



Brighton Council

Council Representatives:	Cr Foster (Chairperson); Cr Curran (Deputy Chair); Cr Garlick; Cr Gray; Cr Owen and Cr Whelan.
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NOTICE OF MEETING

Dear Councillor,

Notice is hereby given that the next *Finance Committee Meeting* will be held in the Council Chamber, Council Offices, Old Beach at 5.15p.m. on *Tuesday, 9th February 2021*, to discuss business as printed below.

Qualified Person Certification

I HEREBY CERTIFY that in accordance with Section 65 of the Local Government Act 1993, any advice, information and recommendation contained in the reports related to the Agenda have been prepared by persons who have the qualifications or experience necessary to give such advice, information and recommendations.

Dated at Old Beach this 4th day of *February 2021*.

James Dryburgh
GENERAL MANAGER

A G E N D A

1. ACKNOWLEDGEMENT OF COUNTRY:

I would like to begin by acknowledging the traditional owners of the land on which we meet today. I would also like to pay my respects to Elders past and present and acknowledge the Aboriginal people present today.

2. APOLOGIES:

3. QUESTION TIME & DEPUTATIONS:

4. DECLARATION OF INTEREST:

In accordance with Part 5, Section 48 of the *Local Government Act 1993*, the Chairman of a meeting is to request Councillors to indicate whether they have, or are likely to have an interest in any item on the agenda; and

Part 2 Regulation 8 (7) of the *Local Government (Meeting Procedures) Regulations 2015*, the Chairman of a meeting is to request Councillors to indicate whether they have, or are likely to have, a pecuniary interest in any item on the agenda.

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

5. BUSINESS:

5.1 MONTHLY FINANCE REPORT AS AT 31 JANUARY 2021:

ATTACHMENT: Monthly Financial Report (See pages 9 - 26)

AUTHOR: Deputy General Manager
(Mr G Davoren)

Background:

The attached reports are submitted for consideration. They comprise the summarised financial position, revenue and expenses of the Council for seven months of the 2020/21 financial year.

Consultation:

Nil

Risk Implications:

Nil

Financial/Budget Implications:

Not Applicable.

Strategic Plan:

Not Applicable.

Social Implications:

Not Applicable.

Environmental or Climate Change Implications:

Not Applicable.

Economic Implications:

Not Applicable.

Other Issues:

Nil

Assessment:

Nil

Options:

1. As per the recommendation.
2. Not receive the reports.

RECOMMENDATION:

That the reports be received.

DECISION:

5.2 RATES RELIEF – BRIGHTON BOWLS AND COMMUNITY CLUB:

ATTACHMENT: Letter from Brighton Bowls and Community Club (See page 27)
AUTHOR: Deputy General Manager
(Mr G Davoren)

Background:

Council provided a part contribution of \$400,000 towards the improved facilities at the Brighton Bowls and Community Club during the financial year ending 2018. The following financial year ending 2019, Council provided the bowls club with a \$1,531 rate relief to reflect the improved facilities rate increase in its first year. Council provided additional rate relief support in the year ending June 2020 of \$2,000 and again for the year ending 2021 for \$2,000 due to an anticipated downturn following the effects of COVID. The club is now seeking another rate remission of \$2,000.

Consultation:

Chief Rates Officer.

Risk Implications:

Nil.

Financial/Budget Implications:

Any donation will come from Council's donation budget.

Strategic Plan:

Relates to our Goal 1: To Strengthen our Communities.

Social Implications:

Council has a social responsibility to support our community clubs.

Environmental or Climate Change Implications:

Not applicable.

Economic Implications:

Community clubs will often require support during start up or unforeseen downturns, but clubs should ultimately seek to reach an equilibrium within the community to support their own financial independence.

Other Issues:

The club has not provided any financial statements to identify any need for financial support.

Assessment:

Ideally the Brighton Bowls and Community Club should seek to become financially independent whereby the club members and those that receive benefits from the club facilities, eventually do not have to rely on other Brighton ratepayers who do not use the facilities.

Ideally all donations should be submitted as part of the budgetary process for comparison against other donation requests.

Options:

1. As per the recommendation.
2. Seek financial statements prior to providing any donation for rate relief.
3. Adjust the amount of donation to the Brighton Bowls and Community Club.

RECOMMENDATION:

That a donation of \$1000 provided to the Brighton Bowls and Community Club be submitted for recommendation as part of the budgetary process for the 2021/22 financial year. The donation will be charged against the donation account and the same amount be recorded in the Brighton Council annual report.

DECISION:

5.3 DONATION TEA TREE COMMUNITY ASSOCIATION:

ATTACHMENTS: Letter from Tea Tree Community Association, plans and photos (see pages 28 - 44).

AUTHOR: Deputy General Manager
(Mr G Davoren)

Background:

The Tea Tree Community Association have again written to Council seeking support to address structural problems associated with the 109 plus year old Tea Tree Hall.

The Tea Tree Community Association is an incorporated not for profit community entity.

In early March 2020, it was discovered that the original section of the Tea Tree Community Hall had moved on its foundations resulting in the southern wall leaning out 200mm. The building is now deemed unsafe, which has compounded the problem as their revenue raising capacity has been compromised.

Council recently made a \$1,021 contribution to the Tea Tree Community Association as a contribution to offset building and planning fees retained by Brighton Council associated with their recent building development. Council also provided an additional amount of \$7,450 as a contribution towards engineering, design and plans, building surveyor and council fees associated with preparations for the repair of the Tea Tree Hall.

Repair costs have now been established to be in the vicinity of \$215,000.

The Tea Tree Community Association is now seeking a commitment from Council for an amount of \$90,000 for repairs from next year's budget but only if they are successful in achieving a grant of \$100,000 from the Federal Government. The committee intend to commit \$25,000 in cash and in-kind themselves towards the repairs.

Consultation:

Nil.

Risk Implications:

Nil.

Financial/Budget Implications:

The amount of \$90,000 needs to be committed now to meet the grant requirements but would be identified in the 2021/22 budget.

Strategic Plan:

Relates to our Goal 1 to Strengthen our Communities.

Social Implications:

Council has a social responsibility to support our community.

Environmental or Climate Change Implications:

Not applicable.

Economic Implications:

Nil

Issues:

Nil

Assessment:

The Tea Tree Community Association has a good track record of contributing to the health and wellbeing of our community. The Tea Tree Community Association has previously supported events at the Tea Tree Community Hall including:

- Monthly community social Friday nights
- Tea Tree 8 Ball Club
- Weekly South East Nursing
- Commercial kitchen hire
- Weekly yoga
- Monthly euchre tournaments
- Frequent children's birthday parties
- Annual long table dinner
- Electoral venue
- Business meeting room
- Wedding functions

The Association have lost their opportunity to raise income in several areas and can no longer hold some community events previously offered. The hall has heritage value with the community. It is a meeting place and clearly locally important. The association are an active group and typically self-funded except they do need support relating to the building infrastructure. If the Council owned the building, then it would be responsible for all capital expenditure.

Options:

1. As per the recommendation.
2. Amend the amount of support offered
3. Lend the \$90,000 amount sought through an interest free loan. The Deputy General Manager to negotiate directly with the Tea Tree Community. Associated repayment terms up to a maximum of 15 years.

RECOMMENDATION:

That Council commit to a donation of \$90,000 from the 2021/22 budget only on the basis that the Tea Tree Hall Association is successful in obtaining a grant of \$100,000 as well as contributing in cash and in-kind support up to an amount of \$25,000 themselves.

DECISION:

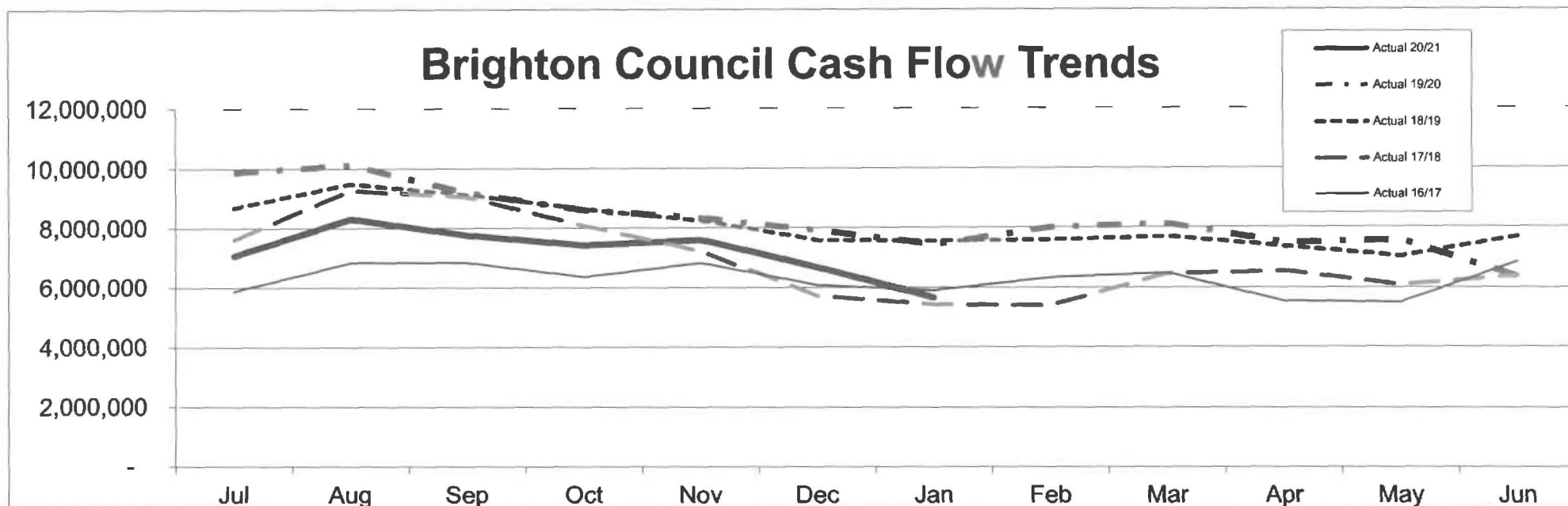
Brighton Council



Monthly Financial Report January-21

SUMMARY OF CASH

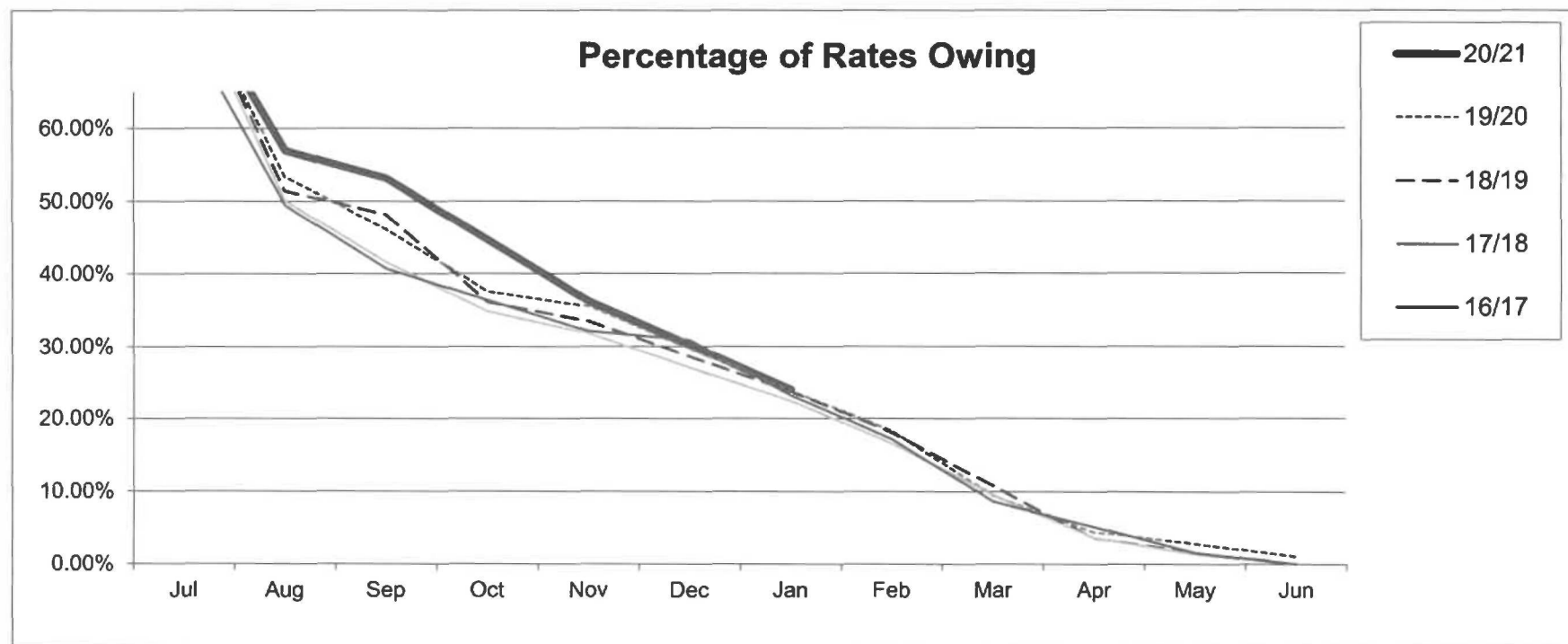
	10	31-Jan-21			31-Jan-20
CASH ASSETS	\$	Interest Rate	Rating	Due	
- Current Account	\$2,312,612	0.75%		At Call	\$3,868,726
- Cash Floats	\$2,677	0.00%		At Call	\$3,150
- Investment Accounts					\$3,548,198
Macquarie	\$750,000	0.35%		1/03/2021	
NAB	\$700,000	0.40%		10/05/2021	
ANZ	\$700,000	0.45%		9/03/2021	
CBA	\$700,000	0.32%		2/08/2021	
Northern Territory Treasury Co	\$500,000	0.70%		15/12/2022	
Tascorp	\$199				
TOTAL CASH ASSETS	\$5,665,488				\$7,420,074



SUMMARY OF RATES AND CHARGES

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	31-Jan-21		31-Jan-20	
Arrears brought forward:	0.67%	\$69,468	-0.36%	(\$36,242)
Add - Interest	0.10%	\$9,958	0.12%	\$12,417
- Rates	99.24%	\$10,351,202	100.24%	\$10,154,600
TOTAL DEMANDED	100.00%	\$10,430,628	100.00%	\$10,130,775
Less - Receipts	94.20%	\$7,459,859	94.10%	\$7,258,328
- Remissions - Pensioner	5.79%	\$458,753	5.58%	\$430,192
- Discounts	0.00%	\$219	0.32%	\$24,680
TOTAL COLLECTED	100.00%	\$7,918,831	100.00%	\$7,713,200
	24.08%	\$2,511,797	23.86%	\$2,417,575

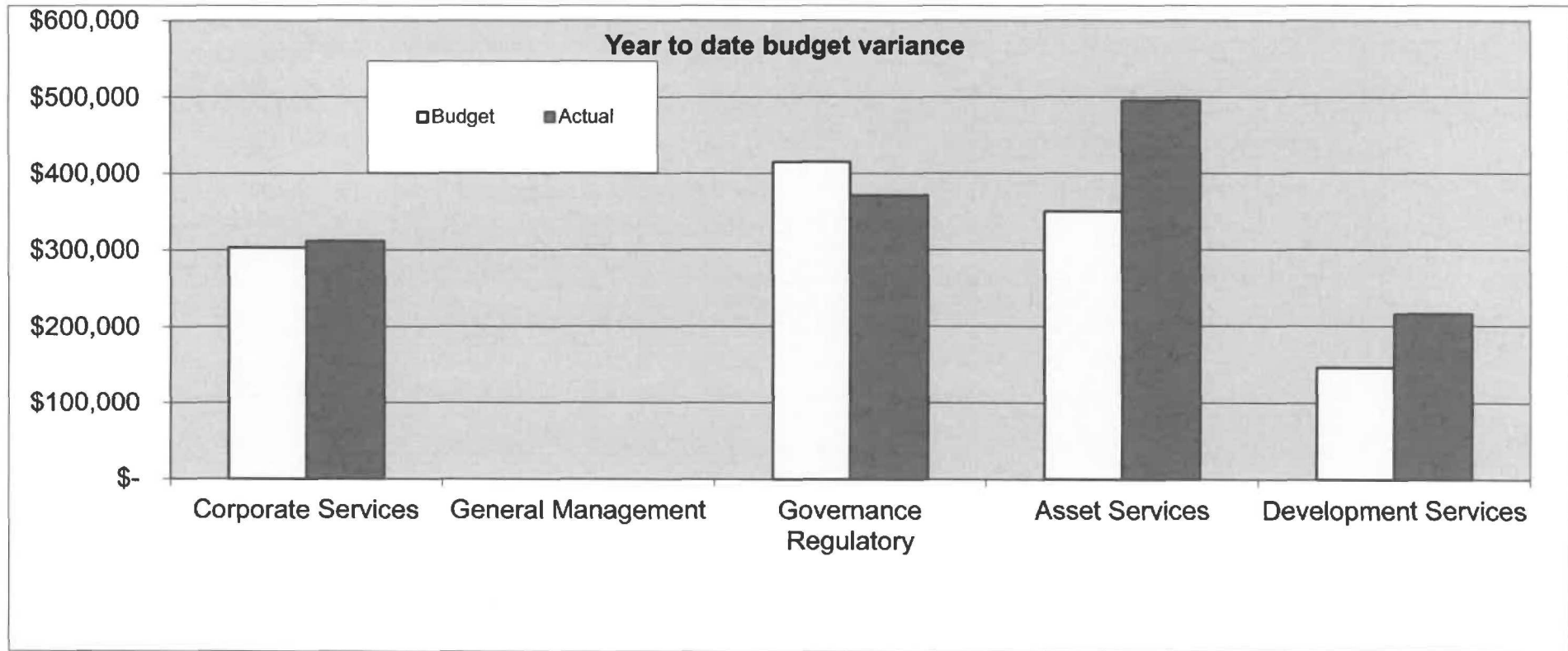


Summary of Revenue

31-Jan-21

Period 7

Department	Budget 2019/20	Budget to date	Actual to date	YTD Actual Less Budget
Rates & Grants	12,674,843	10,881,838	11,026,530	144,692
Corporate Services	578,610	302,990	311,569	8,579
General Management	608,286	0	0	0
Governance & Regulatory Services	662,961	415,103	371,074	(44,029)
Asset Services	697,722	350,213	495,724	145,511
Development Services	250,000	145,833	216,092	70,259
Total Income	15,472,423	12,095,977	12,420,989	325,012

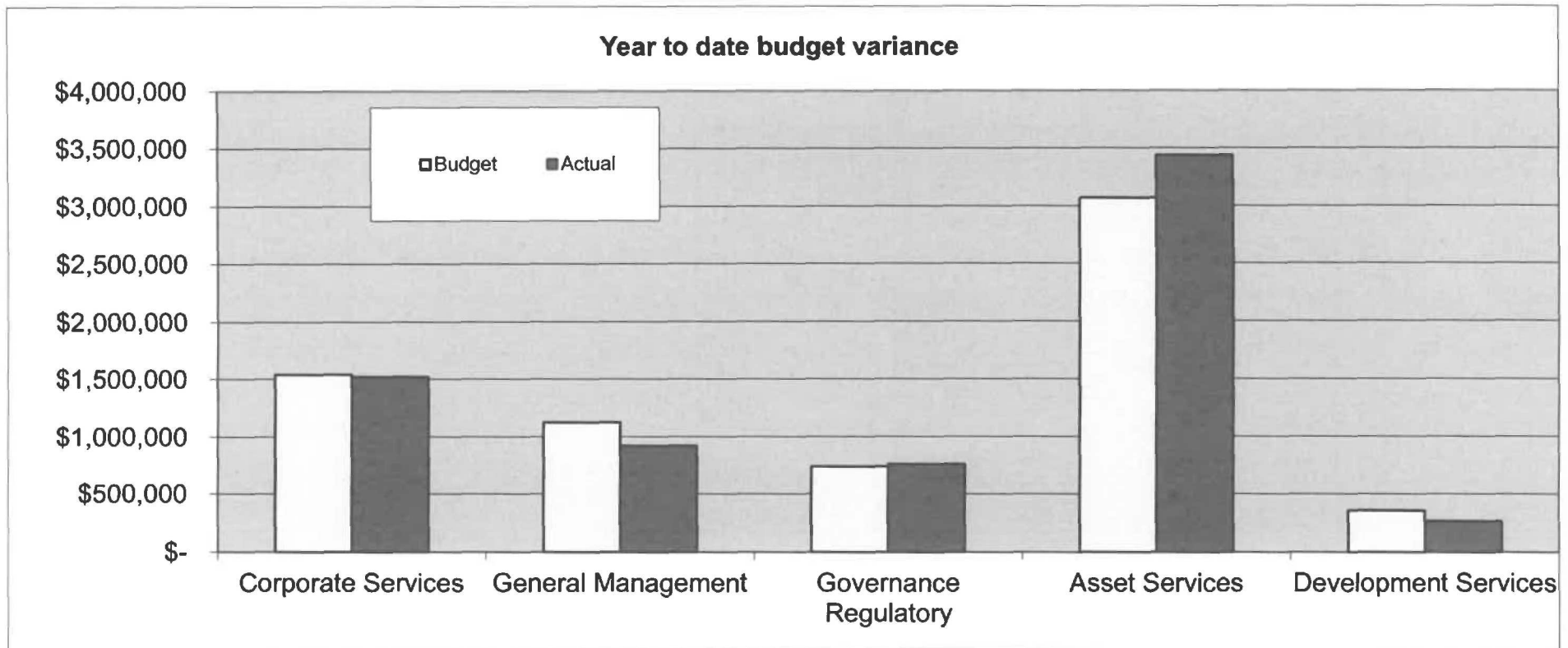


Summary of Expenditure

31-Jan-21

Period 7

Department	Budget 2019/20	Budget to date	Actual to date	YTD Budget Less Actual
Rates & Grants	50,000	0	220	(220)
Corporate Services	2,606,268	1,540,761	1,518,543	22,218
General Management	2,041,930	1,124,791	922,162	202,629
Governance & Regulatory Services	1,393,672	742,456	760,984	(18,528)
Asset Services	8,359,082	3,067,330	3,436,725	(369,396)
Development Services	619,352	358,006	266,178	91,828
Total Expenditure	15,070,304	6,833,343	6,904,813	(71,470)



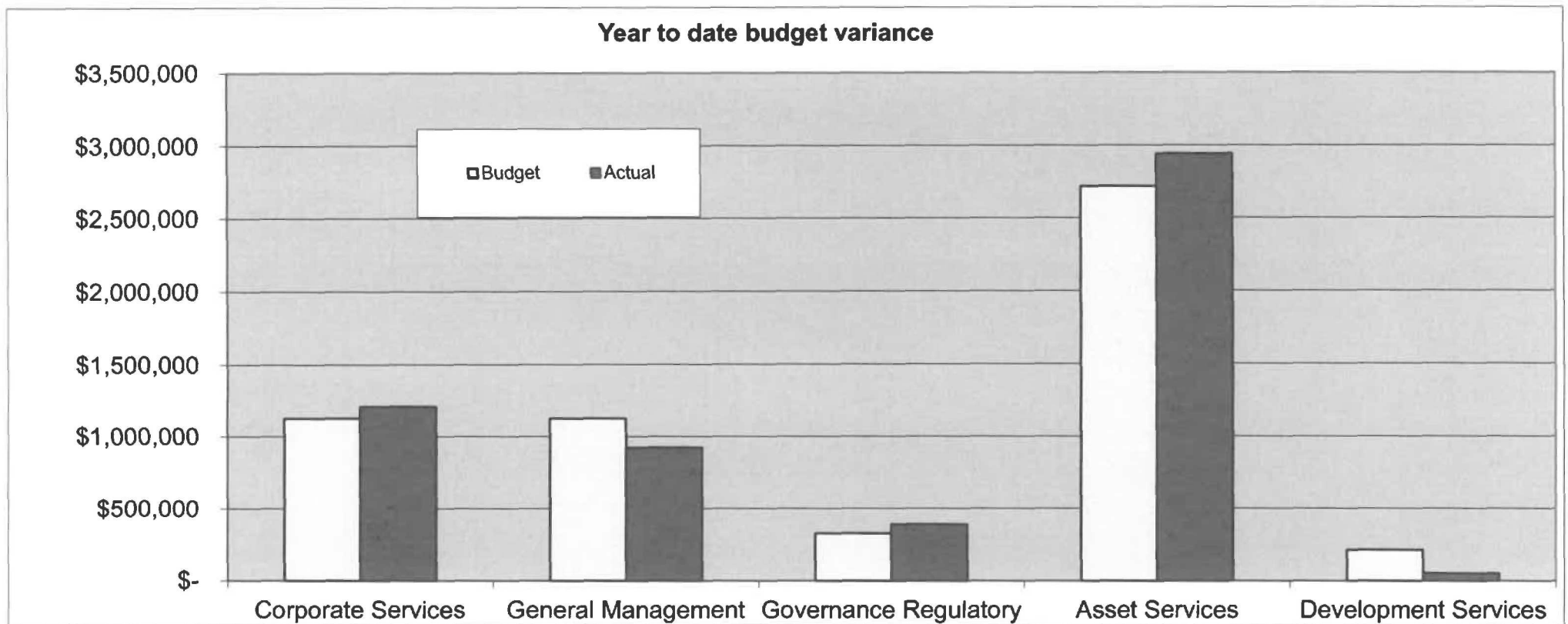
Summary of Net Result

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31-Jan-21

Period 7

Department	Budget 2019/20	Budget to date	Actual to date	Variance to date
Rates & Grants	(12,624,843)	(10,881,838)	(11,026,310)	144,472
Corporate Services	2,027,658	1,237,770	1,206,974	30,796
General Management	1,433,644	1,124,791	922,162	202,629
Governance & Regulatory Services	730,711	327,353	389,910	(62,557)
Asset Services	7,661,360	2,717,117	2,941,002	(223,885)
Development Services	369,352	212,172	50,086	162,087
Total Operating Profit / (Loss)	402,119	5,262,634	5,516,176	253,542



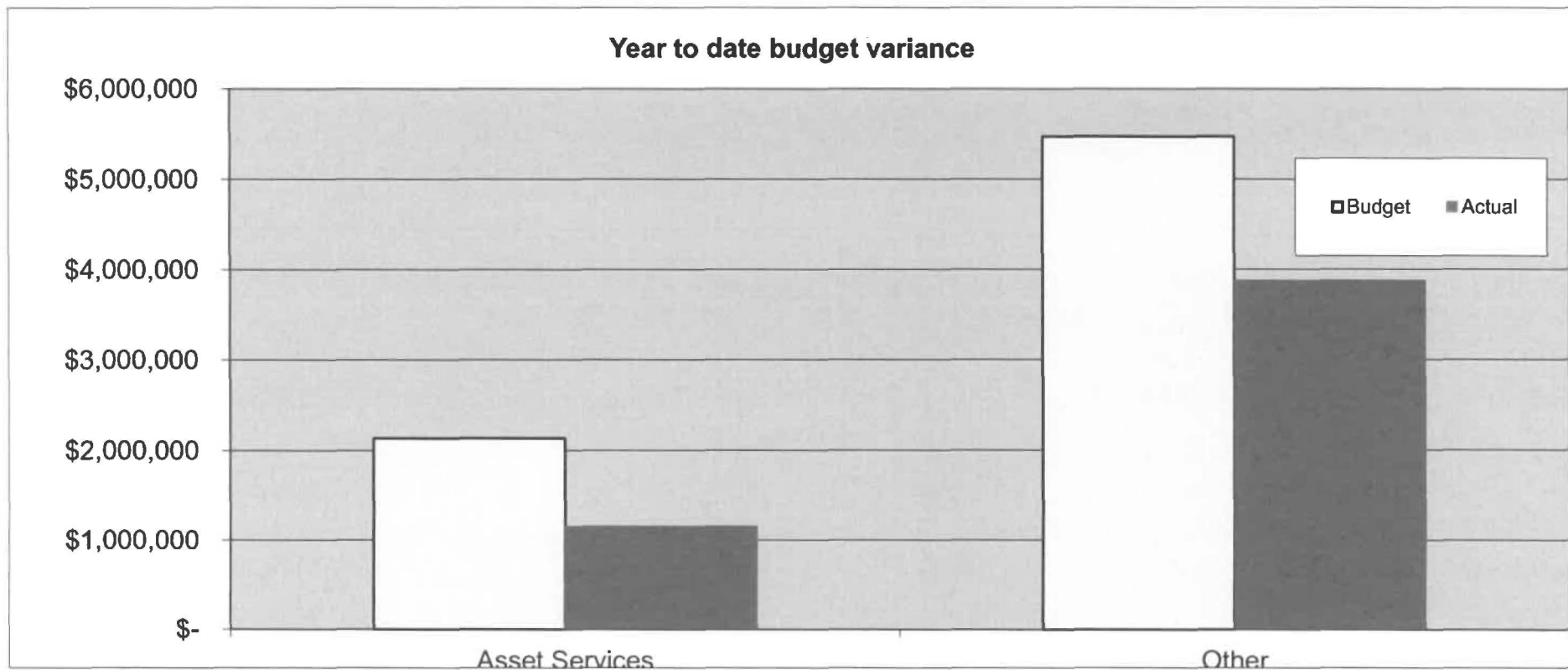
Summary of Capital

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31-Jan-21

Period 7

Department	Budget 2019/20	Budget to date	Actual to date	Variance to date
Asset Services	3,656,100	2,132,725	1,151,072	981,653
Other	1,588,500	5,471,958	3,882,654	1,589,304
Net Capital	5,244,600	7,604,683	5,033,726	2,570,957



Brighton Council

As at 31 January 2021

Land Movements

Estimated Price	Actual Price	Notes
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Land Sales

32 Crooked Billet Dr Brighton		\$310,000	
329 Cove Hill Rd		\$12,000	
48A Albion Rd Bridgewater		\$39,000	
236 Midland Hwy Pontville		\$10,000	
14 Mayfield Cres Bridgewater		\$58,000	
13B Yellow Brick Road		\$10,000	
12 Mayfield Cres Bridgewater		\$55,000	
25A Eddington Street Bridgewater		\$60,000	
2A Thompson Cres Bridgewater		\$61,000	
7A Collis Crt		\$90,000	
17A Melissa		\$185,000	
10 Mayfield Cres Bridgewater		\$56,000	
275 Baskerville Rd		\$120,000	
7 Collis Crt		\$100,000	
203 Natlee Cres Old Beach		\$90,160	
Lot 9 Eaton Place Bridgewater		\$160,000	
10 Hewlett Court		\$70,000	
7a Roslyn Court		\$96,000	
Lot 2, 46 Blackstone Drive Old Beach		\$122,000	
Lot 1, 46 Blackstone Drive Old Beach		\$128,000	
Taylor Cres		\$130,000	
2 Downie	\$330,000		Awaiting action from Rotary
Lot 100 Childs Drive Old Beach	\$195,000		On hold until stormwater diversion

Total	\$525,000	\$1,962,160
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Land Purchases	Rent PA	Purchase Price	
Lot 5 Childs Drive Old Beach		\$251,000	Community enhancement
Old Beach Neighbourhood Park		\$252,000	
1 Bedford Street Brighton	\$42,252	\$350,000	Medical Centre
21 Melissa Street Brighton		\$83,000	Community enhancement
84 Jetty Rd Old Beach	\$30,840	\$750,000	Community enhancement
203 Brighton Road		\$203,000	
Total	\$73,092	\$1,889,000	

Brighton Council

Income & Expenditure Summary as at 31 January 2021

	Annual Budget	Year to Date Budget	Year to Date Actual	YTD Variance
Revenue				
Rates & Grants	12,674,843	10,881,838	11,026,530	144,692
Corporate Services	578,610	302,990	311,569	8,579
General Management	608,286	0	0	0
Governance / Regulatory	662,961	415,103	371,074	(31,720)
Asset Services	697,722	350,213	495,724	145,511
Development Services	250,000	145,833	216,092	70,259
Plant Hire				
Total Income	15,472,423	12,095,977	12,420,989	337,321
Expenditure				
Rates & Grants	50,000	0	220	(220)
Corporate Services	2,606,268	1,540,761	1,518,543	22,218
General Management	2,041,930	1,124,791	922,162	202,629
Governance / Regulatory	1,393,672	742,456	760,984	(18,528)
Asset Services	1,156,218	668,158	656,398	11,760
Field Services	7,202,864	2,399,172	2,780,328	(381,155)
Development Services	619,352	358,006	266,178	91,828
Plant Hire				
Total Expenditure	15,070,304	6,833,343	6,904,813	(71,470)
Total Operating Profit / (Loss)	402,119	5,262,634	5,516,176	265,851
Capital				
Physical Services Capital	3,656,100	2,132,725	1,151,072	981,653
Other Capital	1,588,500	5,471,958	3,882,654	1,589,304
Net Capital	5,244,600	7,604,683	5,033,726	2,570,957

	Annual Budget	18	Year to Date Budget	Year to Date Actual	YTD Budget Variance			
Rates & Grants								
Rates & Grants Revenue								
Rates Income								
Rates General	\$	7,710,903	\$	7,710,903	\$	7,835,082	\$	124,179
Rates Garbage	\$	1,474,460	\$	1,474,460	\$	1,513,848	\$	39,388
Rates Fire Service Levy	\$	939,541	\$	939,541	\$	957,629	\$	18,088
Tas Water Dividend	\$	308,000	\$	179,667	\$	-	\$	(179,667)
Water Interest	\$	75	\$	-	\$	-	\$	-
Rates Penalties	\$	22,000	\$	12,833	\$	9,537	\$	(3,296)
Total Rates Income	\$	10,454,979	\$	10,317,404	\$	10,316,096	\$	(1,308)
Grant Income								
Financial Assistance Grant	\$	1,920,297	\$	514,434	\$	514,434	\$	-
Road to Recovery	\$	249,567			\$	-	\$	-
Operational Grants	\$	50,000	\$	50,000	\$	196,000	\$	146,000
Capital Grants	\$	-	\$	-	\$	-	\$	-
Total Grant Income	\$	2,219,864	\$	564,434	\$	710,434	\$	146,000
Total Rates & Grants Revenue	\$	12,674,843	\$	10,881,838	\$	11,026,530	\$	144,692
Rates & Grants Expenditure								
Discount Allowed	\$	-	\$	-	\$	220	\$	(220)
Other Grants	\$	50,000			\$	-	\$	-
Total Rates & Grants Expenditure	\$	50,000	\$	-	\$	220	\$	(220)
Rates & Grants Profit / (Loss)	\$	12,624,843	\$	10,881,838	\$	11,026,310	\$	144,472

	Annual Budget	19	Year to Date Budget	Year to Date Actual	YTD Budget Variance			
Corporate Services								
Corporate Services Revenue								
Miscellaneous Revenue	\$	20,000	\$	11,667	\$	3,016	\$	(8,650)
Certificates Admin	\$	150,000	\$	87,500	\$	75,313	\$	(12,187)
Interest Bank	\$	75,000	\$	9,218	\$	9,218	\$	-
Payment Agency Surcharge	\$	2,000	\$	1,167	\$	1,315	\$	148
Fire Levy Commission	\$	35,000	\$	20,417	\$	18,791	\$	(1,626)
Newspaper advertising revenue	\$	30,000	\$	17,500	\$	27,850	\$	10,350
Property Rent	\$	105,000	\$	61,250	\$	48,287	\$	(12,963)
Public Open Space	\$	75,000	\$	43,750	\$	60,986	\$	17,236
Lessee Costs Recovered	\$	25,000	\$	14,583	\$	16,779	\$	2,195
Professional Services (627303)	\$	61,610	\$	35,939	\$	50,015	\$	14,076
Total Corporate Services Revenue	\$	578,610	\$	302,990	\$	311,569	\$	8,579
Corporate Services Expenditure								
Staff Costs								
Wages Payable	\$	1,376,811	\$	803,140	\$	801,333	\$	1,807
Transport	\$	52,000	\$	30,333	\$	17,570	\$	12,763
Superannuation	\$	170,821	\$	99,645	\$	99,116	\$	529
Training/Conferences	\$	28,142	\$	16,416	\$	5,387	\$	11,029
Payroll Tax	\$	70,406	\$	41,070	\$	33,961	\$	7,109
Workers Comp Paid	\$	26,280			\$	117	\$	(117)
Long Service Leave	\$	17,327	\$	10,108	\$	-	\$	10,108
Total Staff Costs	\$	1,741,786	\$	1,000,712	\$	957,485	\$	43,227
Office Expenses								
Printing & Stationery	\$	40,000	\$	23,333	\$	17,713	\$	5,620
Postage	\$	40,000	\$	23,333	\$	12,137	\$	11,196
Telephones	\$	60,000	\$	35,000	\$	38,749	\$	(3,749)
Total Office Expenses	\$	140,000	\$	81,667	\$	68,599	\$	13,067
Computer Expenses								
Software Upgrades	\$	40,000	\$	23,333	\$	307	\$	23,026
Computer Hardware	\$	25,000	\$	14,583	\$	31,933	\$	(17,350)
WAN/LAN/WIFI	\$	5,000	\$	2,917	\$	136	\$	2,780
Consumables	\$	7,000	\$	4,083	\$	-	\$	4,083
Maintenance Agreements	\$	105,000	\$	52,500	\$	79,511	\$	(27,011)
WWW	\$	8,000	\$	4,667	\$	4,175	\$	492
Security	\$	3,500	\$	2,042	\$	-	\$	2,042
Total Computer Expenses	\$	193,500	\$	104,125	\$	116,063	\$	(11,938)
Other Expenses								
Insurance Premiums	\$	142,344	\$	142,344	\$	179,876	\$	(37,532)
Advertising	\$	3,000	\$	1,750	\$	4,883	\$	(3,133)
Journals & Publications	\$	1,500	\$	875	\$	1,176	\$	(301)
Office Equipment	\$	5,000	\$	2,917	\$	1,774	\$	1,142
Legal Expenses	\$	5,000	\$	2,917	\$	194	\$	2,723
Community Newspaper	\$	109,000	\$	63,583	\$	50,141	\$	13,442
Depreciation	\$	40,058	\$	5,003	\$	5,003	\$	-
External Auditors	\$	29,060	\$	29,060	\$	34,050	\$	(4,990)
Bank Charges	\$	35,000	\$	20,417	\$	19,302	\$	1,114
Cash collections	\$	12,000	\$	7,000	\$	6,107	\$	893
Debtor Collections	\$	13,000	\$	7,583	\$	6,597	\$	986
Equipment maintenance	\$	5,000	\$	2,917	\$	1,138	\$	1,779
Valuations	\$	60,000	\$	29,714	\$	29,714	\$	-
Land Tax	\$	39,000	\$	19,500	\$	26,287	\$	(6,787)
Risk Management	\$	20,000	\$	11,667	\$	2,300	\$	9,367
Roundings Account	\$	20	\$	12	\$	1	\$	11
Bad Debts	\$	1,000	\$	583	\$	653	\$	(69)
Payment Agency Fees	\$	8,000	\$	4,667	\$	5,377	\$	(710)
Insurance Premium Excess	\$	3,000	\$	1,750	\$	1,825	\$	(75)
Total Other expenses	\$	530,982	\$	354,257	\$	376,396	\$	(22,139)
Total Corporate Services Expenditure	\$	2,606,268	\$	1,540,761	\$	1,518,543	\$	22,218
Corporate Services Profit / (Loss)	\$	(2,027,658)	\$	(1,237,770)	\$	(1,206,974)	\$	30,796

	Annual Budget	20	Year to Date Budget	Year to Date Actual	YTD Budget Variance
General Management					
General Management Revenue					
Microwise Australia Admin Contribution	\$	10,000	\$ -	\$ -	\$ -
Microwise Australia Consultancy	\$	598,286	\$ -	\$ -	\$ -
Total General Management Revenue	\$	608,286	\$ -	\$ -	\$ -
General Management Expenditure					
Staff Costs					
Wages Payable	\$	455,000	\$ 265,417	\$ 128,811	\$ 136,605
Transport	\$	24,000	\$ 14,000	\$ 11,671	\$ 2,329
Superannuation	\$	38,350	\$ 22,371	\$ 19,064	\$ 3,306
Training/Conferences	\$	5,000	\$ 2,917	\$ 973	\$ 1,944
Payroll Tax	\$	17,839	\$ 10,406	\$ 6,633	\$ 3,773
Workers Comp Paid	\$	6,600	\$ -	\$ -	\$ -
Long Service Leave	\$	3,077	\$ 1,795	\$ -	\$ 1,795
Total Staff Costs	\$	549,866	\$ 316,905	\$ 167,153	\$ 149,753
Other Expenses					
Advertising	\$	5,000	\$ 2,917	\$ 823	\$ 2,094
Journals & Publications	\$	1,000	\$ 583	\$ 639	\$ (55)
Office Equipment	\$	5,000	\$ 2,917	\$ 1,940	\$ 977
Legal Expenses	\$	6,000	\$ 3,500	\$ 612	\$ 2,888
GM Meetings & LGAT	\$	10,000	\$ 5,833	\$ 2,705	\$ 3,129
Business Planning	\$	25,000	\$ 14,583	\$ 3,836	\$ 10,747
Promotion of Municipality	\$	60,000	\$ 35,000	\$ 7,317	\$ 27,683
Long Term Planning	\$	40,000	\$ 23,333	\$ 35,903	\$ (12,569)
Corporate Communications	\$	30,000	\$ 17,500	\$ 16,330	\$ 1,170
Community Development	\$	30,000	\$ 17,500	\$ 4,648	\$ 12,853
Total Other expenses	\$	212,000	\$ 123,667	\$ 74,752	\$ 48,915
Members Expenses					
Members Allowances	\$	192,971	\$ 112,566	\$ 113,982	\$ (1,416)
Members Conferences	\$	4,000	\$ 2,333	\$ 508	\$ 1,825
Members Elections	\$	8,100	\$ 4,725	\$ 6,673	\$ (1,948)
Members Catering	\$	9,000	\$ 5,250	\$ 5,559	\$ (309)
Members Civic Functions	\$	5,000	\$ 2,917	\$ 988	\$ 1,928
Members Reimbursements	\$	2,000	\$ 1,167	\$ 1,522	\$ (356)
Members Payroll Tax	\$	8,684	\$ 5,065	\$ 3,090	\$ 1,976
Total Members Expenses	\$	229,755	\$ 134,024	\$ 132,323	\$ 1,701
Subscriptions & Levies					
STC Subscription unidentified project contribution	\$	10,000	\$ -	\$ -	\$ -
LGAT Subscription	\$	43,234	\$ 43,234	\$ 43,234	\$ (0)
LGAT STWMG MoU	\$	4,300	\$ -	\$ -	\$ -
State Fire Commission	\$	939,541	\$ 469,771	\$ 469,771	\$ -
Sth Tas Tourism Contribution	\$	6,500	\$ 6,500	\$ 6,561	\$ (61)
Brighton Care Collective	\$	31,500	\$ 15,750	\$ 13,428	\$ 2,322
Derwent Estuary Contribution	\$	15,234	\$ 14,941	\$ 14,941	\$ -
Total Subscriptions & Levies	\$	1,050,309	\$ 550,196	\$ 547,935	\$ 2,261
Total General Management Expenditure	\$	2,041,930	\$ 1,124,791	\$ 922,162	\$ 202,629
General Management Profit / (Loss)	\$	(1,433,644)	\$ (1,124,791)	\$ (922,162)	\$ 202,629

	Annual Budget	21	Year to Date Budget	Year to Date Actual	YTD Budget Variance			
Governance & Regulatory Services								
Governance & Regulatory Revenue								
Environmental Health Revenue								
Health Infringements	\$	6,000	\$	3,500	\$	2,452	\$	1,048
Licences Health	\$	14,500	\$	8,458	\$	7,294	\$	1,164
Immunisation Notifications	\$	2,000	\$	1,167	\$	71	\$	1,096
Plumbing Fees	\$	180,000	\$	105,000	\$	101,953	\$	3,047
Caravans	\$	100	\$	58	\$	259	\$	(201)
Total Environmental Health Revenue	\$	202,600	\$	118,183	\$	112,029	\$	6,154
Animal Control Revenue								
Infringements Dogs	\$	120,000	\$	70,000	\$	44,569	\$	(25,431)
Dog Licences	\$	146,000	\$	115,000	\$	122,408	\$	7,408
Kennel Licences	\$	7,000	\$	4,083	\$	480	\$	(3,603)
Other Animal Income	\$	100	\$	58	\$	-	\$	(58)
Total Animal Control Revenue	\$	273,100	\$	189,142	\$	167,457	\$	(21,685)
Building Revenue								
Plan Copies - Building	\$	100	\$	58	\$	-	\$	(58)
Building Fees	\$	75,000	\$	43,750	\$	52,609	\$	8,859
BCITB Levy	\$	500	\$	-			\$	-
Building Levy	\$	2,000	\$	-			\$	-
BCITB commission	\$	750	\$	438	\$	-	\$	(438)
Building Fines	\$	500	\$	292	\$	-	\$	(292)
Total Building Revenue	\$	78,850	\$	44,538	\$	52,609	\$	8,072
Other Revenue								
Professional Services	\$	38,911	\$	22,698	\$	25,134	\$	2,435
Ground Hire	\$	30,000	\$	17,500	\$	6,190	\$	(11,310)
Hall Hire	\$	35,000	\$	20,417	\$	7,651	\$	(12,766)
Brighton Football Club Lights	\$	4,000	\$	2,333	\$	-	\$	(2,333)
Community Events Revenue	\$	200	\$	117	\$	-	\$	(117)
RV Rest Stop Fees	\$	300	\$	175	\$	5	\$	(170)
Total Other Services	\$	108,411	\$	63,240	\$	38,979	\$	(24,261)
Total Governance/Regulatory Revenue	\$	662,961	\$	415,103	\$	371,074	\$	(31,720)

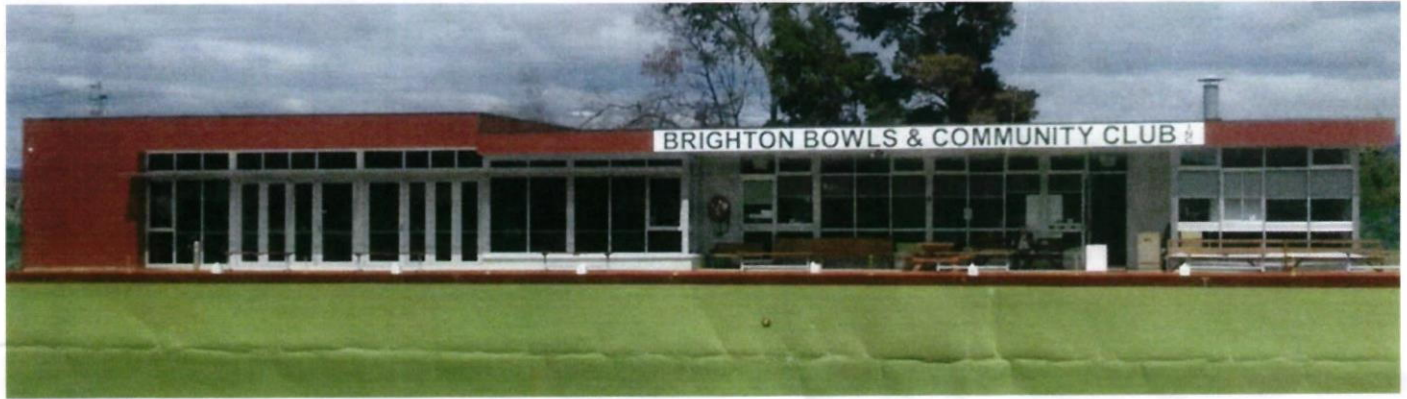
	Annual Budget	22	Year to Date Budget	Year to Date Actual	YTD Budget Variance			
Governance & Regulatory Expenditure								
Staff Costs								
Wages Payable	\$	810,243	\$	472,642	\$	490,232	\$	(17,591)
Transport	\$	28,000	\$	16,333	\$	23,602	\$	(7,269)
Superannuation	\$	99,022	\$	57,763	\$	53,546	\$	4,217
Training/Conferences	\$	17,061	\$	9,952	\$	3,975	\$	5,977
Payroll Tax	\$	41,294	\$	24,088	\$	18,755	\$	5,333
Workers Comp Paid	\$	14,748	\$	-	\$	-	\$	-
Long Service Leave	\$	10,805	\$	6,303	\$	-	\$	6,303
Total Staff Costs	\$	1,021,172	\$	587,081	\$	590,111	\$	(3,030)
Other Expenses								
Advertising	\$	7,500	\$	4,375	\$	4,196	\$	179
Journals & Publications	\$	1,000	\$	583	\$	97	\$	486
Office Equipment	\$	5,000	\$	2,917	\$	360	\$	2,557
Legal Expenses	\$	28,000	\$	16,333	\$	34,358	\$	(18,024)
Annual Report	\$	5,500	\$	-	\$	4,754	\$	(4,754)
Uniforms	\$	8,000	\$	4,667	\$	1,079	\$	3,587
Total Other expenses	\$	55,000	\$	28,875	\$	44,844	\$	(15,969)
Environmental Health								
Immunisation Costs	\$	10,000	\$	5,833	\$	5,448	\$	385
Analysis	\$	2,000	\$	1,167	\$	372	\$	795
Total Environment Health	\$	12,000	\$	7,000	\$	5,820	\$	1,180
Animal Control								
Dog Control Costs	\$	19,000	\$	11,083	\$	12,665	\$	(1,582)
Dogs Home Operations	\$	54,000	\$	31,500	\$	27,955	\$	3,545
Total Animal Control	\$	73,000	\$	42,583	\$	40,620	\$	1,964
Community Expenses								
Community Grants	\$	80,000	\$	46,667	\$	59,047	\$	(12,380)
Community Liaison	\$	10,000	\$	5,833	\$	1,812	\$	4,021
Community Transportation	\$	2,000	\$	1,167	\$	573	\$	594
Heritage Highway	\$	5,500	\$	5,500	\$	5,027	\$	473
Community Health & Wellbeing	\$	5,000	\$	2,917	\$	2,759	\$	157
Warren Lee Scholarship	\$	6,000	\$	6,000	\$	5,500	\$	500
PCYC Donation	\$	50,000	\$	-	\$	-	\$	-
PCYC Donation - Youth Support	\$	30,000	\$	-	\$	-	\$	-
PCYC Bridgewater Community Engagement Project	\$	25,000	\$	-	\$	-	\$	-
School farm scholarships	\$	6,000	\$	-	\$	-	\$	-
Cycling South	\$	3,000	\$	3,000	\$	3,000	\$	-
SES	\$	10,000	\$	5,833	\$	1,871	\$	3,963
Total Community Expenses	\$	232,500	\$	76,917	\$	79,589	\$	(2,673)
Total Governance & Regulatory Expenditure	\$	1,393,672	\$	742,456	\$	760,984	\$	(18,528)
Governance & Regulatory Profit / (Loss)	\$	(730,711)	\$	(327,353)	\$	(389,910)	\$	(50,248)

	Annual Budget	23	Year to Date Budget	Year to Date Actual	YTD Budget Variance			
Asset Services								
Physical Services Revenue								
WTS Steel	\$	15,000	\$	8,750	\$	4,590	\$	(4,160)
Road Permit Fees	\$	3,000	\$	1,750	\$	896	\$	(854)
Engineering Fees	\$	21,000	\$	12,250	\$	17,060	\$	4,810
Waste Management Bins	\$	3,000	\$	1,750	\$	151	\$	(1,599)
Tip entrance fees	\$	305,000	\$	177,917	\$	227,371	\$	49,455
State Govt Verge contract	\$	71,500	\$	35,750	\$	35,750	\$	-
Hire Flocon / Plant	\$	55,000	\$	32,083	\$	42,450	\$	10,367
Heavy vehicle motor tax	\$	18,000	\$	18,000	\$	62,458	\$	44,458
Private Works Revenue	\$	30,000	\$	17,500	\$	3,859	\$	(13,641)
Subdivision Donation	\$	100,000	\$	-	\$	-	\$	-
Professional Services	\$	76,222	\$	44,463	\$	101,137	\$	56,674
Total Asset Services Revenue	\$	697,722	\$	350,213	\$	495,724	\$	145,511
Asset Services Expenditure								
Staff Costs								
Wages Payable	\$	737,848	\$	430,411	\$	456,516	\$	(26,104)
Travelling / Vehicles	\$	44,000	\$	25,667	\$	49,598	\$	(23,931)
Superannuation	\$	90,701	\$	52,909	\$	54,912	\$	(2,003)
Training/Conferences	\$	16,230	\$	9,468	\$	3,533	\$	5,935
Payroll Tax	\$	37,516	\$	21,884	\$	18,815	\$	3,069
Workers Comp Paid	\$	13,968	\$	8,148	\$	2,636	\$	5,512
Long Service Leave	\$	10,705	\$	-	\$	(24,080)	\$	24,080
Total Staff Costs	\$	950,968	\$	548,487	\$	561,929	\$	(13,442)
Other Expenses								
Advertising	\$	3,000	\$	1,750	\$	2,397	\$	(647)
Journals & Publications	\$	1,000	\$	583	\$	671	\$	(88)
Office Equipment	\$	5,000	\$	2,917	\$	628	\$	2,289
Legal Expenses	\$	3,000	\$	1,750	\$	630	\$	1,120
Private Works Expense	\$	24,000	\$	14,000	\$	30,421	\$	(16,421)
Total Other expenses	\$	36,000	\$	21,000	\$	34,746	\$	(13,746)
Overheads								
CAD & Other Software	\$	73,350	\$	42,788	\$	28,248	\$	14,540
Geographic Inform System	\$	35,000	\$	20,417	\$	-	\$	20,417
Asset condition assessment	\$	16,800	\$	9,800	\$	29,309	\$	(19,509)
Fire Abatement Officer	\$	14,000	\$	8,167	\$	-	\$	8,167
Weed Control	\$	22,000	\$	12,833	\$	1,250	\$	11,583
Flocon Hire	\$	8,000	\$	4,667	\$	916	\$	3,751
Interest on Bonds	\$	100	\$	-	\$	-	\$	-
Total Overheads	\$	169,250	\$	98,671	\$	59,722	\$	38,948
Total Asset Services Expenditure	\$	1,156,218	\$	668,158	\$	656,398	\$	11,760
Asset Services Profit/(Loss)	\$	(458,496)	\$	(317,945)	\$	(160,674)	\$	157,270

	Annual Budget	24	Year to Date Budget	Year to Date Actual	YTD Budget Variance
Field Services					
Roads					
Road Maintenance	\$ 738,033		\$ 430,519	\$ 773,072	\$ (342,552)
Depreciation	\$ 2,339,104		\$ -	\$ -	\$ -
Total Roads	\$ 3,077,137		\$ 430,519	\$ 773,072	\$ (342,552)
Bridges					
Bridge Maintenance	\$ 48,350		\$ 28,204	\$ 15,691	\$ 12,513
Depreciation	\$ 116,276		\$ -	\$ -	\$ -
Total Bridges	\$ 164,626		\$ 28,204	\$ 15,691	\$ 12,513
Reserves					
Reserves Overheads	\$ 117,000		\$ 68,250	\$ 61,713	\$ 6,537
Reserves Maintenance	\$ 955,929		\$ 557,625	\$ 604,582	\$ (46,957)
Total Reserves	\$ 1,072,929		\$ 625,875	\$ 666,295	\$ (40,420)
Stormwater					
Maintenance Job Costing	\$ -		\$ -	\$ -	\$ -
Depreciation	\$ 315,468		\$ -	\$ -	\$ -
Total Reserves	\$ 315,468		\$ -	\$ -	\$ -
Buildings					
Maintenance Job Costing	\$ 250,000		\$ 145,833	\$ 142,122	\$ 3,711
Depreciation	\$ 245,704		\$ -	\$ -	\$ -
Fixed Overheads	\$ 112,000		\$ 65,333	\$ 91,692	\$ (26,359)
Total Buildings	\$ 607,704		\$ 211,167	\$ 233,814	\$ (22,647)
Street Lighting					
Fixed Overheads	\$ 235,000		\$ 137,083	\$ 74,166	\$ 62,917
Depreciation	\$ 25,000		\$ -	\$ -	\$ -
Total Street Lighting	\$ 260,000		\$ 137,083	\$ 74,166	\$ 62,917
Solid Waste Management					
Recycling Collection Contract	\$ 177,000		\$ 103,250	\$ 91,220	\$ 12,030
WTS Maintenance	\$ 13,000		\$ 7,583	\$ 5,222	\$ 2,361
Waste Bin Deliveries	\$ 20,000		\$ 11,667	\$ 23,691	\$ (12,024)
Refuse Disposal Costs	\$ 590,000		\$ 332,990	\$ 332,990	\$ -
Waste Bin Replacements	\$ 55,000		\$ 32,083	\$ 45,213	\$ (13,129)
Refuse Collection Contract	\$ 197,000		\$ 114,917	\$ 101,451	\$ 13,466
Recycling Disposal	\$ 168,000		\$ 98,000	\$ 108,817	\$ (10,817)
WTS Operation	\$ 200,000		\$ 116,667	\$ 148,832	\$ (32,165)
Tyre Recycling	\$ 5,000		\$ 2,917	\$ 4,790	\$ (1,873)
Hard/Green Waste Collection	\$ 75,000		\$ 43,750	\$ 50,128	\$ (6,378)
WTS Cartage	\$ 205,000		\$ 102,500	\$ 104,936	\$ (2,436)
Total Solid Waste Management	\$ 1,705,000		\$ 966,324	\$ 1,017,290	\$ (50,966)
Total Field Services Expenditure	\$ 7,202,864		\$ 2,399,172	\$ 2,780,328	\$ (381,155)
Field Services Profit/(Loss)	\$ (7,202,864)		\$ (2,399,172)	\$ (2,780,328)	\$ (381,155)

	Annual Budget	25	Year to Date Budget	Year to Date Actual	YTD Budget Variance			
Development Services								
Development Services Revenue								
Planning Fees	\$	250,000	\$	145,833	\$	216,092	\$	70,259
Professional Services	\$	-	\$	-			\$	-
Total Development Services Revenue	\$	250,000	\$	145,833	\$	216,092	\$	70,259
Development Services Expenditure								
Staff Costs								
Wages Payable	\$	293,622	\$	171,280	\$	134,976	\$	36,303
Transport	\$	20,000	\$	11,667	\$	6,392	\$	5,274
Superannuation	\$	36,578	\$	21,337	\$	17,328	\$	4,009
Training/Conferences	\$	8,642	\$	5,041	\$	2,474	\$	2,567
Payroll Tax	\$	15,054	\$	8,781	\$	6,226	\$	2,556
Workers Comp Paid	\$	5,627	\$	-	\$	-	\$	-
Long Service Leave	\$	4,329	\$	2,525	\$	-	\$	2,525
Total Staff Costs	\$	383,852	\$	220,631	\$	167,396	\$	53,234
Office Expenses								
Journals & Publications	\$	500	\$	292	\$	-	\$	292
Office Equipment	\$	5,000	\$	2,917	\$	1,541	\$	1,376
Advertising	\$	35,000	\$	20,417	\$	32,979	\$	(12,563)
Total Office Expenses	\$	40,500	\$	23,625	\$	34,520	\$	(10,895)
Other Expenses								
Planning Scheme	\$	10,000	\$	5,833	\$	1,463	\$	4,370
Planning Legal Expenses	\$	30,000	\$	17,500	\$	7,962	\$	9,538
Strategic Projects	\$	30,000	\$	17,500	\$	9,333	\$	8,168
Project Officer	\$	50,000	\$	29,167	\$	-	\$	29,167
Industrial Estate rebrand / Gateway treatment	\$	20,000	\$	11,667	\$	2,980	\$	8,687
South Brighton Master Plan	\$	40,000	\$	23,333	\$	33,200	\$	(9,867)
Chris Fitzpatrick/Bridgewater Parkland Master plans	\$	15,000	\$	8,750	\$	9,324	\$	(574)
Total Other Expenses	\$	195,000	\$	113,750	\$	64,262	\$	49,488
Total Development Services Expenditure	\$	619,352	\$	358,006	\$	266,178	\$	91,828
Development Services Profit/(Loss)	\$	(369,352)	\$	(212,172)	\$	(50,086)	\$	162,087

	Annual Budget	26	Year to Date Budget	Year to Date Actual	YTD Budget Variance			
Capital								
Physical Services Capital								
Roads	\$	3,204,100	\$	1,869,058	\$	876,106	\$	992,952
Bridges	\$	27,000	\$	15,750	\$	74,575	\$	(58,825)
Reserves	\$	253,000	\$	147,583	\$	127,219	\$	20,364
Buildings	\$	172,000	\$	100,333	\$	73,172	\$	27,161
Total Physical Services Capital	\$	3,656,100	\$	2,132,725	\$	1,151,072	\$	981,653
Other Capital								
Work in Progress Carried Forward	\$	9,027,500	\$	5,266,042	\$	3,681,518	\$	1,584,524
Other Reserves Carried Forward	\$	(7,792,000)	\$	-	\$	-	\$	-
Property			\$	-	\$	-	\$	-
Plant & Vehicles	\$	353,000	\$	205,917	\$	201,136	\$	4,781
Total Other Capital	\$	1,588,500	\$	5,471,958	\$	3,882,654	\$	1,589,304
Total Capital	\$	5,244,600	\$	7,604,683	\$	5,033,726	\$	2,570,957
Cash								
Cash Flow	\$	(1,730,871)	\$	(236,941)	\$	1,051,578	\$	1,288,519
Total Cash	\$	4,613,910	\$	4,376,969	\$	5,665,488	\$	1,288,519



Brighton Bowls & Community Club Inc.

211 Brighton Road Brighton 7030 Tas

Ph. 03 62681325

Email: brightonbowlsclub@gmail.com

Website:

President: Doug Hollaway

Vice Presidents: Sandra Francis

Treasurer: Tony Bartninkaitis

Secretary: Elizabeth Downward

Public Officer: Ross Mitchelmore .

18th January 2021

The General Manager

Brighton Council

1 Tivoli Road

Old Beach Tas 7030

Dear Sir

Brighton Bowls Club were very grateful for the remission granted by Council to reduce our rates for the 2020/2021 rates year.

We would like to again apply for the same remission to be applied to our rates for the 2021/2022 rates year.

This remission has been a major help with our financial situation and enables us to continue to provide affordable membership fees and events for members of the Brighton Community with a large percentage being in an older age group, and many on fixed incomes and government benefits. Reducing our costs therefore enables us to give back to our members by providing opportunities to play Bowls and socialise with others in our community.

We would be extremely appreciative of this remission again being given to our Club and we look forward to hearing further from you.

Kind Regards

Elizabeth Downward

Secretary

Brighton Bowls and Community Club



Opened 28th June 1912

Tea Tree Community Association Incorporated

ABN 95 793 580 305

Post Office Box 165, BRIGHTON, Tasmania, 7030

Phone 0417 330 354

James Dryburgh
General Manager
Brighton Council
1 Tivoli Road
OLD BEACH
Tasmania 7017

re: **Support to repair Tea Tree Community Hall**

Dear James

I am writing on behalf of the Tea Tree Community Association to seek Council's support to repair the original Tea Tree Community Hall which was closed in early 2020 due to building being unstable and unsafe.

The Association, with Council's much appreciated support, engaged engineers who assessed the structural issues and prepared the necessary plans and engineering drawings – detailing the work required to address the structural issues and re-open the Hall. (A copy of these plans and drawings are attached for your information).

The Community Association then sought three quotes to undertake the work and began the search for funds to enable the project to proceed. This included an application for \$ 70,000 from the Tasmanian Community Fund. We were advised in December 2020 that we were not successful.

Based on the quotes the funding required to repair and re-open the Hall is \$ 215,000.

Currently there is an opportunity to apply for funding through the Australian Government's Building Better Regions Fund – Infrastructure Projects Stream – Round Five. This grants program is a dollar-for-dollar program, so we are seeking support for the matching funds.

The Tea Tree Community Association would contribute \$ 10,000 in cash and \$ 15,000 in-kind. We are asking if Council could provide the additional funds required to match funds the grant from the Australian Government.

The proposed funding model is as follows:

Australian Government	\$ 100,000 (cash)
Brighton Council	\$ 90,000 (cash)
Tea Tree Community Association	\$ 10,000 (cash)
	\$ 15,000 (in-kind)
Total	\$ 215,000

The funds from Council would be conditional on the Australian Government grant being successful.

The Tea Tree Community Hall was built by community visionaries in 1912 and has served the community extraordinarily well since then. In more recent times the Hall has been an active focal point for the district, along with servicing the needs of families and hall users from across the municipality and beyond.

It saddens our Committee to see the hall closed and a lot of our time and emotional energy continues to be committed to making this vital asset available to the community again – as soon as possible.

We have attached some photos showing the props currently installed to prevent the building from collapsing.

We are grateful for the ongoing support Council has provided to the development of the Hall over the past few years. We were not expecting or wanting to come to you with a request like this – unfortunately we are in this situation though.

Would you please consider a commitment from Council to contribute the funds as outlined in order to hopefully attract these Australian Government funds to get the Hall open again.

Assuming Council is able to provide this support, a form detailing this commitment is required, a copy of which is attached. The grant program closes on 3rd March 2021.

Thank you for considering this request. Should you require any additional details, please give me a call.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'Michael Gordon', with a stylized, cursive script.

Michael Gordon
Immediate Past President
Tea Tree Community Association

2nd February 2021

PROPERTY/ PROJECT DETAILS

CLIENT:
SITE TITLE REF:
PROPERTY IDENTIFICATION NO:
ADDRESS:

LOCAL AUTHORITY:

ZONE:

TEA TREE COMMUNITY ASSOCIATION INCORPORATED
164781/1
3205343
596 TEA TREE ROAD
TEA TREE 7017
BRIGHTON

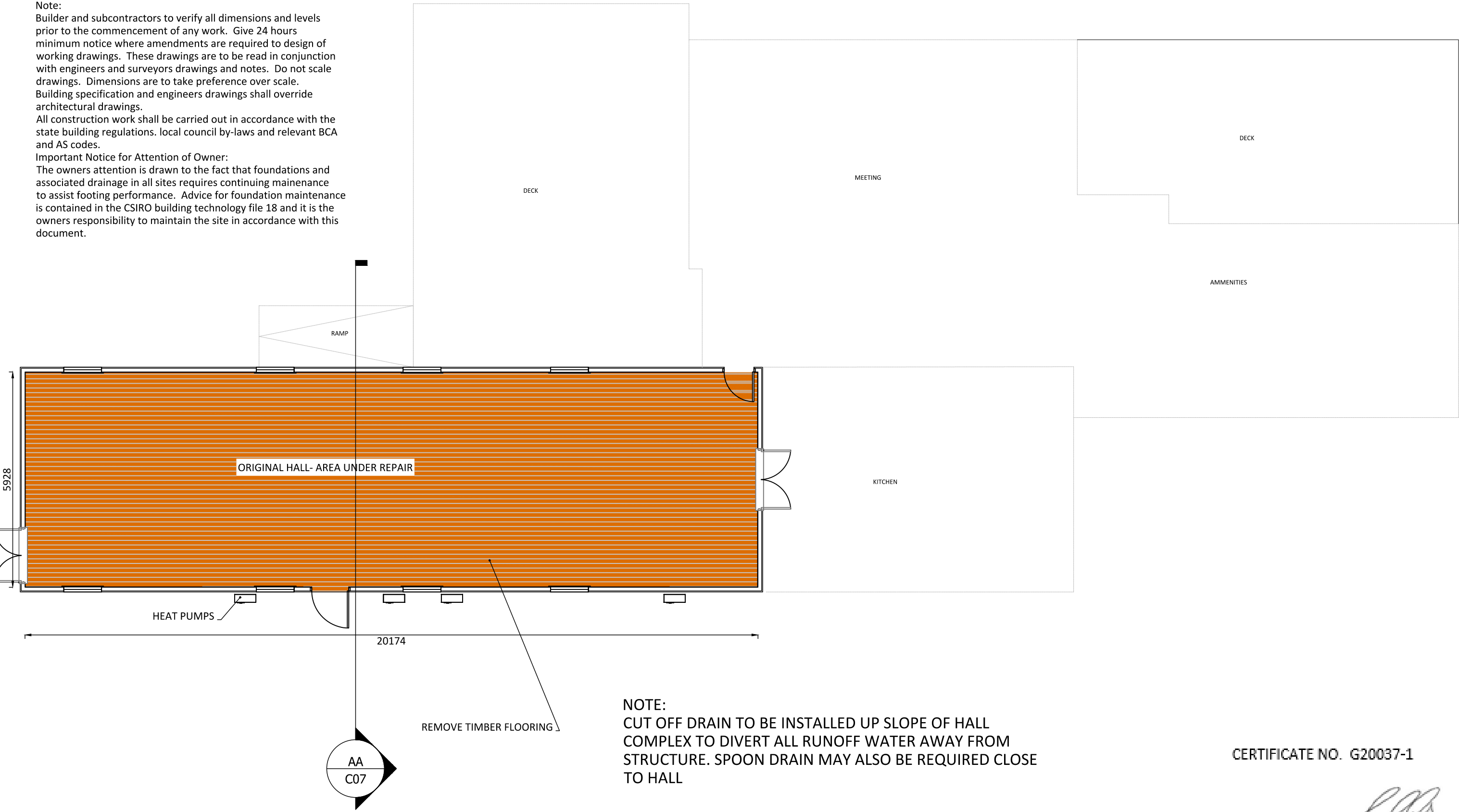
7

REPAIRS FOR THE ORIGINAL HALL TO STABILIZE THE BUILDINGS FOOTINGS AND WALLS AND ROOF STRUCTURE. IT IS IMPERATIVE THAT THE SURFACE WATER FROM THE CARPARK BE DIRECTED AWAY FROM THE STRUCTURE.

DRAWING CONTENTS:	
ARCHITECTURAL :	
SHEET No	DRAWING TITLE
SD01	COVER PAGE
SD02	OVERALL FLOOR PLAN
SD03	BEARER PLAN
SD04	JOIST PLAN
SD05	EXISTING SECTION
SD06	DETAIL BB
SD07	DETAIL CC
SD08	DETAIL 1
SD09	DETAIL 2
SD10	DETAIL 3
SD11	BRACING/ LOCATION DETAIL
OHS	OHS REQUIREMENTS

- METHODOLOGY:
- REMOVE WALL 1 INTERIOR LINING
 - INSTALL 25Ø INTO POSITION- DO NOT TIGHTEN
 - REMOVE INTERIOR LINING AS REQUIRED (TO BE REUSED) TO ACCESS TOP PLATE/ RAFTER CONNECTIONS & COLLAR TIE CONNECTIONS, CARRY OUT WORKS IN THESE AREAS AS DETAILED SHEET C07/ C08
 - REMOVE FLOORING- (REUSE TO LINE OVER PLAY BRACING WALL 1)
 - CARRY OUT WORKS TO INSTALL CONCRETE PIERS INTERNAL & EXTERNAL WITH 90 X 5 EXTERNAL COLUMNS
 - INSTALL NEW BEARERS- NOTE MIN 100mm TO GROUND CLEARANCE TO STEEL BEARER (TRENCH IF REQUIRED) JACK INTO PLACE AND CUT AND WELD COLUMNS AS REQUIRED ON SITE (ALL STEEL WORK TO BE COATED TO PREVENT RUSTING)
 - REPLACE JOIST REMOVED, NAIL ALL JOIST TO NEW BEARERS AFTER LEVELING
 - RACK WALL 1 AND SIDE WALL AS REQUIRED AND FIT 100 X 10EA TIGHTEN RODS AS REQUIRED WHILE STILL TEMPORARY PROPPING AS REQUIRED, CONSTRUCT COMPRESSION TRUSSES ON SITE IN SITU
 - BRACE PLY WALL 1 - INSTALL NEW JOISTS TAS OAK TONGUE AND GROOVED FLOORING AND SKIRTINGS, DOORS AND HAVE SANDED AND SEALED.

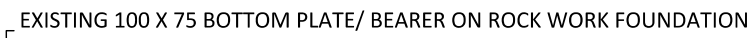
Note:
Builder and subcontractors to verify all dimensions and levels prior to the commencement of any work. Give 24 hours minimum notice where amendments are required to design of working drawings. These drawings are to be read in conjunction with engineers and surveyors drawings and notes. Do not scale drawings. Dimensions are to take preference over scale. Building specification and engineers drawings shall override architectural drawings.
All construction work shall be carried out in accordance with the state building regulations. local council by-laws and relevant BCA and AS codes.
Important Notice for Attention of Owner:
The owners attention is drawn to the fact that foundations and associated drainage in all sites requires continuing maintenance to assist footing performance. Advice for foundation maintenance is contained in the CSIRO building technology file 18 and it is the owners responsibility to maintain the site in accordance with this document.



CERTIFICATE NO. G20037-1

SIGNATURE - 

DATE – 15 September 2020



EXISTING 150 X 75 F8 BEARER
SUPPORTED ON ROCK PIERS

EXISTING 100 X 75 BOTTOM PLATE/ BEARER ON ROCK WORK FOUNDATION

B

Scale: 1:100



300 MASS CONCRETE PIER TO APPROVED BASE

180 UB18.1 BEARER

180 UB18.1 BEARER

— 180 UB18.1 BEARER

180 UB18.1 BEARER

(B2)

Scale: 1:100

CERTIFICATE NO. G20037-1

SIGNATURE -

DATE – 15 September 2020

DIMENSION NOTE:
Use written dimensions only. Do not scale from drawings. All figured dimensions are to be used as a guide only. It is imperative that all dimensions, setbacks and levels be confirmed on site by the Builder/Surveyor/or sub-contractor prior to the commencement of work, manufacture and installation. It is imperative that the Builder/sub-contractor and/or manufacturer ensures a full set of plans are on hand and reference has been made to the general notes.

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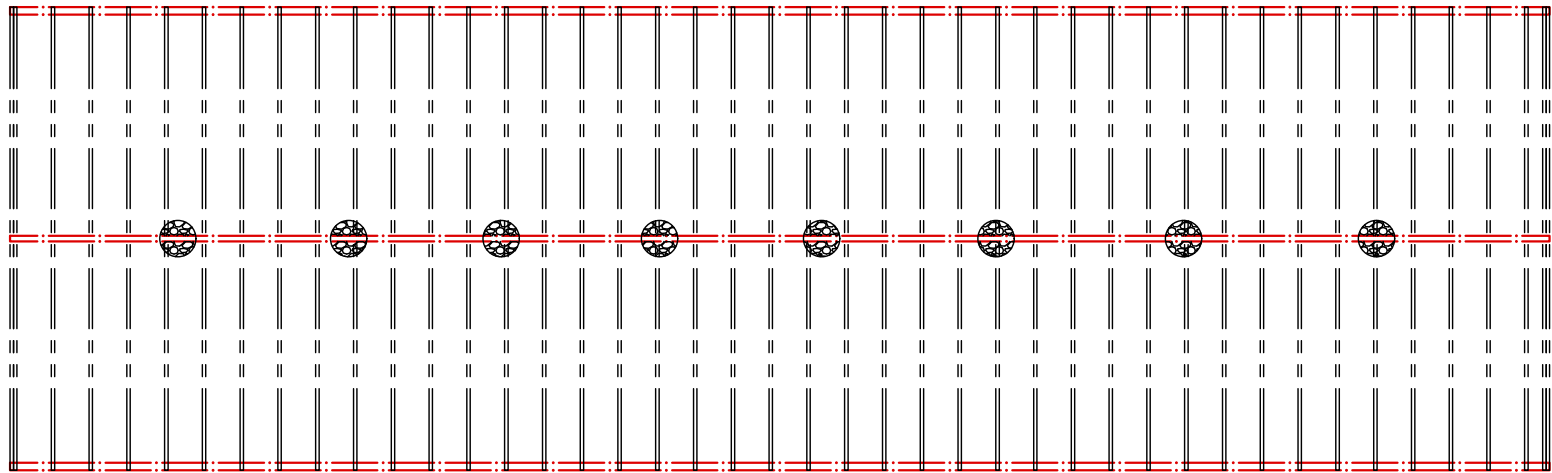


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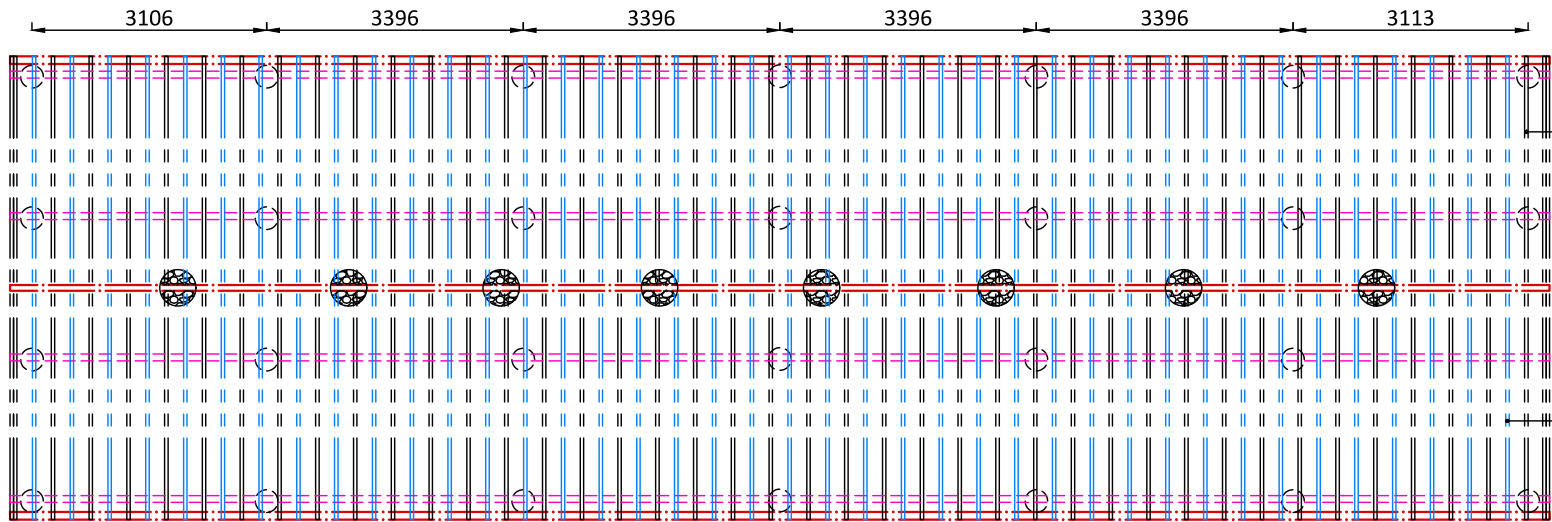
CLIENT NAME:	TEA TREE COMMUNITY ASSOCIATION INCORPERATED
PROJECT ADDRESS:	596 TEA TREE ROAD, TEA TREE 7017
PROJECT:	REPAIRS TO EXISTING HALL

DRAWING TITLE:
BEARERS

DATE: 15/09/2020		SCALE: 1:100		DRAWN BY: PK	
REVISION No: R:1	SHEET SIZE: A3	JOB No: 20-086	SHEET No: SD03		



J1 EXISTING JOIST LAYOUT
Scale: 1:100

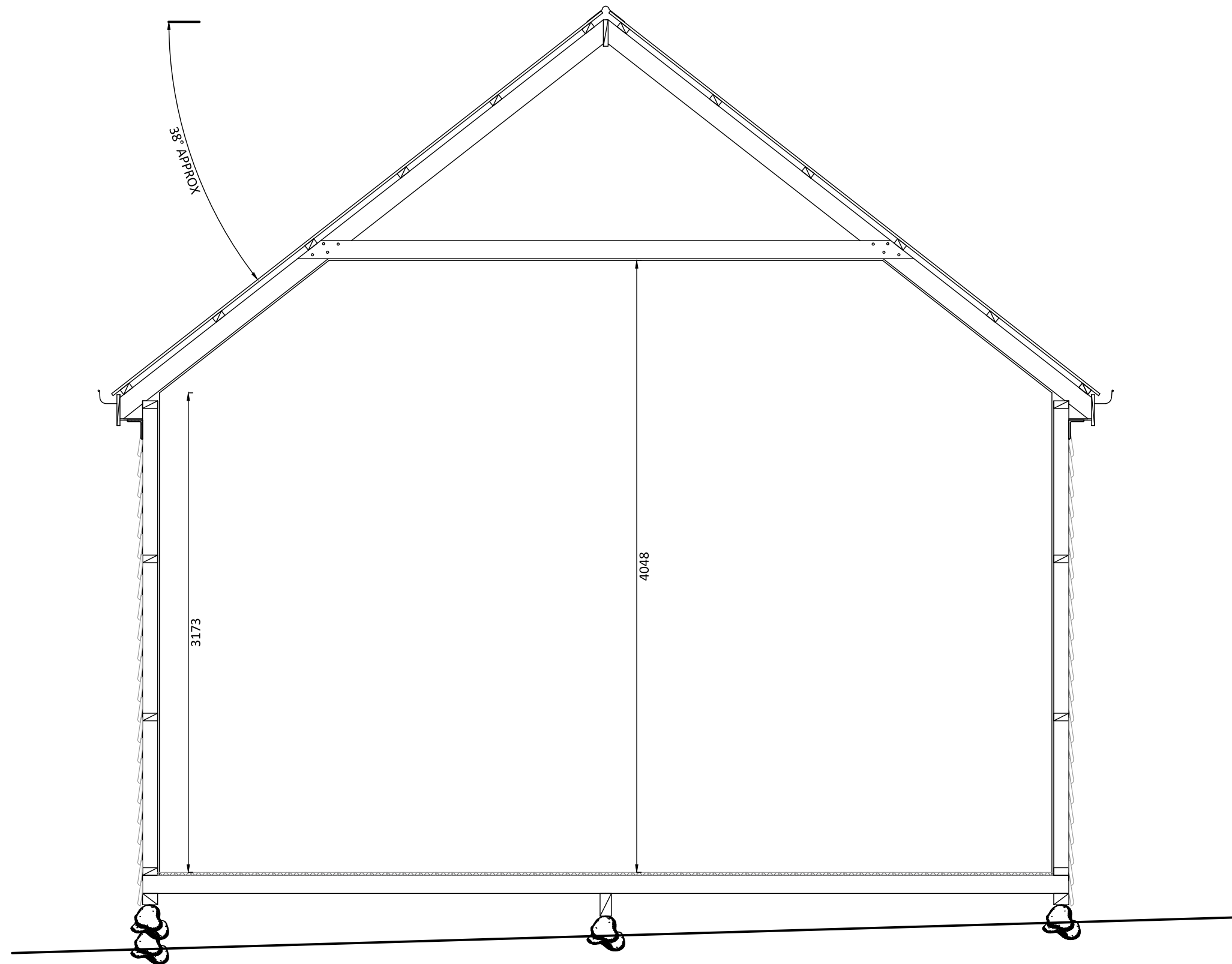


J2 EXISTING JOIST LAYOUT WITH NEW PIER POSITIONS
Scale: 1:100

CERTIFICATE NO. G20037-1

SIGNATURE - 

DATE – 15 September 2020



AA

EXISTING SECTION

Scale: 1:30

CERTIFICATE NO. G20037-1

SIGNATURE -

DATE – 15 September 2020

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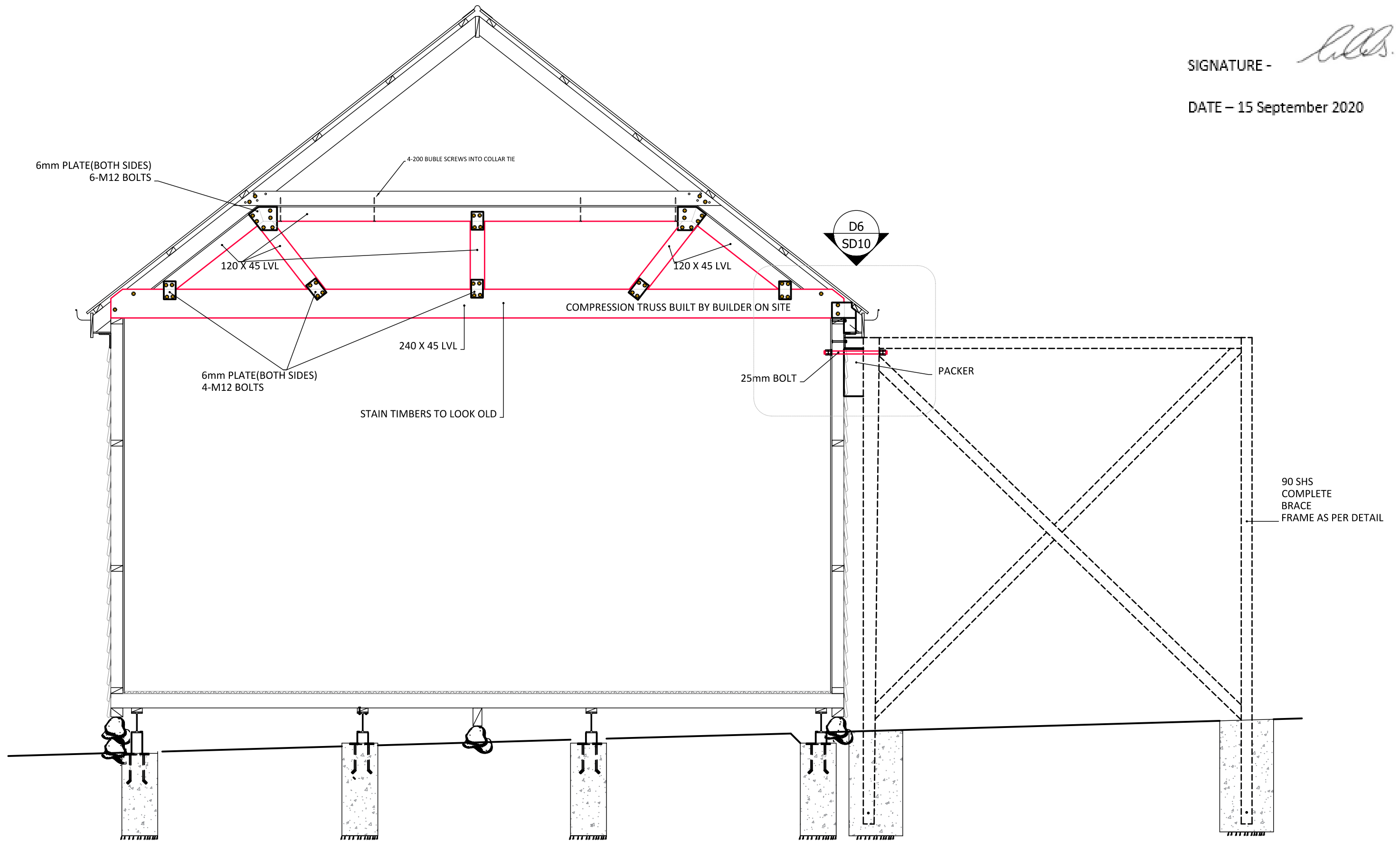


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PROJECT:
REPAIRS TO EXISTING HALL

DRAWING TITLE:
SECTION AA

DATE: 15/09/2020	SCALE: 1:30	DRAWN BY: PK
REVISION No: R:1	SHEET SIZE: A3	SHEET No: SD05



BB NEW WORKS VIEW

Scale: 1:30

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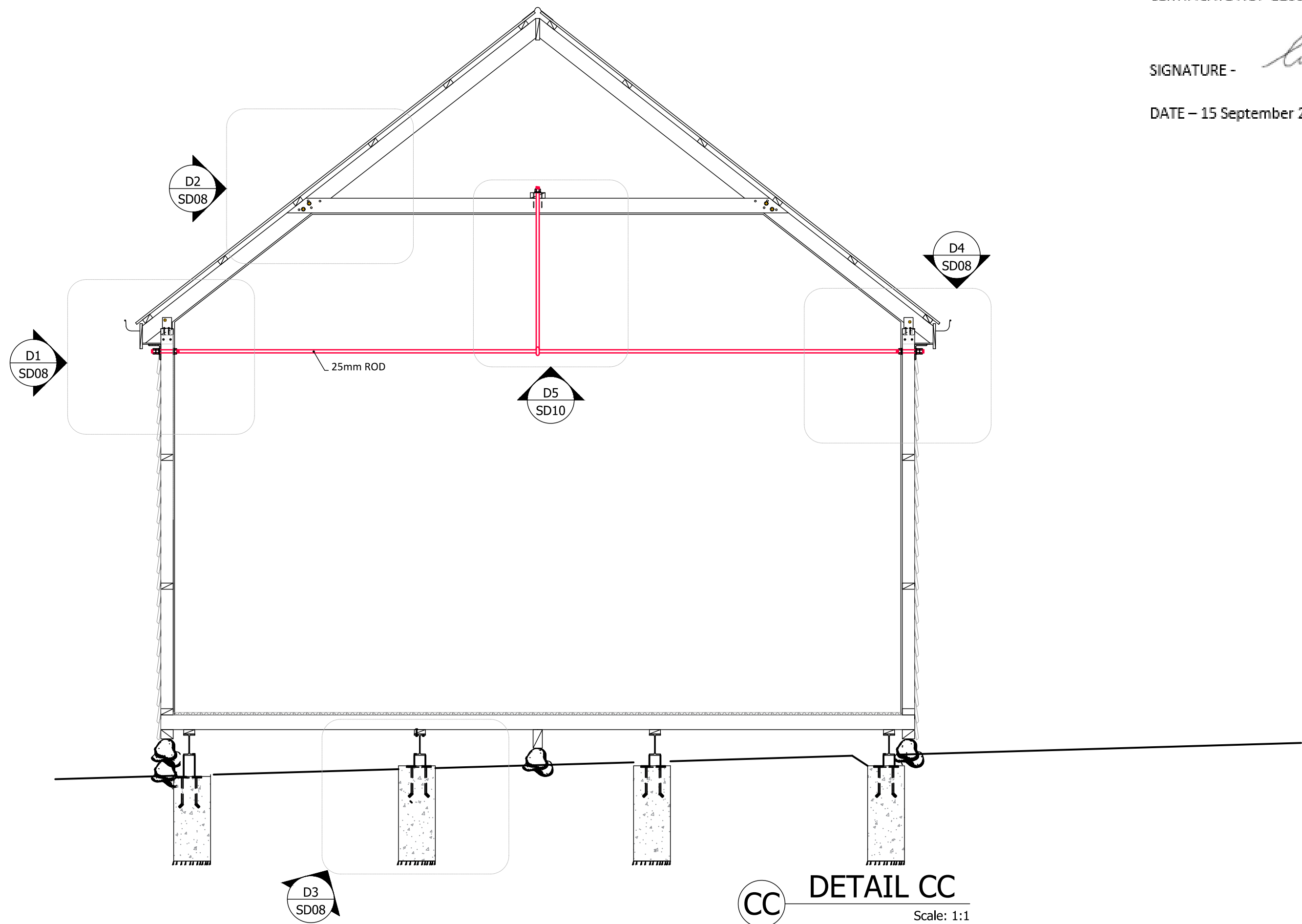
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PROJECT:
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DRAWING TITLE:
SECTION BB

DATE: 15/09/2020	SCALE: 1:30	DRAWN BY: PK
REVISION No: R:1	SHEET SIZE: A3	SHEET No: SD06

SIGNATURE - 

DATE – 15 September 2020



CC DETAIL CC
Scale: 1:1

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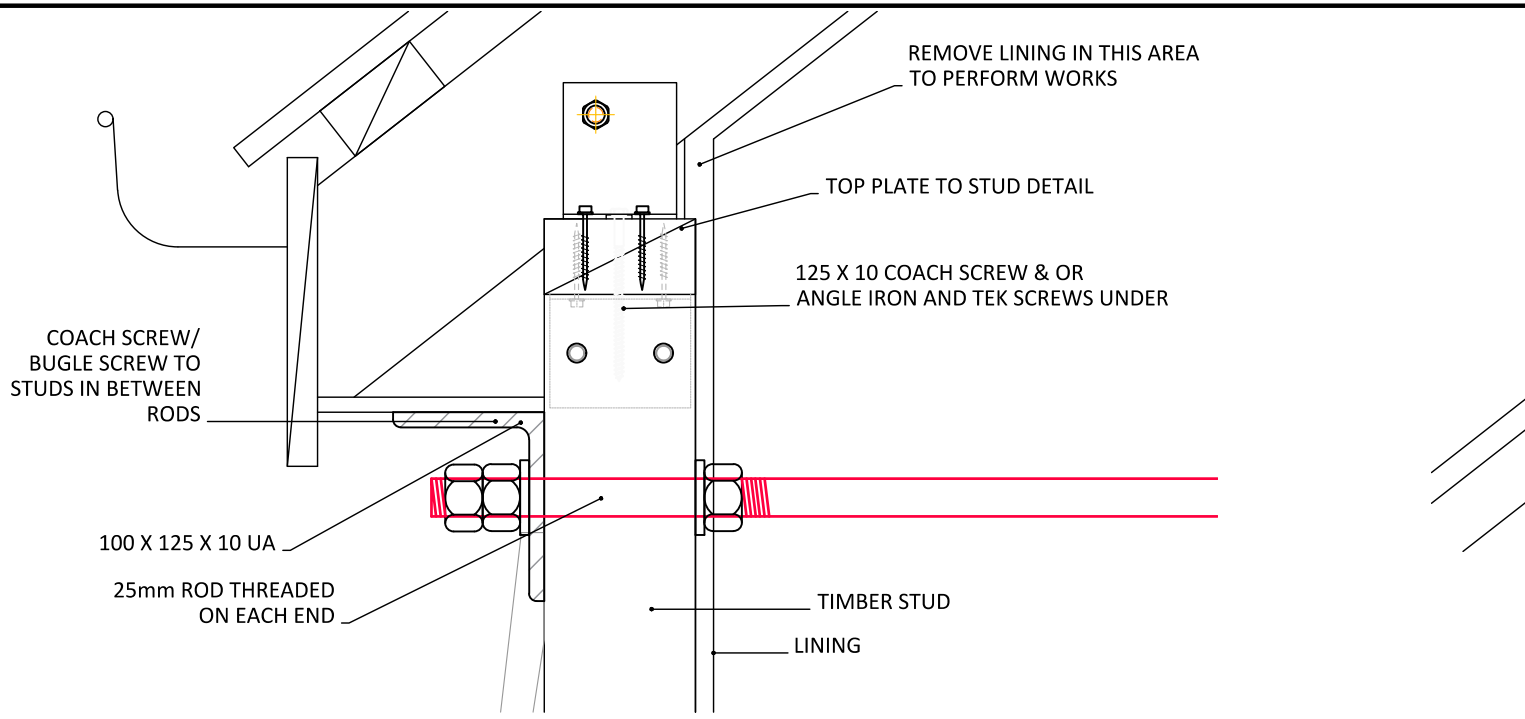


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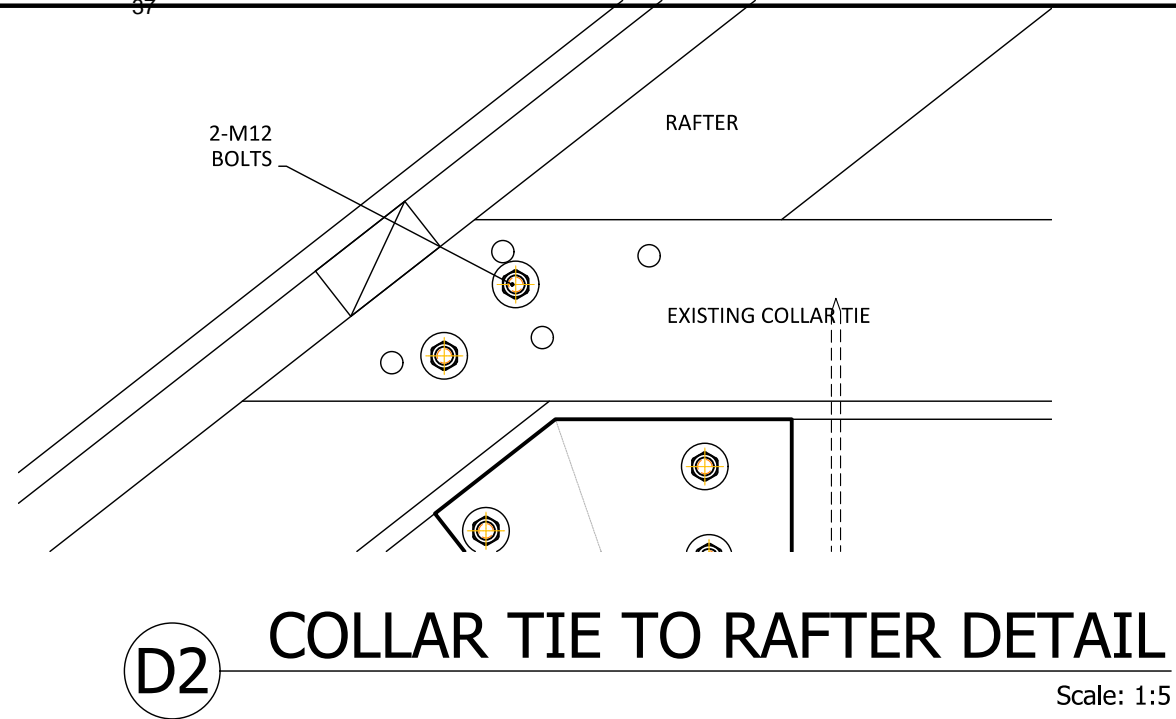
CLIENT NAME:
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PROJECT:
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DRAWING TITLE:
DETAIL CC

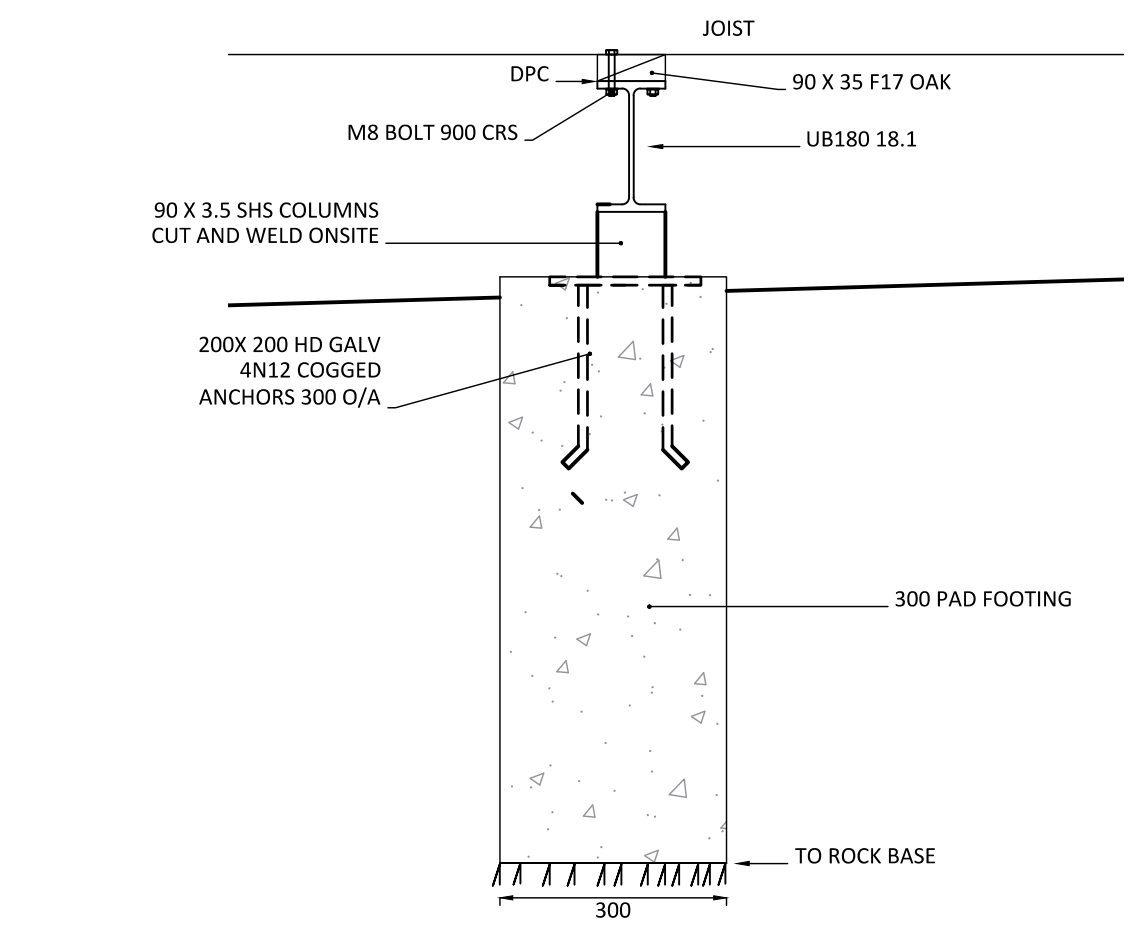
DATE: 15/09/2020	SCALE: 1:30	DRAWN BY: PK
REVISION No: R:1	SHEET SIZE: A3	SHEET No: S07



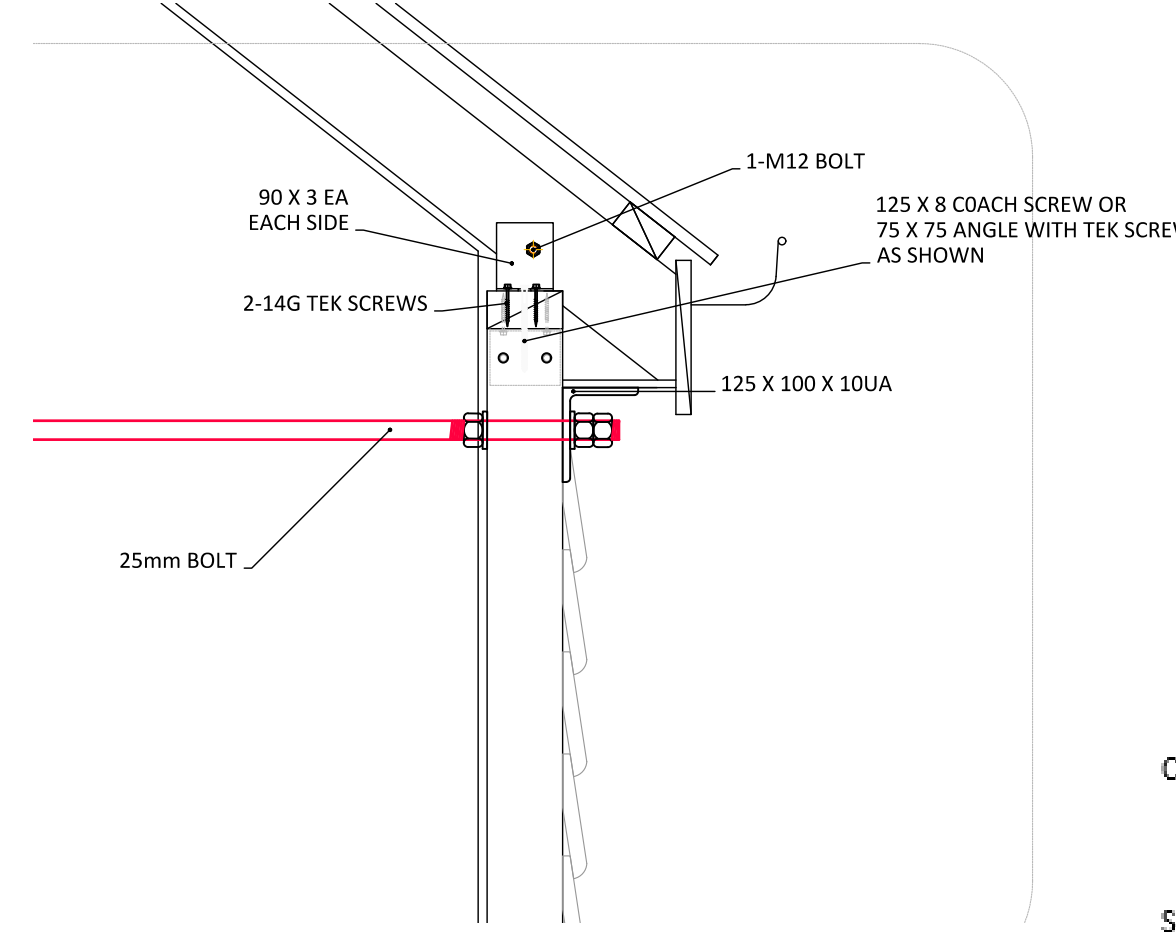
D1 TOP PLATE TO STUD DETAIL/ CROSS BAR DETAIL
Scale: 1:5



D2 COLLAR TIE TO RAFTER DETAIL
Scale: 1:5



D3 NEW BEARER DETAIL
Scale: 1:10



D4 RAFTER TO TOP PLATE
Scale: 1:10

CERTIFICATE NO. G20037-1

SIGNATURE -

DATE – 15 September 2020

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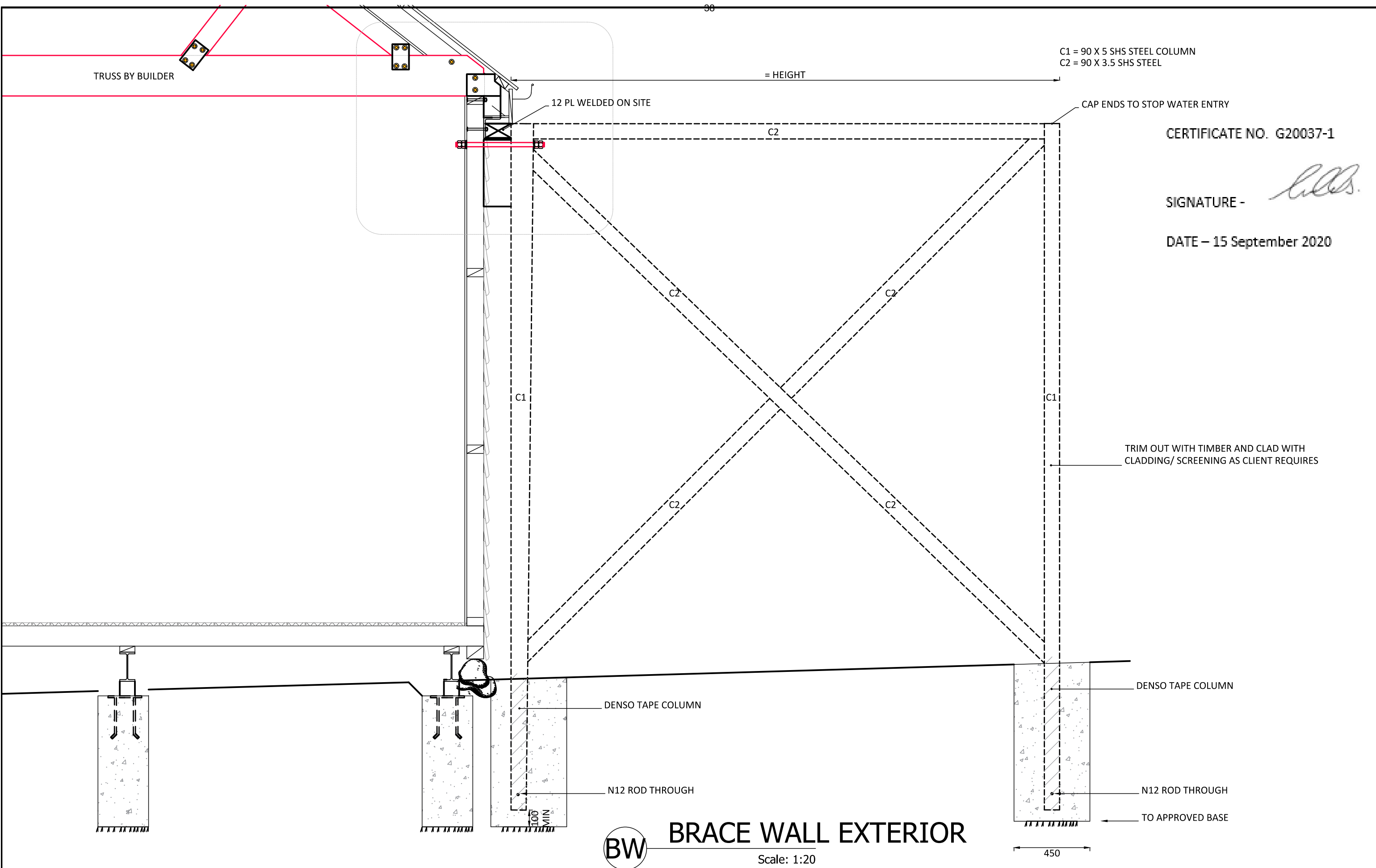
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PROJECT:
REPAIRS TO EXISTING HALL

DRAWING TITLE: DETAIL 1		DATE: 15/09/2020	SCALE: AS SHOWN	DRAWN BY: PK
REVISION No: R:1	SHEET SIZE: A3	JOB No: 20-086	SHEET No: SD08	



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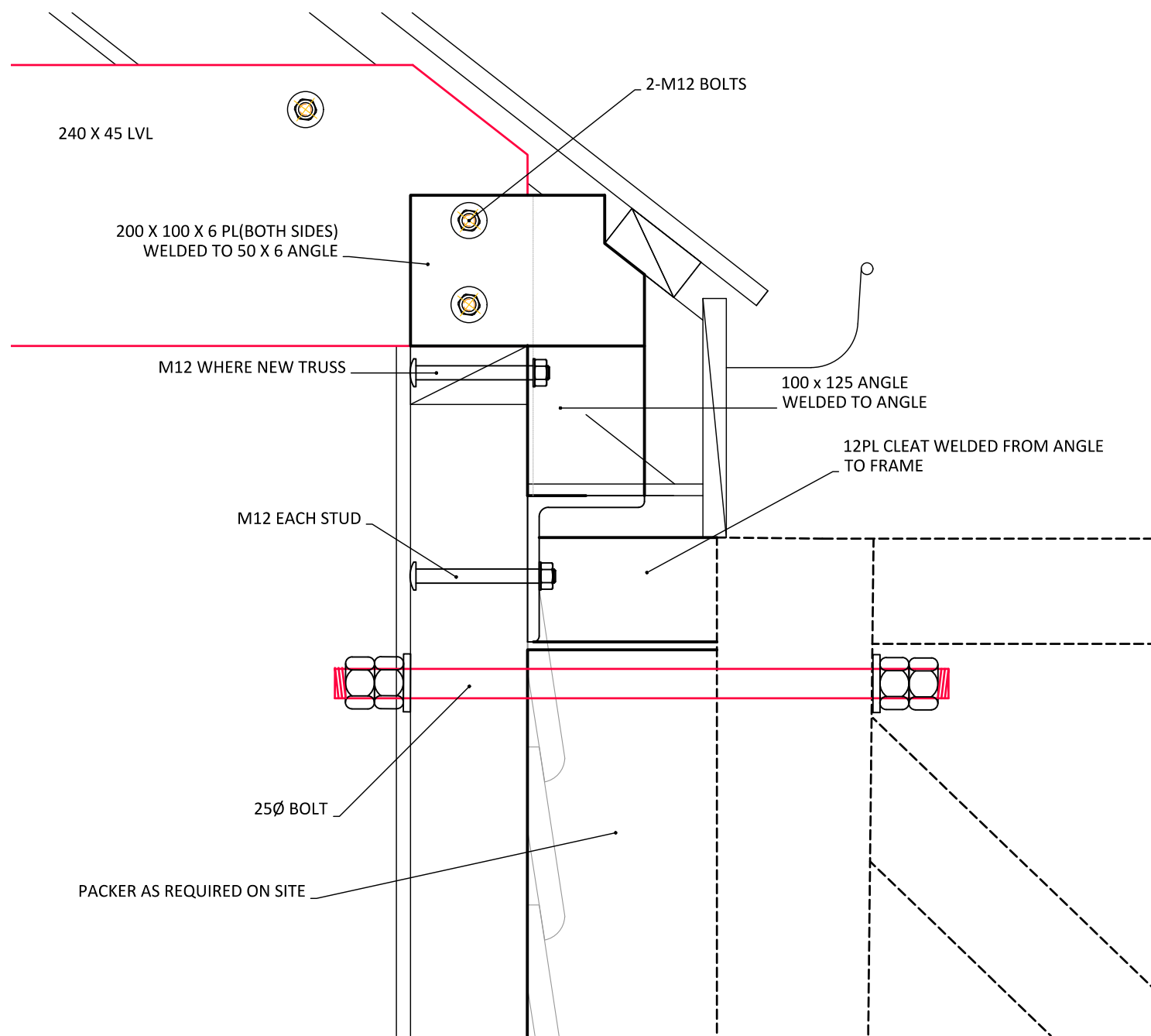
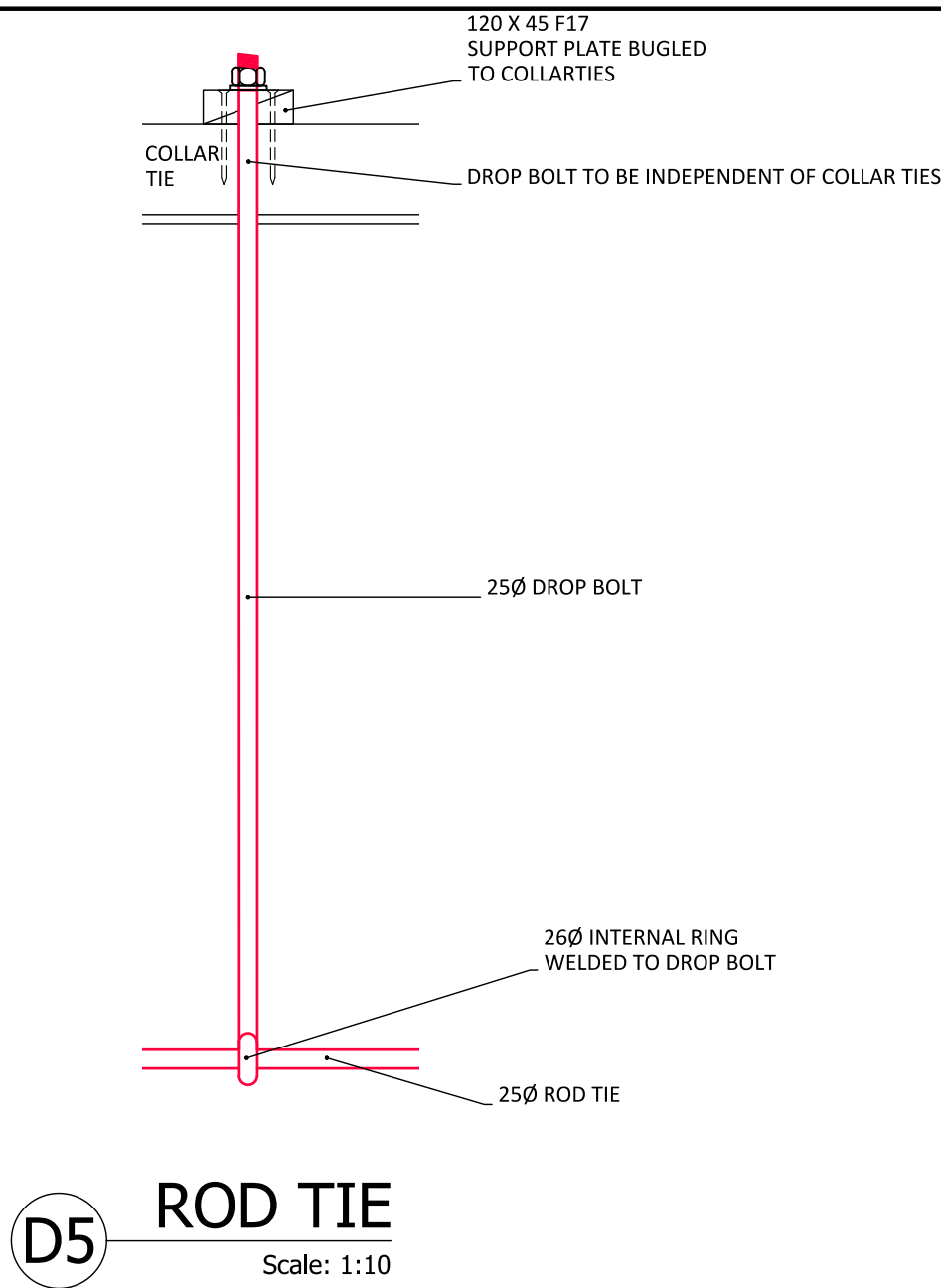


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DRAWING TITLE:
DETAIL 2

DATE: 15/09/2020	SCALE: 1:20	DRAWN BY: PK
REVISION No: R:1	SHEET SIZE: A3	JOB No: 20-086
SHEET No: SD09		



D6 TRUSS TO PLATE- DETAIL
Scale: 1:5

CERTIFICATE NO. G20037-1

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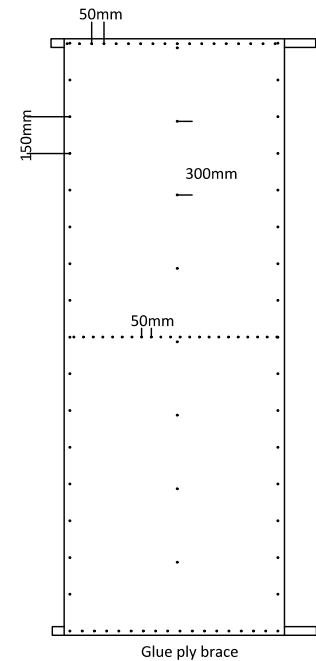
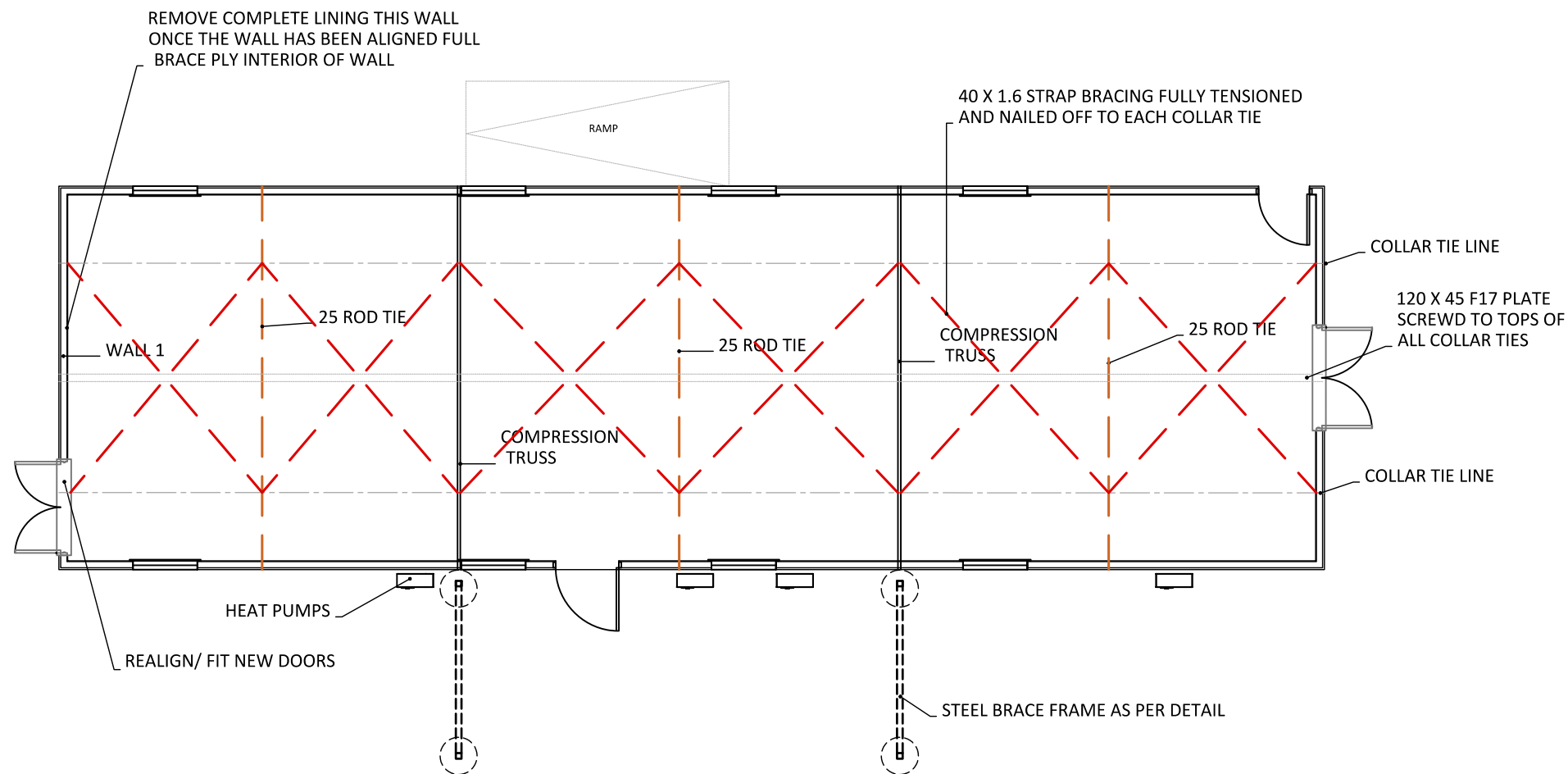


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PROJECT:
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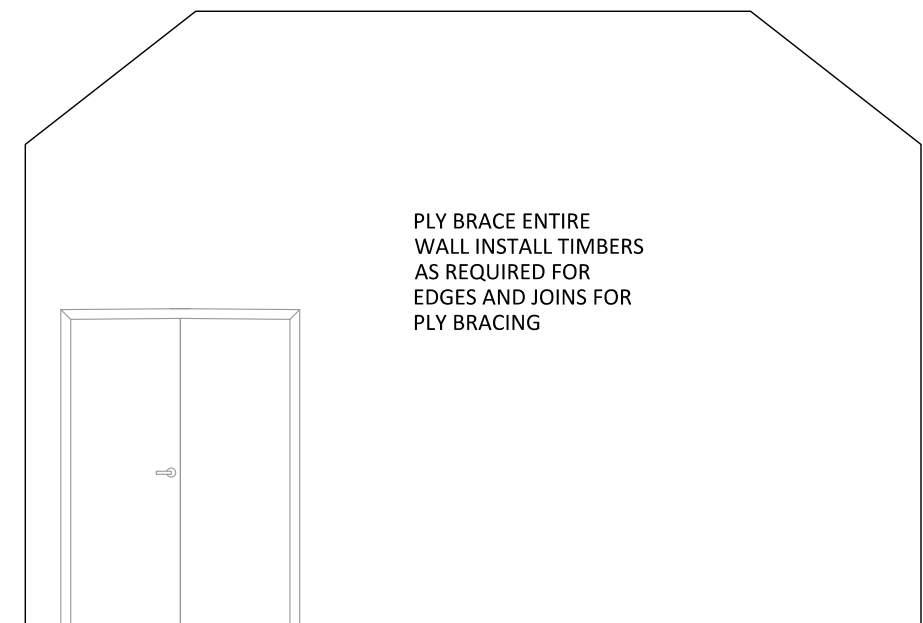
DRAWING TITLE:
DETAIL 3

DATE: 15/09/2020	SCALE: AS SHOWN	DRAWN BY: PK
REVISION No: R:1	SHEET SIZE: A3	SHEET No: SD10



Type H9(b) Plywood Brace
6Kn p/m of Brace

ALL BRACING PANELS ARE TO HAVE A FASTENING AT EACH END THROUGH PLATE- GLUE SHEETS AS WELL
12Ø TRU BOLT TO CONCRETE
1 TYPE 17 100MM BUGLE BATTEN SCREW INTO TIMBER FLOORING SYSTEM



W1 **WALL 1**
Scale: 1:50

CERTIFICATE NO. G20037-1

SIGNATURE - 

DATE – 15 September 2020

FALLS, SLIPS, TRIPS

Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.

or houses or other low-rise buildings where scaffolding is appropriate:

cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible.

where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulations or legislation. For buildings where scaffold, ladders, trestles are not appropriate:

cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible.

where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.

Where a person is exposed to the hazard of falling from a structure during construction or while cleaning or maintenance work is carried out, the building shall provide:

- g. A work system designed to prevent such falls; and
- h. Where safety belt anchorage points are used they must be positioned on the building or structure so that a lifeline or safety harness may be attached before proceeding to a point where it is possible to fall; and
- i. Anchorage points for the attachment of safety harness must comply with AS2626; and
- j. The anchorage points and associated structure shall be capable of withstanding a force of at least 15KN(1500kg); and
- k. The building shall inform the owner prior to occupancy of the building, that a fall arrest system is constructed and must be used in accordance with AS2626 when exposed to the hazards of falling from the building.

finishes have been specified by designer, these have been elected to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with set shoes/feet. Any changes to the

specified finish should be made in consultation with the designer
r, if this is not practical, surfaces with an equivalent or better
lip resistance should be chosen.

designer has not been involved in the selection of surface finishes, the Owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/NZ4586:2004.

Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace.

Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas when maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways.

Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto a person below.

1. Prevent or restrict access to scaffolding or work platforms.
2. Provide toeboards to scaffolding or work platforms.
3. Provide protective structure below the work area.
4. Ensure that all persons below the work area have Personal Protective Equipment (PPE).

During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility.

Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted.

For building on a major road, narrow road or steeply sloping road :
Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building, designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas.

For building where on-site loading/unloading is restricted :
Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas.

For all buildings : Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site>

Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using appropriate service (such as Dial Before You Dig), appropriate excavation practice, and where necessary, specialist contractors should be used.

Locations with underground power : Underground power lines MAY be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing.

Locations of overhead power lines: Overhead power lines MAY be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical, adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by a mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass. All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur. Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment (PPE) should be used in accordance with manufacturer's specifications.

For alterations to a building constructed prior to 1990. If this existing building was constructed prior to:
1990 - it therefore may contain asbestos
1986 - it therefore is likely to contain asbestos
either in cladding material or in fire retardant insulation material.
In either case, the builder should check and if necessary, take appropriate action before demolishing, cutting, sanding, drifting or otherwise disturbing the existing structure.

Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment (PPE) including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered materials.

The design of this building may include provisions for the inclusions of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment (PPE) including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.

Many types of glue solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment (PPE) may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts of the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.

This building may contain timber floors which have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

Construction of this building and some maintenance on the building may require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.

For buildings with enclosed spaces where maintenance or other access may be required: Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.

For buildings with small spaces where maintenance or other access may be required : Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

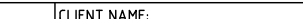

Public access to construction and demolition sites and to areas under maintenance causes risk to workers and the public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present, they should be secure when not fully supervised.

This building has been designed as a residential building. If, at a later date, it is used or intended to be used as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use.

All electrical work should be carried out in accordance with Code of Practice: Managing Electrical Risks at the Workplace, AS/NZ3012 and all licensing requirements. All work using 'plant' should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace. All work should be carried out in accordance with Code of Practice : Managing Noise and Preventing Hearing Loss at Work.

Due to the history of serious incidents, it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.

THIS INCLUDES (but is not excluded to):
OWNER/S, BUILDER
SUB-CONTRACTORS
CONSULTANTS
RENOVATORS
OPERATORS
MAINTENORS
DEMOLISHERS

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		PROJECT ADDRESS: 596 TEA TREE ROAD, TEA TREE 7017				DATE: 15/09/2020	SCALE: N/A		DRAWN BY: PK	
		PROJECT: REPAIRS TO EXISTING HALL				REVISION No: R:1	SHEET SIZE: A3	JOB No: 20-086	SHEET No: OHS	





