2020, however Council approved the budget for these capital jobs in the September 2020 Council Meeting:

- C-21-S-009, C-21-S-010, C-21-S-011 & C-21-S-012 Dodges Ferry Stormwater  
Stormwater capital works at Dodges Ferry have been approved as a result of unpredictable weather events.

## **CASH & INVESTMENTS**

The Council maintains deposits with four major banks (Commonwealth, ANZ, Bendigo Bank and MyState) and with the State owned Tasmanian Public Finance Corporation (TasCorp).

Council's cash position decreased slightly during September, due to the payment of payroll and invoices, including capital works invoices. In comparison with the 2019/2020 financial year, the cash balance is above the balance at the same time last year. This is reflective of a number of factors, including; solid debt collection, the timing of payments of major capital works; and the receipt of grants received in advance in the 2018/2019 and 2019/2020 financial years, which have not yet been expended. As capital work projects are completed there will be an expected decline in cash deposits continuing up to the end of financial year.

## **RATES OUTSTANDING**

Attached is a graph showing unpaid rates by month for both the current and previous five years. The graph declines each month as rates are progressively paid throughout the financial year. The second graph has been included to reflect the percentage of rates debt outstanding at the end of each month, with five comparative financial years' data as well.

Collections have commenced positively this financial year, with 41.3% of rates already paid by the end of September. At the same time last year 38.9% of rates had been paid.



## ATTACHMENTS

- a) Statement of Income and Expenditure for the period ending 30 September 2020
- b) Statement of Financial Position as at 30 September 2020
- c) Statement of Cash Position as at 30 September 2020
- d) Detailed Statement of Income & Expenditure for the period ending 30 September 2020
- e) Capital Works report for the period ending 30 September 2020
- f) Graph 1 – Total Cash Available
- g) Graph 2 – Rates Outstanding

**STEPHANIE GUNN**

**MANAGER, FINANCE & INFORMATION**

Date: 12 October 2020

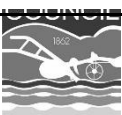
Attachments (26 pages)



SORELL COUNCIL CAPITAL WORKS BUDGET FOR 2020/2021								
Number	Location	Project Manager	Asset ID	Job No.	Detailed Description	Original Budget Approved Budget 2020/2021	This Financial year	Commitments
<b>ROADS</b>								
1	Fullham Road	LA	RD103863	C-21-T-001	seal final 473m gravel section		\$ 231,954	\$ -
2	Lewisham Road reconstruction	LA	RD103514	C-21-T-002	North of Stage 1 from 2019/20 - 449m		\$ 12,517	\$ -
3	Sugarloaf Road reconstruction	LA	RD103711	C-21-T-003	North of Carlton River Rd - next segment only		\$ 18,226	\$ -
4	Fullham Road	LA		C-21-T-004	Black Spot project - corner realignment BS funding of \$229k. Material supplied from #3 recon job		\$ 7,050	\$ 7,050
5	Greens Road	DW	RD103484 RD103485	C-21-T-005	Reconstruct and 2 coat seal 14/7 - from Vigor Crt		\$ 3,479	\$ -
						<b>\$ 1,804,226</b>		



SORELL COUNCIL CAPITAL WORKS BUDGET FOR 2020/2021									
Number	Location	Project Manager	Asset ID	Job No.	Detailed Description	Original Budget Approved Budget 2020/2021	This Financial year	Commitments	
<b>RESHEETING</b>									
6	Kellewie Road	KG		C-21-T-006	100mm new gravel	\$	1,561	\$	159,489
7	Shrub End Road	KG		C-21-T-007	100mm new gravel	\$	102	\$	82,965
8	Hilcrest Road	KG		C-21-T-008	100mm new gravel	\$	-	\$	-
9	Branders Road	KG		C-21-T-009	100mm new gravel	\$	-	\$	-
10	Laprena Road	KG		C-21-T-010	100mm new gravel	\$	-	\$	-
11	Nugent Road	KG		C-21-T-011	100mm new gravel	\$	-	\$	34,529
12	Bezzants Road	KG		C-21-T-012	100mm new gravel	\$	-	\$	28,105
13	Bridges Road	KG		C-21-T-013	100mm new gravel	\$	-	\$	54,523
14	Marion Bay Road	KG		C-21-T-014	100mm new gravel	\$	-	\$	-
15	Connelys Marsh Road	KG		C-21-T-015	100mm new gravel	\$	-	\$	-
16	Bakers Road	KG		C-21-T-016	100mm new gravel	\$	-	\$	-



SORELL COUNCIL CAPITAL WORKS BUDGET FOR 2020/2021									
Number	Location	Project Manager	Asset ID	Job No.	Detailed Description	Original Budget Approved Budget 2020/2021	This Financial year	Commitments	
17	Franklins Road	KG		C-21-T-017	100mm new gravel	\$	-	\$	20,265
18	Webbs Road	KG		C-21-T-018	100mm new gravel	\$	-	\$	-
19	East Orielton Road	KG		C-21-T-019	100mm new gravel	\$	-	\$	-
20	Gellibrand Road	KG		C-21-T-020	100mm new gravel	\$	-	\$	53,049
21	Gillingbrook Road	KG		C-21-T-021	100mm new gravel	\$	-	\$	103,341
						<b>\$ 920,800</b>			





SORELL COUNCIL CAPITAL WORKS BUDGET FOR 2020/2021									
Number	Location	Project Manager	Asset ID	Job No.	Detailed Description	Original Budget Approved Budget 2020/2021	This Financial year	Commitments	
<b>RESEALS</b>									
22	Moonmere St, Dodges Ferry	KG		C-21-T-022	asphalt overlay		\$ -	\$ -	-
23	Carlton Beach Rd Dodges Ferry	KG		C-21-T-023	asphalt overlay		\$ -	\$ -	-
24	Barclay Crt, Sorrell	KG		C-21-T-024	asphalt overlay		\$ -	\$ -	-
25	Dodges Crt, Sorrell	KG		C-21-T-025	asphalt overlay - was previously seg 2 & 3		\$ -	\$ -	-
26	Mercer Crt, Sorrell	KG		C-21-T-026	asphalt overlay		\$ -	\$ -	-
27	Nash St, Sorrell	KG		C-21-T-027	asphalt overlay		\$ -	\$ -	-
28	Weston Hill Rd, Sorrell	KG		C-21-T-028	asphalt overlay		\$ 9,694	\$ 5,094	
29	Weston Hill Rd, Sorrell	KG		C-21-T-029	asphalt overlay		\$ 2,894	\$ 780	
30	Carlton Beach Rd, Dodges	KG		C-21-T-030	asphalt overlay		\$ 709	\$ -	
31	Sugarloaf Rd, Forcett	KG		C-21-T-031	7mm reseal		\$ -	\$ 13,144	
32	Oakview Crt, Sorrell	KG		C-21-T-032	10mm reseal		\$ -	\$ -	
33	Sugarloaf Rd, Carlton River	KG		C-21-T-033	7mm reseal		\$ 300	\$ 731	



SORELL COUNCIL CAPITAL WORKS BUDGET FOR 2020/2021									
Number	Location	Project Manager	Asset ID	Job No.	Detailed Description	Original Budget Approved Budget 2020/2021	This Financial year	Commitments	
34	Sugarloaf Rd, Forcett	KG		C-21-T-034	7mm reseal		\$ -	\$ 7,791	
35	Penna Road, Midway Pt	KG		C-21-T-035	7mm reseal		\$ 12,612	\$ 3,061	
36	Penna Road, Midway Pt	KG		C-21-T-036	asphalt overlay		\$ 26,062	\$ -	
37	Weston Hill Rd, Sorrell	KG		C-21-T-037	asphalt overlay		\$ -	\$ -	
						\$ 708,349			



SORELL COUNCIL CAPITAL WORKS BUDGET FOR 2020/2021									
Number	Location	Project Manager	Asset ID	Job No.	Detailed Description	Original Budget Approved Budget 2020/2021	This Financial year	Commitments	
<b>STORMWATER</b>									
38	Municipality	PG		C-21-S-001	Grate replacement	\$	22,720	\$	-
39	Midden Rd	PG		C-21-S-003	Pipe x 2 & headwalls renewal	\$	-	\$	-
40	Municipality	PG		C-21-S-004	Pit renewal	\$	-	\$	-
41	Municipality	PG		C-21-S-005	Minor works to be capitalised	\$	39,940	\$	-
42	Fifth Ave - D/Ferry	DW		C-21-S-006	K&G and SW drainage	\$	529	\$	-
43	Eighth Ave - D/Ferry	DW		C-21-S-007	K&G and SW drainage	\$	465	\$	-
44	Weston Hill Rd	TW		C-21-S-008	K&G associated with reseal job #28	\$	30,884	\$	-
45	Blue Lagoon - Dodges Ferry	RF/PG		C-21-S-009	Storm Water upgrade projects (Improved infrastructure and reduced risk of flooding)	\$	5,308	\$	4,200
46	Gatehouse Drive/Tarbook Court - Sorell	RF/PG		C-21-S-010	Storm Water upgrade projects (Improved infrastructure and reduced risk of flooding)	\$	24,847	\$	20,232
47	Clover Court - Carlton River	RF/PG		C-21-S-011	Storm Water upgrade projects (Improved infrastructure and reduced risk of flooding)	\$	-	\$	-
48	Bingham Street - Dodges Ferry	RF/PG		C-21-S-012	Storm Water upgrade projects (Improved infrastructure and reduced risk of flooding)	\$	-	\$	-
						\$	572,882		



SORELL COUNCIL CAPITAL WORKS BUDGET FOR 2020/2021									
Number	Location	Project Manager	Asset ID	Job No.	Detailed Description	Original Budget Approved Budget 2020/2021	This Financial Year	Commitments	
<b>FOOTPATHS &amp; KERB</b>									
49	Carlton Beach Rd	AW / TW	PW102440 & PW102441	C-21-T-038	Replace asphalt footpath with concrete		\$ 7,190	\$ 75,428	
50	Main Rd (Banjos)	AW / TW	PW102637	C-21-T-039	Replace pavers with Concrete footpath		\$ 21,017	\$ -	
51	Cole St (Opposite CAC Entrance)	AW / TW	PW102494, PW102496, PW102499	C-21-T-040	Replace pavers with Concrete footpath		\$ 47,783	\$ -	
52	Raynors Rd Turning Circle	AW / TW	PW102921	C-21-T-041	Concrete Footpath Replacement		\$ -	\$ -	
53	San Francisco St	AW / TW	PW102936 PW102938	C-21-T-042	Replace asphalt footpath with concrete		\$ 240	\$ 149,243	
54	Nash Street (Forcett end)	AW / TW	PW102763	C-21-T-043	Replace pavers with Concrete footpath		\$ 187	\$ -	
55	Penna Rd	AW / TW	PW102831	C-21-T-044	Replace asphalt footpath with concrete		\$ 41,940	\$ -	
56	Fitzroy St (Adj Post Office)	AW / TW	PW102591	C-21-T-045	Replace asphalt footpath with concrete		\$ 32,063	\$ -	
57	First Ave to Hoffman St	AW / TW	PW102146	C-21-T-046	Replace 50m asphalt footpath with concrete		\$ 27,353	\$ -	
58	Penna Foreshore	PG		C-21-T-047	Pedestrian culvert / path - grant funded - \$ received 19/20 - will require licence over Crown Land to be capitalised and creation		\$ -	\$ -	
59	Weston Hill Rd	AW / TW		C-21-T-048	Replace footpath associated with reseal job #28		\$ 40,691	\$ -	
60	Bus Stop Works (DSG)	KG		C-21-T-049	Location and installation of a plinth, footing and concreting (Station Lane/Main Road Sorrell)		\$ 2,990	\$ 200	
						<b>\$ 631,808</b>			



SORELL COUNCIL CAPITAL WORKS BUDGET FOR 2020/2021									
Number	Location	Project Manager	Asset ID	Job No.	Detailed Description	Original Budget Approved Budget 2020/2021	This Financial year	Commitments	
<b>BRIDGE REPLACEMENTS</b>									
61	Woods Road	LA		C-21-BR-001	Replace culverts with bridge		\$ 1,571	\$ 167,660	
62	Burdons Road	LA		C-21-BR-002	Replace culverts with bridge		\$ 296	\$ 172,433	
63	Tigerhead Rd Jetty	KS	MS101325	C-21-BR-003	Nth side steps to beach		\$ 8,921	\$ -	
64	Solar lighting at Jetties	KS		C-21-BR-004	MAST Grant solar lighting at Jetties Sorrell Municipality	\$ 382,000	\$ -	\$ 11,550	
<b>BUILDINGS</b>									
65	Sorell Memorial Hall	KS	BD100098	C-21-B-001	sand & renew floor protection		\$ -	\$ -	
66	Sorell Memorial Hall	KS		C-21-B-002	Painting exterior - brought forward from 21/22		\$ 1,245	\$ -	
						\$ 44,000			



SORELL COUNCIL CAPITAL WORKS BUDGET FOR 2020/2021									
Number	Location	Project Manager	Asset ID	Job No.	Detailed Description	Original Budget Approved Budget 2020/2021	This Financial year	Commitments	
<b>PLANT AND EQUIPMENT</b>									
67	10 yard truck & tray	KG		C-21-P-001	Replacement for Kenworth (Rego B82Q1) HF-XX-006 - 10yrs old (FA13009)		\$ 148	\$ -	
68	Slide on Water Tank	KG		C-21-P-002	Replacement - 12+ yr old plastic		\$ -	\$ -	
69	Small tipper (Reserves)	PG		C-21-P-003	Replacement for small Isuzu tipper (Rego A96FC) HF-XX-003 (K) (FA13099; 13100, 13101)		\$ -	\$ 51,594	
70	Hercules 8m tipper trailer	KG		C-21-P-004	Rebuild (Reg UT917) HF-XX-023 (FA13043)		\$ -	\$ -	
71	Zero turn	PG		C-21-P-005	New (trade in small ride on)		\$ -	\$ -	
72	Zero turn Trailer	PG		C-21-P-006	For new zero turn above		\$ -	\$ -	
73	Stormwater crew cab	PG		C-21-P-007	M/L 180-2ERS Maxi lift crane - >10yr old		\$ -	\$ 13,800	
74	ATV & Spraying equipment/trailer	KS		C-21-P-008	Spraying walking tracks		\$ 666	\$ -	
75	Sorell Memorial Hall	SG/JR		C-21-P-009	50 x chairs @ \$150		\$ -	\$ -	
76	Light Plant	SG		C-21-P-010	3 x utes (KF, MJ, GQ) & 5 x cars (2 x pool, SB, JR, SG)		\$ -	\$ -	
<b>IT</b>						<b>\$ 823,207</b>			
77	Sorell Memorial Hall	JS		C-21-IT-001	projector and screen		\$ -	\$ -	
78	Website	JS		C-21-IT-002	TBC dependent on project scope and business improvements/efficiencies		\$ -	\$ -	
						<b>\$ 44,000</b>			

SORELL COUNCIL CAPITAL WORKS BUDGET FOR 2020/2021									
Number	Location	Project Manager	Asset ID	Job No.	Detailed Description	Original Budget Approved Budget 2020/2021	This Financial year	Commitments	
<b>PARKS &amp; RESERVES</b>									
79	Municipality	PG		C-21-LI-001	Seat replacement		\$ 7,574	\$ -	
80	Pembroke Park Skate Park	KS		C-21-LI-002	Demolish concrete shelters and install 5m x 5m carport and seating		\$ 17,354	\$ 1,000	
81	Inlay St	PG		C-21-LI-003	Replacement rusted exercise equipment		\$ 3,840	\$ 5,760	
82	Primrose Play ground	PG		C-21-LI-004	Shade sail		\$ -	\$ -	
83	Vancouver Park	PG		C-21-LI-005	Replace Scale see-saw		\$ -	\$ -	
84	Pembroke Junior Oval	PG		C-21-LI-006	Infill fencing wire		\$ 10,250	\$ -	
85	Dodges Skate Park	KS		C-21-LI-007	Shelter & seats		\$ 2,590	\$ 3,135	
86	St George's Square	PG		C-21-LI-008	Gordon St frontage fence replacement		\$ 9,728	\$ -	
87	Copping Cemetery	PG/JR		C-21-LI-009	Cemetery Columbarium Wall		\$ -	\$ -	
						<b>\$ 138,000</b>			

SORELL COUNCIL CAPITAL WORKS BUDGET FOR 2020/2021									
Number	Location	Project Manager	Asset ID	Job No.	Detailed Description	Original Budget Approved Budget 2020/2021	This Financial year	Commitments	
<b>OTHER</b>									
88	Municipality	PG		C-21-LAND-001	Various Land Improvement minor jobs to be capitalised		\$ -	\$ -	
89	47 Cole Street	LA		C-21-PRELIM-47COLEST	Costs associated with future subdivision at 47 Cole Street		\$ 4,460	\$ -	
<b>CARRYOVERS FROM</b>						<b>\$ 10,000</b>			
90	Pembroke Park - C-20-B-003	KS/AW		C-20-B-003			\$ 560,068	\$ 486,865	
91	Pembroke Park - C-20-PemPark-Civil	AW		C-20-PemPark-Civil			\$ 154,001	\$ 247,785	
92	CAC western boundary & Hwy - C-20-S-007	LA		C-20-S-007			\$ 7,012	\$ -	
93	Marchwell Road - C-20-BR-001	KG/LA	BC100042	C-20-BR-001			\$ -	\$ -	
94	Pembroke Stadium - C-20-PemPark-Stadium	AW		C-20-PemPark-Stadium			\$ 249,549	\$ 721,995	
95	CCTV camera replacement & network infrastrucure C-20-IT-002	JS		C-20-IT-002			\$ 327	\$ 3,182	



SORELL COUNCIL CAPITAL WORKS BUDGET FOR 2020/2021									
Number	Location	Project Manager	Asset ID	Job No.	Detailed Description	Original Budget Approved Budget 2020/2021	This Financial Year	Commitments	
96	Railway Carriage Shed - C-20-B-004	KS		C-20-B-004			\$ 7,088	\$ -	
97	Dunalley Golf Club - C-20-LI-012	RF/RH		C-20-LI-012			\$ 805	\$ 650	
98	Midway Point - C-20-S-008	PG		C-20-S-008			-\$ 21,398	\$ -	
99	Weston Hill Rd - C-20-VRU-001	AW		C-20-VRU-001			\$ -	\$ 6,742	
100	Memorial Hall Supper Room - C-20-B-002	KS		C-20-B-002			\$ 3,745	\$ -	
101	Navision Upgrade - C-20-IT-005	SG/JS		C-20-IT-005			\$ 5,839	\$ 15,000	
102	Snake Canyon Stage 1 - C-20-LI-010	PG		C-20-LI-010			\$ 3,244	\$ -	
103	Tarbook Court C-20-S-006	LA		C-20-S-006			\$ -	\$ -	



SORELL COUNCIL CAPITAL WORKS BUDGET FOR 2020/2021									
Number	Location	Project Manager	Asset ID	Job No.	Detailed Description	Original Budget Approved Budget 2020/2021	This Financial year	Commitments	
104	LED streetlights	KS/RF		C-18-P-005		\$	-	\$	-
103	Hot Site BackUp Server Replacement	JS		C-20-IT-004		\$	-	\$	-
104	C-22-PRELIM-SWPROGRAM	AW		C-22-PRELIM-SWPROGRA		\$	-	\$	521,258
104	C-21-PRELIM	LA		C-21-PRELIM		-\$	15,829	\$	-
						\$	8,029,684		
						\$	6,079,272		
					Budget less Carry Forwards	\$			
					<b>TOTAL BUDGET</b>	\$	14,108,956	\$	1,696,400
								\$	9,745,629



**SORELL COUNCIL**  
**STATEMENT OF INCOME AND EXPENDITURE**  
For the period September 2020

	NOTES	ACTUAL YTD	BUDGET YTD	VAR	FULL YEAR BUDGET
<b>INCOME</b>					
<b>RECURRENT INCOME</b>					
Rates and Charges	1	14,585,588	14,478,323	107,265	14,492,116
Statutory fees and fines	2	174,764	150,593	24,170	539,636
User Fees	3	228,429	176,309	52,120	599,747
Grants Operating	4	263,078	328,757	(65,679)	1,271,829
Contributions received	5	48,233	3,750	44,483	20,000
Interest	6	18,510	29,244	(10,734)	159,314
Other income	7	119,433	107,041	12,393	518,100
Investment income from TasWater	8	0	0	0	0
		<b>15,438,036</b>	<b>15,274,017</b>	<b>164,019</b>	<b>17,600,741</b>
<b>EXPENSES</b>					
Employee benefits	9	1,666,894	1,690,957	24,063	6,625,802
Materials and services	10	979,187	1,111,927	132,740	4,926,386
Depreciation and amortisation	11	1,314,707	1,394,956	80,248	5,540,714
Finance costs	12	(12,366)	(12,373)	(7)	106,615
Other expenses	13	454,094	493,518	39,424	1,476,600
<b>TOTAL EXPENSES</b>		<b>4,402,517</b>	<b>4,678,985</b>	<b>276,468</b>	<b>18,676,116</b>
<b>OPERATING SURPLUS/(DEFICIT)</b>		<b>11,035,519</b>	<b>10,595,032</b>	<b>440,487</b>	<b>(1,075,375)</b>
<b>CAPITAL INCOME</b>					
Grants Capital	14	430,346	21,450	408,896	5,653,746
Contributions - non-monetary assets	15	0	0	0	0
Net gain/(loss) on disposal	16	78,313	0	78,313	0
Share of Interests in JVs	17	0	0	0	0
<b>TOTAL CAPITAL INCOME</b>		<b>508,659</b>	<b>21,450</b>	<b>487,209</b>	<b>5,653,746</b>
<b>SURPLUS/(DEFICIT)</b>		<b>11,544,177</b>	<b>10,616,482</b>	<b>927,695</b>	<b>4,578,371</b>



**SORELL COUNCIL**  
**STATEMENT OF FINANCIAL POSITION**  
**As At September 2020**

	Actual 2020/2021	Actual 30 June 2020	Movement
<b>ASSETS</b>			
<b>Current Assets</b>			
Cash and Cash Equivalents	3,282,075	4,468,175	(1,186,100)
Investments	11,391,472	6,891,472	4,500,000
Trade and Other Receivables	8,842,606	840,416	8,002,190
Inventories	49,460	49,460	-
Other Assets	-	204,214	(204,214)
<b>Total Current Assets</b>	<b>23,565,613</b>	<b>12,453,737</b>	<b>11,111,876</b>
<b>Non-Current Assets</b>			
Trade and Other Receivables	41,139	41,170	(30)
Assets Held for Sale	100,001	100,001	-
Intangible Assets	312,316	314,677	(2,361)
Property, Infrastructure, Plant and Equipment	262,548,318	263,877,741	(1,329,423)
Work in Progress	2,047,997	828,123	1,219,873
Investments	25,571,446	25,571,446	-
Other Non-Current Assets	1,452	1,452	-
<b>Total Non-Current Assets</b>	<b>290,622,670</b>	<b>290,734,611</b>	<b>(111,941)</b>
<b>TOTAL ASSETS</b>	<b>314,188,283</b>	<b>303,188,348</b>	<b>10,999,935</b>
<b>LIABILITIES</b>			
<b>Current Liabilities</b>			
Trade and Other Payables	502,931	646,240	(143,309)
Trust Funds and Deposits	765,862	775,671	(9,809)
Interest Bearing Loans & Borrowings	272,731	272,731	-
Provisions	1,395,890	1,258,671	137,219
Contract Liabilities	309,978	838,321	(528,343)
Other Current Liabilities	1,459	1,459	-
<b>Total Current Liabilities</b>	<b>3,248,851</b>	<b>3,793,093</b>	<b>(544,243)</b>
<b>Non-Current Liabilities</b>			
Interest Bearing Loans & Borrowings	1,907,212	1,907,212	-
Provisions	356,451	356,451	-
Contract Liabilities	-	-	-
Other Current Liabilities	-	-	-
<b>Total Non-Current Liabilities</b>	<b>2,263,663</b>	<b>2,263,663</b>	<b>-</b>
<b>TOTAL LIABILITIES</b>	<b>5,512,513</b>	<b>6,056,756.08</b>	<b>(544,243)</b>
<b>Net Assets</b>	<b>308,675,769</b>	<b>297,131,592</b>	<b>11,544,177</b>
<b>EQUITY</b>			
Accumulated Surplus	112,878,610	101,334,433	11,544,177
Reserves	195,797,158	195,797,158	-
<b>Total Equity</b>	<b>308,675,769</b>	<b>297,131,591</b>	<b>11,544,177</b>



**SORELL COUNCIL  
STATEMENT OF CASH POSITION  
As At September 2020**

	\$
Opening Balance Cash at Bank & Investments	11,359,647
Closing Balance Cash at Bank & Investments	14,673,547
<b>Cash Movement Year to Date</b>	<b><u>3,313,900</u></b>
 <i>Represented by:</i>	
Net Surplus / (Deficit)	11,544,177
Add: Depreciation	1,314,707
Net Cash Surplus / (Deficit)	<u>12,858,885</u>
Loan Repayments	0
Capital Expenditure (per capital report)	(1,219,873)
Capital Expenditure - Asset (Purchases) / Disposals	14,715
Balance Sheet Movements	(8,339,827)
<b>Cash Movement Year to Date</b>	<b><u>3,313,900</u></b>

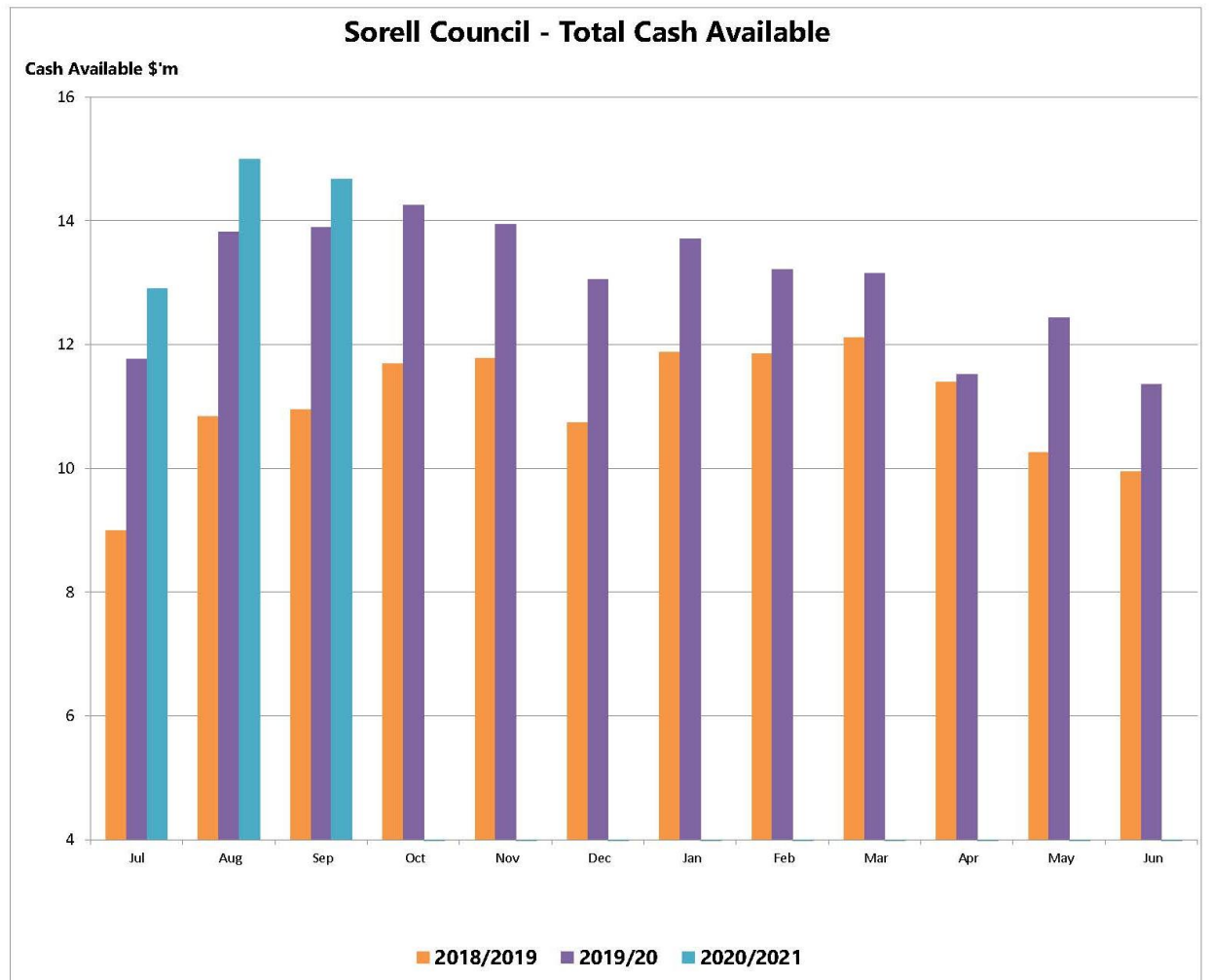


<b>Sorell Council - Cash on Hand as at 30 September 2020</b>					
<b>Financial Institution</b>	<b>Product</b>	<b>Deposit Date</b>	<b>Maturity Date</b>	<b>Face Value</b>	<b>Interest rate</b>
ANZ Term Deposit	7 Month Term Deposit	17/04/2020	17/11/2020	\$ 1,149,111	0.90%
ANZ Term Deposit	9 Month Term Deposit	9/06/2020	9/03/2021	\$ 1,742,361	0.85%
CBA Term Deposit	6 Month Term Deposit	29/07/2020	29/01/2021	\$ 3,000,000	0.68%
CBA Term Deposit	3 Month Term Deposit	18/08/2020	18/11/2020	\$ 1,500,000	0.52%
Bendigo Bank Term Deposit	12 Month Term Deposit	6/06/2020	6/06/2021	\$ 1,500,000	1.15%
Bendigo Bank Term Deposit	7 Month Term Deposit	12/06/2020	12/01/2021	\$ 1,000,000	1.05%
MyState Term Deposit	4 Month Term Deposit	12/06/2020	9/10/2020	\$ 1,500,000	1.15%
CBA Investment Account	At Call			\$ 2,112,096	0.50%
CBA Special Purpose Account	At Call			\$ 867,385	0.50%
CBA Operating Account	Current			\$ 194,433	0.00%
Tascorp Investment	24 Hour Call			\$ 37,882	0.25%
Various Petty Cash and Floats	In house			\$ 1,600	N/A
Various Halls Bank Balances				\$ 68,680	N/A
<b>Total Funds Available</b>				<b>\$ 14,673,547</b>	

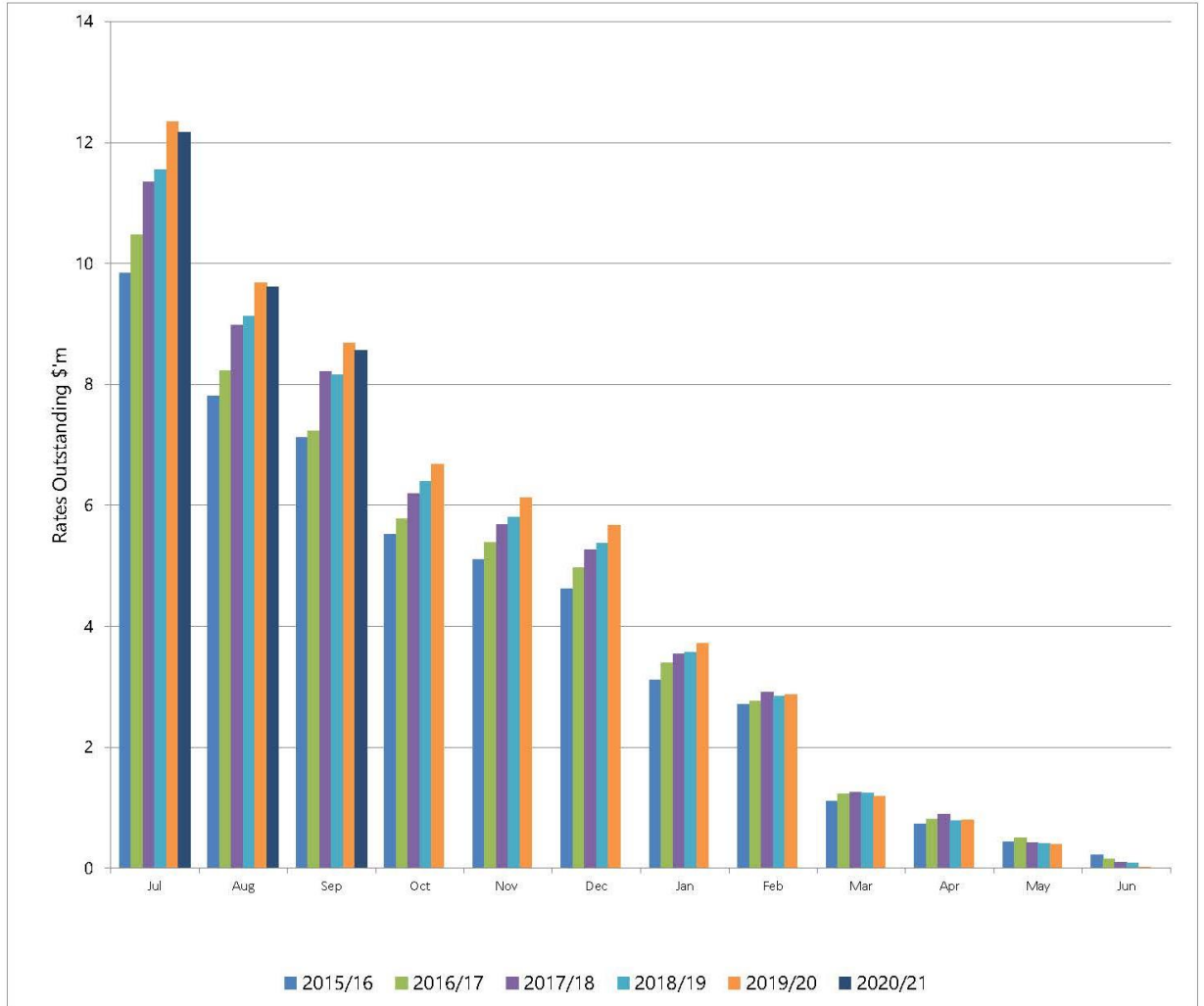
The above investments have been made are in accordance with Sorell Council's Investment Policy (Resolution Number 84/2019).



**SORELL COUNCIL  
TOTAL CASH AVAILABLE**

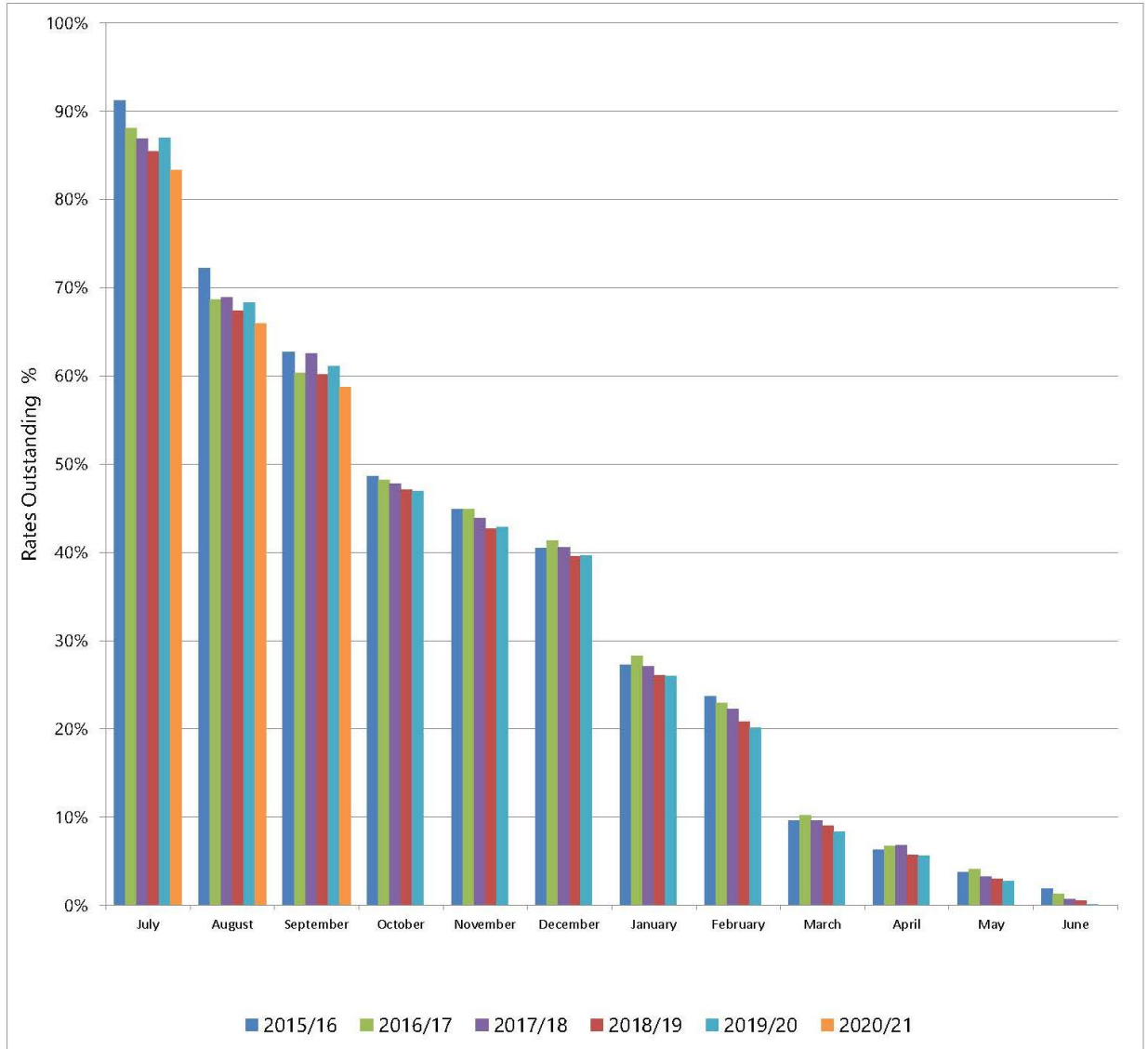


**SORELL COUNCIL  
OUTSTANDING RATES BY MONTH**





**SORELL COUNCIL  
OUTSTANDING RATES BY MONTH**



**SORELL COUNCIL**  
**DEPARTMENTAL PROFIT & LOSS**  
**FOR THE PERIOD ENDED September 2020**  
**FOR COST CENTRE - All Cost Centres**

	ACTUAL	BUDGET	VAR	FULL YEAR BUDGET
<b>1000 RECURRENT INCOME</b>				
<b>1100 Rates and Charges</b>				
1105 Rates - General/Ordinary/Residential	(11,855,127)	(11,794,807)	60,320	(11,794,807)
1110 Rates General Written Off	1,336	1,875	539	7,500
1115 State Grant Rates Remission	(682,629)	(651,563)	31,065	(724,063)
1120 Rates Pensioner Concession	769,212	724,063	(45,148)	724,063
1125 Domestic Waste Annual Charge	(2,363,044)	(2,338,424)	24,620	(2,338,424)
1130 Fire Rates Levy Income	(553,818)	(551,967)	1,851	(551,967)
1140 Boat Shed Remissions	20,517	20,000	(517)	20,000
1150 Other Remissions	79,069	112,500	33,431	170,000
1160 AWTS Maintenance Fee Received	(1,104)	0	1,104	(4,418)
<b>1199 Rates and Charges Total</b>	<b>(14,585,588)</b>	<b>(14,478,323)</b>	<b>107,265</b>	<b>(14,492,116)</b>
<b>1200 Statutory Fees and Charges</b>				
1210 132 & 337 Certificate Fees	(39,109)	(36,975)	2,134	(147,900)
1215 Development Act Fees	0	0	0	0
1220 Town Planning Fees	(131,205)	(107,368)	23,837	(370,236)
1225 Animal Infringements & Fines	(1,745)	(1,500)	245	(6,000)
1230 Other Infringements Fines & Penalties	(1,490)	(2,250)	(760)	(9,000)
1235 Licences & Permits	(660)	0	660	(4,000)
1240 Street Stall Permit Fee	(555)	(2,500)	(1,946)	(2,500)
<b>1299 Statutory Fees and Charges Total</b>	<b>(174,764)</b>	<b>(150,593)</b>	<b>24,170</b>	<b>(539,636)</b>
<b>1300 User Fees</b>				
1303 Anti Barking Collars	0	0	0	0
1306 Building Assessment Fees	(32,702)	(24,192)	8,510	(115,200)
1318 Caravan Licences	(21,665)	(18,000)	3,665	(18,000)
1324 Dangerous Dog Collar & Signs	0	0	0	0
1327 Dog Impounding & Release Fees	(27)	(360)	(333)	(1,440)
1330 Dog Registration & Renewal	(55,313)	(55,000)	313	(89,000)
1331 Kennel Licences	(1,486)	(1,307)	179	(1,307)
1333 Driveway Approval and Inspection Fees	(261)	(250)	11	(1,000)
1335 Engineering Inspections & 1% Approval Fee	(2,054)	(7,500)	(5,446)	(30,000)
1336 Fire Abatement Charges	0	0	0	(15,000)
1342 Food Licences	(845)	0	845	(45,000)
1348 Other User Charges (Sundry)	0	0	0	0
1351 Photocopy Charges	0	0	0	0
1354 Plumbing Application Fees	(46,529)	(35,000)	11,529	(140,000)
1357 Plumbing Inspection	(48,040)	(33,500)	14,540	(134,000)
1360 Amended Plan Fees	(1,669)	(1,200)	469	(4,800)
1363 Recreational Vehicle Income	(1,032)	0	1,032	(5,000)
1369 Building Administration Fee (0.1%)	(7,972)	0	7,972	0
1372 TBCITB Training Levy (0.2%)	(8,835)	0	8,835	0
<b>1399 User Fees Total</b>	<b>(228,429)</b>	<b>(176,309)</b>	<b>52,120</b>	<b>(599,747)</b>
<b>1400 Grants Operating</b>				
1405 Commonwealth Financial Assistance Grant	(263,078)	(314,157)	(51,079)	(1,256,629)
1410 Comm'th Grants & Subsidies	0	(600)	(600)	(1,200)
1415 State Grants & Subsidies	0	(14,000)	(14,000)	(14,000)
1420 Other Grants & Subsidies	0	0	0	0
1430 Training Incentive Payment	0	0	0	0



**SORELL COUNCIL**  
**DEPARTMENTAL PROFIT & LOSS**  
**FOR THE PERIOD ENDED September 2020**  
**FOR COST CENTRE - All Cost Centres**

	ACTUAL	BUDGET	VAR	FULL YEAR BUDGET
1499 <b>Grants Operating Total</b>	<b>(263,078)</b>	<b>(328,757)</b>	<b>(65,679)</b>	<b>(1,271,829)</b>
1500 <b>Contributions Received</b>				
1505 Public Open Space Contributions	(48,233)	(3,750)	44,483	(15,000)
1506 Car Parking Cash in Leui Contributions	0	0	0	(5,000)
1507 Traffic Management Treatment Contributions	0	0	0	0
1510 Contributions Received Other	0	0	0	0
1549 <b>Contributions Received Total</b>	<b>(48,233)</b>	<b>(3,750)</b>	<b>44,483</b>	<b>(20,000)</b>
1550 <b>Interest</b>				
1560 Rates Interest Penalty	(21,425)	(20,000)	1,425	(100,000)
1565 Rates Interest Written Off	9	0	(9)	14,400
1570 Rates Legal Costs Recovered	410	(750)	(1,160)	(3,000)
1575 Interest Received Banks & Other	2,533	(8,459)	(10,992)	(70,574)
1577 Interest - MPIA	(37)	(35)	2	(140)
1585 ATO Interest Received	0	0	0	0
1599 <b>Interest Total</b>	<b>(18,510)</b>	<b>(29,244)</b>	<b>(10,734)</b>	<b>(159,314)</b>
1600 <b>Other Income</b>				
1605 Bad Debts Recovered	0	0	0	0
1610 Diesel Fuel Rebate	(3,612)	(4,380)	(768)	(17,520)
1615 Donations Received	0	0	0	0
1620 Hall Hire	(2,579)	(3,200)	(621)	(40,110)
1621 Midway Point Op Shop Income	0	0	0	0
1625 Lease/Rent Fees Received	(2,034)	(2,034)	0	(29,827)
1627 Lease Fees - Copping Tip	(18,224)	(18,224)	0	(101,077)
1630 Other Facility Hire	(7,575)	(2,828)	4,748	(30,740)
1632 SERDA - External Labour Hire Recoveries	(53,139)	(61,018)	(7,878)	(240,264)
1633 External Labour Hire Recoveries	(1,724)	0	1,724	0
1634 NRM Recoveries	0	0	0	0
1635 Other Sundry Income	(1,923)	(600)	1,323	(3,000)
1637 Insurance Recoveries	0	0	0	0
1640 Sale of Books & Publications	0	0	0	0
1645 Vehicle FBT Recoveries	(13,007)	(13,007)	0	(48,312)
1655 Workers Compensation - Reimbursement	(14,587)	0	14,587	0
1656 Copping Public Cemetery Trust Net Income	0	(1,250)	(1,250)	(5,000)
1657 Catering	0	0	0	0
1658 Functions	0	0	0	0
1659 Information Board Revenue - Dunalley Hall	0	0	0	(250)
1660 Grave Site Sales - Dunalley Hall	(229)	(250)	(21)	(1,000)
1661 Camping and Amenities Fees	0	0	0	0
1662 Wheelie Bin Stabiliser Income	(800)	(250)	550	(1,000)
1689 <b>Other Income Total</b>	<b>(119,433)</b>	<b>(107,041)</b>	<b>12,393</b>	<b>(518,100)</b>
1690 <b>Investment Income from TasWater</b>				
1692 TasWater ITE	0	0	0	0
1694 TasWater Interim Dividend	0	0	0	0
1696 TasWater Guarantee Fee	0	0	0	0
1699 <b>Investment Income from TasWater Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
1999 <b>Recurrent Income Total</b>	<b>(15,438,036)</b>	<b>(15,274,017)</b>	<b>164,019</b>	<b>(17,600,741)</b>
2000 <b>Capital Income</b>				
2100 <b>Grants Capital</b>				



**SORELL COUNCIL**  
**DEPARTMENTAL PROFIT & LOSS**  
**FOR THE PERIOD ENDED September 2020**  
**FOR COST CENTRE - All Cost Centres**

	ACTUAL	BUDGET	VAR	FULL YEAR BUDGET
2105 Roads to Recovery Funding	(20,000)	0	20,000	(387,296)
2110 Comm'th Grants new or upgraded assets	0	0	0	(3,987,000)
2115 State Grants for new or upgraded assets	(410,346)	(21,450)	388,896	(1,279,450)
2120 Other Grants for new or upgraded assets	0	0	0	0
<b>2199 Grants Capital Total</b>	<b>(430,346)</b>	<b>(21,450)</b>	<b>408,896</b>	<b>(5,653,746)</b>
<b>2200 Contributions - Non-monetary Assets</b>				
2205 Developer Contributions for assets	0	0	0	0
<b>2299 Contributions - Non-monetary Assets Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>2300 Net Gain/(Loss) on Disposal</b>				
2305 (Profit) / Loss on Disposal of Assets	(78,313)	0	78,313	0
2320 Recognition / De-recognition of Assets	0	0	0	0
<b>2399 Net (Gain) / Loss on Disposal Total</b>	<b>(78,313)</b>	<b>0</b>	<b>78,313</b>	<b>0</b>
<b>2400 Share of Interests in Joint Ventures</b>				
2405 TasWater Equity Movement	0	0	0	0
2410 Fair value adjustment - Investment in Associate	0	0	0	0
2420 Revenue from Investment in Associates	0	0	0	0
<b>2499 Share of Interests in Joint Ventures Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>2899 CAPITAL INCOME TOTAL</b>	<b>(508,659)</b>	<b>(21,450)</b>	<b>487,209</b>	<b>(5,653,746)</b>
<b>2999 TOTAL INCOME</b>	<b>(15,946,694)</b>	<b>(15,295,467)</b>	<b>651,227</b>	<b>(23,254,487)</b>
<b>3000 Expenses</b>				
<b>3100 Employee Benefits</b>				
3102 ADO Expense	15,468	13,525	(1,943)	56,367
3103 Annual Leave	133,771	127,570	(6,201)	472,340
3109 Conferences	0	500	500	3,000
3111 Drug and Alcohol Testing	0	775	775	4,600
3112 FBT Expenses - Gift Cards / Gifts	240	0	(240)	1,750
3114 FBT Expenses - Entertainment (FBT)	1,391	763	(628)	4,250
3115 Fringe Benefit Taxes	7,212	11,428	4,216	78,000
3118 Health and Well Being	158	3,655	3,497	5,155
3124 Long Service Leave	66,821	59,446	(7,375)	156,069
3127 Medicals	470	360	(110)	1,440
3130 Occupational Health and Safety	0	0	0	0
3136 Other Employee Costs	0	0	0	0
3139 Overheads Recovered	(19,461)	(13,198)	6,263	(46,880)
3145 Payroll Tax	63,673	64,696	1,023	265,366
3148 Protective Clothing & Accessories	9,844	11,000	1,156	28,500
3151 Recruitment Costs	0	0	0	0
3154 Salaries	1,143,686	1,110,529	(33,158)	4,625,566
3156 Salaries transferred to WIP	(56,181)	(34,731)	21,451	(148,369)
3163 Staff Training	435	11,421	10,986	52,684
3166 Superannuation - Council Contribution	167,733	174,034	6,301	725,111
3169 Temp Staff Employed Through Agency	23,786	14,013	(9,773)	40,196
3172 Travel and Accommodation	0	125	125	500
3175 Uniforms / Clothes Purchased	314	800	486	15,200
3181 Workers Compensation Expense Claims	32	0	(32)	0
3184 Workers Compensation Insurance	107,501	134,246	26,745	284,958
<b>3199 Employee Benefits Total</b>	<b>1,666,894</b>	<b>1,690,957</b>	<b>24,063</b>	<b>6,625,802</b>
<b>3200 Materials and Services</b>				



**SORELL COUNCIL**  
**DEPARTMENTAL PROFIT & LOSS**  
**FOR THE PERIOD ENDED September 2020**  
**FOR COST CENTRE - All Cost Centres**

	ACTUAL	BUDGET	VAR	FULL YEAR BUDGET
3201 Abandoned Cars & Dumped Rubbish Disposal Costs	150	1,200	1,050	4,800
3202 Advertising	13,677	27,228	13,551	104,445
3204 AWTS Maintenance Charge	922	828	(94)	3,313
3206 Cleaning	27,830	26,685	(1,145)	171,312
3208 Computer Hardware / Hardware Maintenance	2,236	12,350	10,114	20,500
3212 Computer Software Maint and Licenses	120,937	138,794	17,858	227,257
3214 Consultants Other	74,210	72,760	(1,449)	312,136
3216 Contractors	8,559	37,900	29,342	154,360
3217 Contractors - Common Services	0	0	0	0
3218 Copping Tip Disposal Costs	0	500	500	2,000
3220 Mornington Park transfer station disposal costs	16,997	20,000	3,003	120,000
3222 Electricity	32,580	43,288	10,709	277,072
3223 Emergency Management	0	250	250	1,000
3224 Fire Hazard Reduction (Private Land)	0	0	0	9,000
3226 Fuel	26,269	30,043	3,774	180,255
3232 Internet, Telephone & Other Communication Charges	8,216	8,114	(101)	34,158
3234 Land Survey Costs	0	10,000	10,000	10,000
3236 Legal Fees (Advice etc)	39,661	21,875	(17,786)	78,500
3237 Line Marking	950	0	(950)	27,500
3238 Materials	87	0	(87)	0
3240 Municipal Waste (Reserves)	0	0	0	0
3241 Operating Capital	9,822	18,650	8,829	52,400
3244 Plant & Motor Vehicle Repairs & Services	28,992	23,750	(5,242)	100,000
3246 Plant Hire - External	10,227	6,600	(3,627)	25,700
3248 Plant Hire - Internal Usage	6,751	4,607	(2,144)	18,430
3250 Plant Hire Recovered	(28,854)	(28,646)	208	(108,212)
3252 Plant Registration Fees	40,192	36,966	(3,226)	36,966
3254 Printing	6,304	8,450	2,146	35,873
3256 Recycling Centres	27,687	15,833	(11,853)	95,000
3258 Registrations, Licenses and Permits	2,205	2,250	45	2,300
3259 CEMETERY Repairs and Maintenance	0	1,500	1,500	12,000
3260 Repairs and Maintenance	205,074	234,809	29,735	1,282,705
3261 Road Kill Collection Fees	147	172	25	1,034
3262 Kerbside Green Waste Collection	19,386	20,833	1,448	125,000
3263 Kerbside Green Waste Disposal	7,179	6,667	(513)	40,000
3264 Kerbside Hard Waste Collection	13,476	0	(13,476)	60,000
3265 Kerbside Hard Waste Disposal	2,980	0	(2,980)	18,000
3266 Kerbside Recycling Collection	32,196	62,238	30,043	258,677
3267 Kerbside Recycling Disposal	31,130	25,833	(5,296)	162,013
3268 Kerbside Garbage Collection	70,963	111,284	40,321	445,137
3269 Kerbside Garbage Disposal	16,685	15,510	(1,175)	93,060
3270 Security	5,111	6,204	1,094	29,150
3273 Signage & Guide Posts	33,694	15,575	(18,119)	41,500
3276 Settlement Costs ONLY	673	1,250	577	5,000
3278 Stationery & Office Consumables	5,690	7,030	1,340	33,327
3279 Street Bin Collection Contract	15,333	20,833	5,501	125,000
3280 Tools/Equipment Expensed (under \$1,000)	2,006	7,438	5,432	25,500
3282 Tyres	3,100	1,250	(1,850)	6,000



**SORELL COUNCIL**  
**DEPARTMENTAL PROFIT & LOSS**  
**FOR THE PERIOD ENDED September 2020**  
**FOR COST CENTRE - All Cost Centres**

	ACTUAL	BUDGET	VAR	FULL YEAR BUDGET
3284 Valuation Expenses	13,300	9,091	(4,209)	50,000
3290 Water Charges (Works Order)	24,464	23,633	(831)	115,216
3292 Wheelie Bin Stabiliser Expenses	0	500	500	2,000
<b>3299 Materials and Services Total</b>	<b>979,187</b>	<b>1,111,927</b>	<b>132,740</b>	<b>4,926,386</b>
<b>3390 Impairment of Debts</b>				
<b>3399 Impairment of Debts Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>3400 Depreciation and Amortisation</b>				
3405 Depreciation Expense	1,312,346	1,380,289	67,943	5,482,047
3410 Amortisation Expense	2,361	14,667	12,305	58,667
3415 Amortisation Expense (Right of Use Asset)	0	0	0	0
<b>3499 Depreciation and Amortisation Total</b>	<b>1,314,707</b>	<b>1,394,956</b>	<b>80,248</b>	<b>5,540,714</b>
<b>3500 Finance Costs</b>				
3505 Interest on Loans	(12,373)	(12,373)	(0)	106,615
3515 Interest on Overdue Accounts	7	0	(7)	0
3520 Interest Expense (ATO)	0	0	0	0
3521 Interest Expense (Lease Liability)	0	0	0	0
<b>3599 Finance Costs Total</b>	<b>(12,366)</b>	<b>(12,373)</b>	<b>(7)</b>	<b>106,615</b>
<b>3600 Other Expenses</b>				
3604 Audit Fees	13,620	14,755	1,135	31,380
3606 Audit Panel Expenses	1,250	1,750	500	7,000
3608 Bad & Doubtful Debts	0	0	0	0
3612 Bank Fees & Charges	12,319	10,779	(1,539)	43,523
3616 Bank Fees Recovered	(359)	(600)	(241)	(2,400)
3620 Cashiers Rounding Adjustments	(17)	19	35	75
3624 Commissions Paid	2,826	4,467	1,641	26,800
3636 Councillor Allowances	34,875	34,875	0	139,500
3640 Councillor Expenses	0	1,250	1,250	4,500
3644 Councillor Vehicle Allowance	1,683	1,500	(183)	6,000
3656 Deputy Mayors Allowance	3,681	3,681	0	14,723
3660 Dog Pound & Other Animal Management Expenses	66	1,350	1,284	5,400
3661 Dog Home & Vet Fees	600	750	150	3,000
3664 Donations and Section 77 Expenses	15,971	33,170	17,199	78,591
3668 Election Expenses	0	0	0	7,592
3672 Employee Sub, Licences and Memberships	65,679	68,476	2,797	76,881
3676 Functions & Programs	259	1,471	1,211	16,350
3680 Excess Payable on Insurance Claims	703	750	47	3,000
3685 Flowers	0	125	125	500
3688 Food & Beverages	770	850	80	3,400
3692 General Insurance	92,087	88,313	(3,775)	88,313
3704 Government Contribution (Voluntary)	0	0	0	515,450
3712 Immunisations	98	125	27	5,000
3720 Land Tax	0	0	0	54,353
3724 Mayor's Allowance	9,687	9,687	0	38,748
3731 NRM Expenses	0	0	0	15,000
3732 Motor Vehicle Insurance	27,071	32,813	5,742	32,813
3736 Other roundings	(1)	5	6	20
3740 Other Sundry Expenses	82	510	428	2,040
3744 Photocopier Leases & Operating Costs	4,054	6,950	2,896	24,200



**SORELL COUNCIL**  
**DEPARTMENTAL PROFIT & LOSS**  
**FOR THE PERIOD ENDED September 2020**  
**FOR COST CENTRE - All Cost Centres**

	ACTUAL	BUDGET	VAR	FULL YEAR BUDGET
3748 Postage	10,223	10,800	577	55,500
3752 Public Liability Insurance	146,161	152,251	6,090	152,251
3760 Reference Materials	0	250	250	1,000
3764 Rental of Premises	0	0	0	0
3768 Sampling, Testing and Monitoring	68	1,500	1,432	14,000
3770 Storage Costs	194	240	46	1,440
3771 SERDA Internal Organisational Support	0	0	0	0
3784 Voluntary Contributions	10,443	10,658	215	10,658
3799 <b>Other Expenses Total</b>	<b>454,094</b>	<b>493,518</b>	<b>39,424</b>	<b>1,476,600</b>
3990 <b>EXPENSES TOTAL</b>	<b>4,402,517</b>	<b>4,678,985</b>	<b>276,468</b>	<b>18,676,116</b>
3995 <b>(SURPLUS)/DEFICIT</b>	<b>(11,544,177)</b>	<b>(10,616,482)</b>	<b>927,695</b>	<b>(4,578,371)</b>



## 14.0 QUESTIONS FROM THE PUBLIC

In accordance with Regulation 31 of the Local Government (Meeting Procedures) Regulations 2015, Council will conduct a Public Question Time.

At each meeting the Mayor will invite those members of the public present to ask questions. When requested please:

- Stand up; and
- State clearly your name and address.

This time is allocated for questions from the public. Questions are to be kept brief and specific to the topic to which they relate.

Members of the public are reminded that questions and any answers to such questions are not to be debated.

Questions may be submitted to Council in writing at least seven (7) days before an ordinary Council meeting.





## CLOSED MEETING

Members are advised that items listed below in the CLOSED SESSION AGENDA are classified as CONFIDENTIAL ITEMS in accordance with the provisions of the Local Government Act 1993.

A Councillor must not discuss any item listed in a CLOSED SESSION AGENDA with any person (except another elected member, the General Manager or the author of a report to the closed session of Council or a Council Committee) without a specific resolution of the Council or a Council Committee that considered the report.

Section 338A (1) of the Local Government Act 1993 states that a Councillor must not disclose information:

*(a) seen or heard by the Councillor at a meeting or part of a meeting of a council or council committee that is closed to the public that is not authorised by the council or council committee to be disclosed; or*

*(b) given to the Councillor by the mayor, deputy mayor, chairperson of a meeting of the council or council committee or the general manager on the condition that it be kept confidential.*

Section 338A (3) states that a member must not disclose information acquired as such a member on the condition that it be kept confidential.

Additionally, Section 339 of the Local Government Act 1993 states that:

*(1) A councillor or a member must not make improper use of any information acquired as a councillor or member.*

*(3) Improper use of information includes using the information –*

*(a) to gain, directly or indirectly, an advantage or to avoid, directly or indirectly, a disadvantage for oneself, a member of one's family or a close associate; or*

*(b) to cause any loss or damage to any council, controlling authority, single authority, joint authority or person.*



## 15.0 CLOSED MEETING

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The General Manager advised that in his opinion the listing of agenda item/s:

Reference	Item
15.1	Confirmation of the Closed Council Minutes of the Council Meeting of 15 September 2020 – <i>Regulation 34(3)</i>
15.2	Confirmation of the Closed Minutes of the Special Council Meeting of 22 September 2020 – <i>Regulation 34(3)</i>
15.3	Lewisham Road Reconstruction Stage 2 – <i>Regulation (15)(2)(d)</i>
15.4	Disclosure of confidential information – <i>Regulation 15(8)</i>

As prescribed items in accordance with Regulations 15 and 34 of the Local Government (Meeting Procedures) Regulations 2015, and therefore Council may by absolute majority determine to close the meeting to the general public.

### RECOMMENDATION

“That the meeting be closed to the public to enable Council to consider agenda items 15.1 - 15.4 which are confidential matters as prescribed in Regulations 34 and 15 of the Local Government (Meeting Procedures) Regulations 2015.”

## 15.1 CONFIRMATION OF THE CLOSED MINUTES OF THE COUNCIL MEETING OF 15 SEPTEMBER 2020

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### RECOMMENDATION

“That the Closed Minutes of the Council Meeting held on 15 September 2020 be confirmed.”

## 15.2 CONFIRMATION OF THE CLOSED MINUTES OF THE SPECIAL COUNCIL MEETING OF 22 SEPTEMBER 2020

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### RECOMMENDATION

“That the Closed Minutes of the Special Council Meeting held on 22 September 2020 be confirmed.”



15.3 LEWISHAM ROAD RECONSTRUCTION STAGE 2

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15.4 AUTHORISATION TO DISCLOSE CONFIDENTIAL INFORMATION

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**RECOMMENDATION**

“That in accordance with Regulation 15(9) of the Local Government (Meeting Procedures) Regulations 2015, the Mayor and General Manager be authorised to disclose information from this ‘Closed Section’ of this meeting in the course of implementing the decisions of Council.”



## 16.0 ACRONYMNS

ACWC	Arts & Cultural Working Committee
AGM	Annual General Meeting
ASU	Australian Services Union
CAC	Community Administration Centre
CLRS	Councillors
CPR	Cardiopulmonary Resuscitation
CRDSJA	Copping Refuse Disposal Site Joint Authority
DASC	Development Assessment Special Committee
DEDTA	Department Economic Development, Tourism & The Arts
DFCRCC	Dodges Ferry Community Recreation Centre Committee
DPAC	Department of Premier & Cabinet
DSG	Department of State Growth (formerly DIER)
DST	Destination Southern Tasmania
EOI	Expressions of Interest
EPA	Environment Permit Authority
EYLF	Early Years Learning Framework
EWaste	Electronic Waste
GG	Girl Guides
GM	General Manager
ICT	Information Communication Technology
KAB	Keep Australia Beautiful
KRA	Key Result Areas
LGAT	Local Government Association of Tasmania
LGMA	Local Government Manager's Association
LTI	Lost Time Injury
MAST	Marine & Safety Tasmania
MGR E&R	Manager Engineering & Regulatory Services
MGR F&I	Manager Finance & Information
NBN	National Broadband Network
NRM	Natural Resource Management
PCYC	Police & Citizens Youth Club
RDA	Regional Development Australia
RSL	Returned Services League
RTI	Right to Information
SEI	South East Irrigation
SERDA	South East Region Development Association
SMH	Sorell Memorial Hall
SMT	Senior Management Team
STAARC	Sorell/Tasman Affected Area Recovery Committee
STCA	Southern Tasmanian Councils Association
SWSA	Southern Waste Strategy Association
TCF	Tasmanian Community Fund
TOR	Terms of Reference

