

# 2023-2027 Strategic Asset Management Plan Land and Buildings

Outlining the Department's strategic asset management framework, including a list of prioritised infrastructure projects and requirements.

Department of Police, Fire and Emergency Management

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# 1. Executive Summary

The Department of Police Fire and Emergency Management (DPFEM) comprises approximately 1 400 police officers, 400 firefighters, 5 500 volunteers and 600 support personnel. The accommodation portfolio required to support the organisation is vast, particularly noting that the organisation operates 24/7 all year round, state-wide.

Not Related to Request

This portfolio includes 233 fire stations (some co-located with Ambulance Tasmania and the State Emergency Service),

Not Related to Request

Not Related to Request

Not Related to Request and major fire training facility,

Not Related to Request

Not Related to Request

While the current property portfolio is vast, it is apparent that it is also diverse in nature and age, with architecture varying from a simple one bay fire station to a high-tech state of the art emergency operations centre and everything in between.

With the Tasmanian community demographics, our workforce and operational needs change, necessitating change to our property holdings to accommodate this. This may mean new properties, relocation, significant alteration, or divestment of properties. Similarly with many ageing buildings, including dated electrical infrastructure, ongoing maintenance is a significant challenge.

This document is a living document which details high priority investments required to meet immediate and emerging needs. As environmental factors change so too will this SAMP be updated to reflect those changing needs.

Section 2 of this document reflects the significant investment which has occurred since the production of the 2018 SAMP across all areas of the department’s property portfolio. In the past five years, \$51 M has been invested in this portfolio.

Key investments over this period have included, but are not limited to:

Not Related to Request

Not Related to Request

- New Emergency Management Centre, including the State Control Centre and State Operations Centre (\$6.5M);
- Not Related to Request
- Middleton Fire Station rebuild (\$0.3M);
- Engineering and Fleet Services Building upgrades (\$1.38M);
- TFS Hobart Fire Brigade Personal Protective Clothing (PPC) Stage facility (\$0.75M);
- State-wide PPC separation upgrades in fire stations; and
- Public Building Maintenance Fund (PBMF) works (\$4.0M).

Sections 3 and 4 provide the legislative and policy framework which provides a basis for strategic asset management.

Section 5 deals with the funding sources and strategies to enable asset management,

Not Related to Request

Not Related to Request

Not Related to Request

Tasmania Fire Service (TFS) has been funded through revenues collected and appropriation. The State Emergency Service (SES) has also had a shared ownership model whereby some facilities are owned by state government, others by local government, and further sharing of facilities with the TFS. The review of the Fire Service Act which is currently underway may impact on the asset ownership and funding models for TFS and SES. It is however clear through recent initiatives such as the Sorell Emergency Services Hub and State Operations Centre (a multi-hazard facility), that joint ownership and sharing of resources will be more common.

Sections 6 and 7 of the document deal with management responsibilities and the role of Business and Executive Services (BES) and Property and Procurement Services (PPS) in supporting the asset management framework.

Sections 9 and 10 detail the identified high priority project and initiatives as a key focus of this plan over the next five years.

Amongst these priority projects currently funded are:

- Completion of the Sorell Emergency Services Hub;

Not Related to Request

- Campbell Town co-location (TFS and SES);
- Southport Fire Station;
- Marrawah Fire Station;
- Northern Region Administration Offices;
- Wynyard Fire Station
- Bridport Fire Station;
- Derby Fire Station; and
- Northern Air Operations Facility TFS.

In addition to those projects funded there are several high priority initiatives identified within the plan, which should guide future investment, including but again not limited to:

- Kingston Emergency Services Hub;
- DPFEM Integrated Education/Training Facility;
- Devonport Emergency Services Hub;
- Burnie Fire Station;
- Launceston Fire Station;
- Brighton Fire Station co-location (TFS and SES);
- Rosebery and Tullah co-location (TFS and SES);

Not Related to Request

- North Bruny co-location (TFS and SES);

Not Related to Request

Not Related to Request

As indicated this plan will need to be updated as demographics change, however at the highest level it should guide sound asset investment decisions. The ongoing impacts of climate change impact heavily on the emergency services, and as such our investment decisions should look to address our impact on the environment as much as is possible.

## 2. Background

The asset portfolio represents a significant portion of public sector resources in Tasmania, and it is imperative that it is managed in a way that meets community expectations. This requires sound planning, robust processes, and the allocation of appropriate resources to ensure good management, transparency, and accountability.

The department faces several challenges in managing the asset portfolio with the asset base overall, ageing. Whilst the department can predict capital project costs into the future and the required funding to maintain our assets at a desired service level, we cannot control the level of funding provided, which creates a challenge to our long-term planning. Our assets must be long-lasting but responsive to changing demographics, legislation, employee and community expectations and business requirements.

The SAMP includes a list of significant asset proposals that have been through a rigorous department project assessment framework. These proposals will support the department’s outputs and operating models and are also in line with operational policy decisions.

### Purpose of the SAMP

The SAMP details the Department of Police, Fire, and Emergency Management’s (DPFEM) strategies, to ensure its asset portfolio effectively supports the department to deliver its outputs. It ensures that the asset portfolio is aligned to the department’s needs and is actively managed to maximise the assets service delivery potential.

Strategic asset management guides the acquisition, use, maintenance, and disposal of assets, whilst managing the related risks and costs over their entire life. Strategic asset planning operates in harmony with other whole-of-government policies and strategies. The department’s strategic asset planning framework operates in conjunction with its other corporate, financial, and business planning processes.

The SAMP is a companion document to DPFEM’s corporate documents including:

- Future Focus 2020-2023;
- Business Priorities – Tasmania Police 2022-2023;
- Framing the Future – TFS/SES; and
- Corporate Plan – TFS

## DPFEM - Strategic Asset Management Plan

These documents inform the SAMP and provide the foundation for its content. Other supplementary policy work that informs the direction of the SAMP includes the following:

- Capability Review – Tasmania Police; and
- Resource to Risk (currently being drafted) – TFS.

The purpose of the SAMP is to ensure that the department's assets, including land, property, plant, and equipment, effectively support the implementation of government policy and the delivery of services to the community. This includes management of the following functions:

- New acquisitions have been appropriately designed and constructed to suit the intended purpose, including meeting anticipated future needs;
- Existing assets operate effectively and efficiently and are maintained appropriately to enable continuity of a high level of service delivery;
- Assets that no longer effectively or efficiently support the delivery of services are modified, redeployed, or appropriately disposed of;
- Resources available are invested wisely and strategically to provide maximum benefit for funding received; and
- Risks of providing and maintaining the asset base are minimised over the entire life of the assets.

### Scope of the SAMP

An asset is an item of value that delivers future service and supports the operations of the department. Assets with a potential service life longer than one year, are identified as Non-Current Assets.

The SAMP relates to the following Operating Arms which produce the Department's outputs:

- Tasmania Police (TasPol);
- Forensic Science Service Tasmania (FSST);
- Tasmania Fire Service (TFS);
- State Emergency Service (SES); and
- Business and Executive Services (BES).

The department complies with the Treasurer's Instruction FC-3, which requires the preparation and maintenance of The Finance Manual. The Finance Manual details the department's policies regarding the recognition, measurement, and management of Non-

Current Assets. Generally the department recognises an item as an asset if it possesses the following characteristics:

- The purchase cost is greater than \$10,000 and it has an expected useful life greater than 2 years;
- It is controlled by the department; and
- Building works are capitalised where the total works are more than \$50,000. This threshold limit is applicable where one project exceeds \$50,000 or the combined total of several projects exceeds \$50,000 for a single property in any one financial year.

This document only deals with property non-current physical assets including:

- Land;
- Buildings; and
- Infrastructure.

### Developing the 2023 SAMP

The SAMP is a collaborative document, developed using submissions from the department's four operating arms, information and data collected from the asset management system, state budget community consultation submissions, and recommendations from key reports into the department's operations.

Through the Property and Procurement Services (PPS) within Business and Executive Services, strategic reviews are conducted of the Department's property and infrastructure assets, most recently via the 2021 Property Valuation Survey. It looks at the major challenges and opportunities facing DPFEM over the next 5 years and beyond. The data and findings of the review provide an up-to-date evidence base for assessing property and infrastructure priorities.

All proposals are assessed for inclusion in the SAMP using a generic assessment framework. The framework acts as a guide for understanding the issue or opportunity that a given project is trying to solve, whether it has strategic value, and whether it represents good value for the department and the community.

Through this process, DPFEM promotes long-term integrated property and infrastructure planning, and helps guide the Government and Department towards public asset investments that will deliver the necessary outputs and outcomes for the community at the best value.

## A Live Document

The SAMP is a live document and will accept submissions for SAMP proposals at any time. New projects are added to the SAMP following the DPfEM/TFS Capital and Accommodation Committee (CAAC) assessing and approving property and infrastructure proposals.

The SAMP will also be reviewed and updated as evidence-based proposals for significant initiatives move through stages of development and delivery. This makes the SAMP a live document that evolves over time to meet emerging challenges and opportunities.

## 3. Key Achievements 2018-22 and New Asset Proposals

### Key Achievements Since The 2018-19 SAMP Release

Following the release of the current SAMP in July 2018, the Department has completed several significant projects, maintenance works and system upgrades including:

Not Related to Request

Not Related to Request

Not Related to Request

Not Related to Request

### Emergency Management Centre

The Tasmanian government committed \$3.5 million to establish a new State Control Centre (SCC) and State Operations Centre (SOC). The new modern facility will assist with the delivery of whole-of-government emergency management policy, strategy, response, and recovery approach to management of emergency events. The facility is located at 70 Collins Street on a ten-year lease, with two five-year options. An ASNet facility for the SCC and SOC has funding of \$0.5 million with final works are expected to be completed in the coming months.

Not Related to Request

### Middleton Fire Station Rebuild

Following an arson event destroying the Middleton Fire Station in June 2017, a new station was designed and constructed on the same site. The new station was larger than the previous one, increasing in size from 130m<sup>2</sup> to 201m<sup>2</sup> to incorporate two vehicle bays.

A new personal protective clothing separation room was incorporated into the design, as well as improved male and female amenities, a separate meeting and training room and a large outdoor undercover area. The build was undertaken by Action Builders and cost \$300,000.



### Disability Facilities and Access Upgrades

Disability access and amenities are a key consideration as part of the planning and design of the three major Capital Investment Program projects at Sorell, Longford and New Norfolk.

#### Not Related to Request

- Gallagher access control upgrade including TFS sites with electronic access (\$350,000).

### Engineering and Fleet Services Building

The existing Engineering and Fleet Services (EFS) building at Cambridge Road was extended in 2018-19. The site now accommodates all Southern EFS Staff and provides services to all the operating arms from a single site.

AJR Construct completed the build at a total cost of \$1.38 million.

#### Not Related to Request

### TFS Hobart Fire Brigade Personal Protective Clothing (PPC) Storage Facility

The upgrade of the Hobart Fire Brigade PPC Storage facility was completed in 2019-20.

The original storage facility did not comply with health and safety separation guidelines, particularly around the separation of diesel particulates from PPC. The new facility provides state of the art facilities that support fire fighters stationed at the Hobart Fire Brigade.

The build was completed by Hutchinson Builders at a total cost of \$748,121.

### State-wide PPC Separation

Progress has occurred to ensure that PPC is separated from appliances. Traditionally, personal and protective clothing has been stored in the engine bays at fire stations, however, it should be stored separately to mitigate the exposure to diesel particulates.

PPS have completed Separation facilities at Richmond, Tarooma, Claremont, Snug, Fern Tree, Bagdad, Brighton, Primrose Sands, Midway Point, Ulverstone, Somerset, and Gretna Brigades. There are approximately 160 stations that need PPC separation, and the remaining stations are being prioritised by TFS.

Magra is currently in progress and due for completion in late 2022, and there are several stations in preliminary stages of planning.

### TFS State-wide Hose Tower Facility – Youngtown

The construction of a new hose tower and supporting infrastructure at the centrally located Youngtown site, will deliver state-wide hose maintenance for TFS. The build was completed in February 2021 by Fairbrother's at a total cost of \$368,587.

### DPFEM Health and Wellbeing Program

The government has a commitment to developing a proactive preventative program in relation to physical and mental health, providing intervention and support as necessary. To meet this commitment, accommodation was sourced in Hobart as well as Launceston and the North West Coast to accommodate the services, and specific modifications were made to the leased accommodation to provide the necessary privacy and amenity for staff.

The annual rent for all three properties is \$163,562 and the internal upgrades cost \$45,000. Additional leased space in Hobart commenced in November 2021 for an

additional \$193,958 per year. The fit-out is expected to be completed in early 2023 at a cost of **s38(1)(ii)**

### TFS State Operations Centre

DPFEM has established the TFS Regional Operations Centre in leased accommodation at 1066 Cambridge Road, Cambridge. This ensures that the TFS Cambridge Training facility is able to focus on delivering recruit and operational training.

The annual lease cost of this facility is \$75,000 with \$25,000 being spent on minor works to adapt the accommodation for the intended purpose.

### TFS Bushfire Risk Unit Warehouse and Office Accommodation

DPFEM has established a secure warehouse and minor office accommodation for the TFS Bushfire Risk Unit (BRU). The accommodation has been leased at 1066 Cambridge Road with the annual cost of the lease at \$118 000.

### EFS Vehicle Storage Warehouse

The accommodation located at 1066 Cambridge Road has additional impounded vehicle storage space that can hold an additional 85 vehicles. The cost of the lease for this additional warehouse space is \$118 000.

An additional short-term lease in the north of the state has been secured at an annual cost of \$70 000 to secure up to 1,000 vehicles enabling all northern vehicles to be centralised in one location.

Vehicle storage continues to have significant demand, and the existing arrangements will be reviewed in 2023.

### Radio Dispatch Services (RDS) Redevelopment

The Tasmanian Government Radio Network Project (TasGRN) committed \$2.0 million dollars to re-build and modernise the RDS workspace to provide an improved and contemporary facility for multi-agency operations. The project was successfully completed in April 2021.

### TFS Launceston Fire Station Rear Yard Development

This project constructed a covered vehicle storage area to accommodate the new TFS aerial appliance allocated to the Northern Region, as well as the secondary heavy pumper and additional equipment storage. It also secured the rear of the Launceston Fire Station by erecting secure fencing around the new build. The total cost of the project was \$131,059.

Not Related to Request

### Public Building Maintenance Fund (PBMF)

The Department has recently finalised expenditure associated with the Public Building Maintenance Fund (PBMF). The program completed works on the following key maintenance areas:

Maintenance Areas	Total \$'000
Station Maintenance	327
Disability Access/station upgrades	440
Electrical	559
Floor Coverings	126
Heating, Ventilation and Air Conditioning	1 017
Residence Upgrades	239
Roofs and Hazardous Materials	441
Security	851
	<b>4 000</b>

Table 2 – PBMF Expenditure Breakdown

### New Asset Proposals

This version of the SAMP features 13 new asset proposals which have been added since the approval of the 2018-22 DPFEM SAMP.

The following table lists the new proposals and amendments to existing proposals following their review. These additions and updates ensure that the SAMP remains an invaluable source of up-to-date guidance and information for the Department's future investment decision making.

Proposal Description	Total (Estimate) \$'000
Kingston Emergency Services Hub	<b>s38(1)(ii)</b>
DPFEM Integrated Education/Training Facility	TBA
Devonport Emergency Services Hub	<b>s38(1)(ii)</b>
Burnie Fire Station	
Launceston Fire Station	

Not Related to Request

Not Related to Request

### Asset Proposal Assessment

PPS receive property and infrastructure proposals throughout the year from proponents across the Department and conduct an initial evaluation against a generic evaluation framework. Generally, the evaluation framework requires project proponents to show that they have:

1. Clearly identified the issue they are seeking to solve, or the opportunity they are seeking to realise;
2. Undertaken detailed options analysis to consider a full range of innovative, deliverable solutions, and developed shortlisted options through a structured process; and
3. Prepared a mandate that adequately justifies the strategic merit of the proposal, estimates all appropriate costs and benefits for each shortlisted option, and demonstrates how the proposal will be delivered.

This objective process ensures that the proposals listed clearly demonstrate their significance to the Department.

What are the key components of a property and infrastructure proposal:

1. Addressing an issue that is impacting on the delivery of Department outputs or operational service delivery; or
2. Providing an opportunity for realising economic, community and/or environmental benefits to the Department; or
3. Both addressing a problem and providing an opportunity.

As a guide, for the purposes of assessing submissions to the SAMP, a threshold value s38(1)(ii) will be applied to proposals. Proposals are considered against three key criteria:

1. Strategic fit (as in, alignment with policy priorities, such as meeting TFS' Risk to Resource or TasPol's Capability Review);
2. Operational, community, economic and environmental value; and
3. Ability to be delivered.

### The Asset Proposal Template

Proposals included in the SAMP are divided into two broad groups:

- Projects are advanced proposals that have a full business case, which the CAAC has assessed as capable of addressing a department problem or opportunity and can improve the delivery of outputs.
- Initiatives are proposals that the CAAC has determined have the potential to address a problem or opportunity within the Department. The CAAC includes them within the SAMP to indicate that further development and assessment of these proposals is a priority.

These proposals are again divided into two categories, High Priority and Priority, to indicate the comparative significance of the problems or opportunities they address. We use these categories in order to direct decision maker's attention to the most critical issues, while also offering a list of all the issues and opportunities.

By including initiatives alongside more advanced projects, and highlighting the most critical issues, we encourage decision makers to take proactive steps to develop solutions to future problems and opportunities, and to think strategically about coordinated solutions and renewing key Department assets.

For each proposal, we have also identified the following information:

1. Whether the proposal applies to the Department holistically or a specific service; and
2. The timeframes for each proposal.

For projects, the timeframe indicates the proponent's estimation of when the project is likely to be delivered and operational.

For initiatives, the timeframe refers to when the impacts of the issue or opportunity are likely to be experienced. These timeframes are defined as:

- Near term (0–5 years);
- Medium term (5–10 years); and
- Longer term (10–15 years).

The SAMP includes a summary for each project and initiative. The summaries for projects include details of when the business case was evaluated by the CAAC and funding commitments, and if they have been published. Initiative summaries include the date the initiative was first added to the list, enabling readers to track how initiatives have evolved over time.

To make it easier for readers a summary of new projects and initiatives has been added to the SAMP since the July 2018 release, as well as any amendments or updates made to existing projects.

### 3. Legislation, Policy and Independent Reviews

#### Legislative Context

The Department’s functions and powers are established broadly by the *Police Service Act 2003*, the *Fire Service Act 1979* and the *Emergency Management Act 2006*. There are also a range of other mandatory provisions or standards set by local, state and federal bodies, governing asset utilisation that must be complied with. Legislation impacting on management of the Department’s assets include:

- *Building Act 2016* and the related *Building Regulations 2016*;
- National Construction Code (NCC);
- *General Fire Regulations 2010*;
- *Work, Health and Safety Act 2012*;
- *Disability Discrimination Act 1992* (Federal);
- *Land Use Planning and Approvals Act 1993* (Tasmania) and Local Government Planning Schemes; and
- *Land Acquisition Act 1993*.

#### Government Policy

The Department’s asset management functions and planning are informed by, and targeted at, achieving the Government’s policy agenda and key initiatives. The Agency Executive Group (AEG) also provides high level management directives which determine the allocation

of asset management resources. These include:

#### Government Policy and Capital Investment Program (CIP) Projects

Not Related to Request

- Keeping Tasmanians Safe
  - Remaining \$8.1 million to complete the Sorell Emergency Services Hub. There was initial funding of \$17.0 million to build the recently completed Longford Station and Sorell Hub.
- Supporting Our Emergency Volunteers
  - Provide a \$2.0 million fund for volunteer TFS and SES units to apply for equipment and station upgrades.

Not Related to Request

#### Department Policy

The following corporate publications contain the Department’s priority policy areas:

- Future Focus 2020-2023;
- Business Priorities – Tasmania Police 2022-2023;

DPFEM - Strategic Asset Management Plan

- Framing the Future (in progress) – TFS/SES; and
- State Fire Commission Corporate Plan 2022-2023 to 2025-2026.

An analysis of these documents has revealed that the policies listed below, will require the application of asset management resources to progress.

**DPFEM Disability Action Plan**

DPFEM is committed to contributing to an inclusive Tasmanian community. This includes removing barriers for people with disability and leading by example to improve access to infrastructure, information, and opportunities.

With the development and release of *Accessible Island: Tasmania’s Disability Framework for Action 2018-2021*, all agencies, including DPFEM have developed Disability Action Plans. DPFEM takes this responsibility seriously and values the process of authentic review of our existing approaches and the development of strategies for how we can improve. We have looked across our entire Department to identify how we can change to enhance access and opportunity across the six identified outcome areas.

**Protective Security**

Protective security practices provide an accepted, structured approach to minimising security-related harm. The Australian Government Protective Security Policy Framework (AG-PSPF), defines protective security as “a combination of measures designed to protect people, information and assets from security threats.” The AG-PSPF breaks down protective security into four elements: Governance, Information, Personnel and Physical.

Tasmania currently has no whole-of-government protective security policies relating to the elements of Governance, Personnel and Physical security, although all agencies should have departmental policies and procedures, as well as other tools, consistent with these elements.

Cabinet has endorsed the Tasmanian PSPF which will be implemented during the term of this SAMP.

**Tasmania Fire Service Resource to Risk**

The Resource to Risk document is currently under development by TFS regions.

**DPFEM Office Accommodation**

In 2019, DPFEM undertook a review of their accommodation across Hobart. Through the “Framing

the Future” Strategic Plan, DPFEM’s focus on safer communities, community protection and planning and emergency management planning approaches, overlap with the broader accommodation strategies and approach for the department.

Opportunities exist for DPFEM to leverage cost and space efficiencies through the integration of common operating systems, building consistent values, a collaborative based culture, and participating in the broader emergency management industry across Tasmania in a consistent and truly one team approach. This offers broader opportunities with the department’s accommodation strategies moving forward.

The Department’s broader accommodation in the Hobart CBD is summarised below, with a mix of owned and leased accommodation.

Not Related to Request

- Tasmania Fire Service Headquarters – Owned Property

Not Related to Request

Some of the sites above have been established to accommodate specialised functions or business units. There will be other premises to be considered, and these will be identified through the initial phases of the accommodation initiative.

The opportunity exists for DPFEM to establish a strategic accommodation strategy for the Hobart CBD area, and to take advantage of savings and efficiencies through the co-location of key functional and operational teams represented across the individual department services.

DPFEM understands the importance a workplace plays as a tool for supporting cultural change, and the development values-based behaviours which enhance people experiences, community engagement and the attraction and retention of talent.

The strategic accommodation plan will provide an opportunity to review the existing accommodation to establish its alignment with the current and proposed operations for the department. It will also consider its ability to support the “Framing the Future” strategy for culture, building through the quality and effectiveness of the workplaces which the department occupies.

Opportunities such as this strategic accommodation plan arise once every 5 – 10 years. It is key that this plan sets the framework for the support and development of the Department, its operations and its people – not for just the present, but for the future.

Through the Department of Treasury and Finance (Treasury), a market engagement process was completed during the latter part of 2020 and early 2021, to identify suitable new development and existing accommodation opportunities in the CBD area. In part, the Department has secured floors two, three and six at 70 Collins Street, however, the broader opportunities for full department colocation are still to be realised.

A four-step methodology for DPFEM will support milestone deliverables, probity and governance and internal stakeholder engagement processes. We will continue to leverage work which has been completed to date by both DPFEM and Treasury.

Not Related to Request

Not Related to Request

The following capability gaps identified in the report relate specifically to asset or infrastructure development requirements.

Completed = ■ Partially completed = ■ Outstanding = ■

Not Related to Request

29	<p>Operational Support – Combined Emergency Services Dispatch &amp; State Control Centre</p> <p>(4 recommendations)</p>		<p>Each emergency service (AT, SES, TFS, Taspol) currently utilises common operating systems for their call and dispatch (ESCAD) and 000 services.</p> <p>Government has committed funding to acquire and fit out a purpose-built facility to manage state-wide emergencies. The new State Control Centre and State Operations Centre has been completed at 70 Collins Street, Hobart.</p> <p style="color: red;">Not Related to Request</p>
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Not Related to Request

	Capability	Status	Comments
50	Radio Dispatch Services (8 recommendations)		There has been a number of positive changes to the physical infrastructure within RDS. This area utilises contemporary systems that were recently implemented – ESCAD and 000.  The Tasmanian Government Radio Network Project modernised the RDS work area and was completed in April 2021.
51	Strategic Facility/Infrastructure Plan (1 recommendation)		A number of properties were identified as not being fit for purpose. However, there have been several election commitments that will result in facilities being replaced or upgraded.



## 4. Asset Management Context

### Definition of Strategic Asset Management

Strategic asset management is:

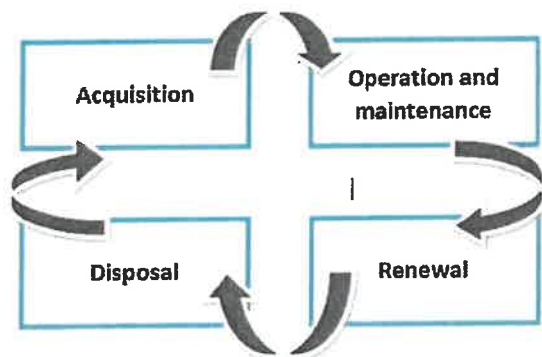
*“the process of guiding the acquisition, use and disposal of assets to make the most of their service delivery potential and manage the related risks and costs over their entire life”.*

A strategy for asset management covers the development and implementation of plans and programs, for asset creation, operation, maintenance, replacement, disposal and performance monitoring to ensure that the desired levels of service and other operational objectives, are achieved at optimum cost.

### Asset Life Cycle

There are four stages in the life of an asset as detailed below.

Figure 1 – Asset Life Cycle



Asset management decisions in one stage of an asset’s life cycle can affect the asset’s performance in other stages. Strategic asset planning must consider all the stages of an asset’s life cycle.

### Framework for Strategic Management

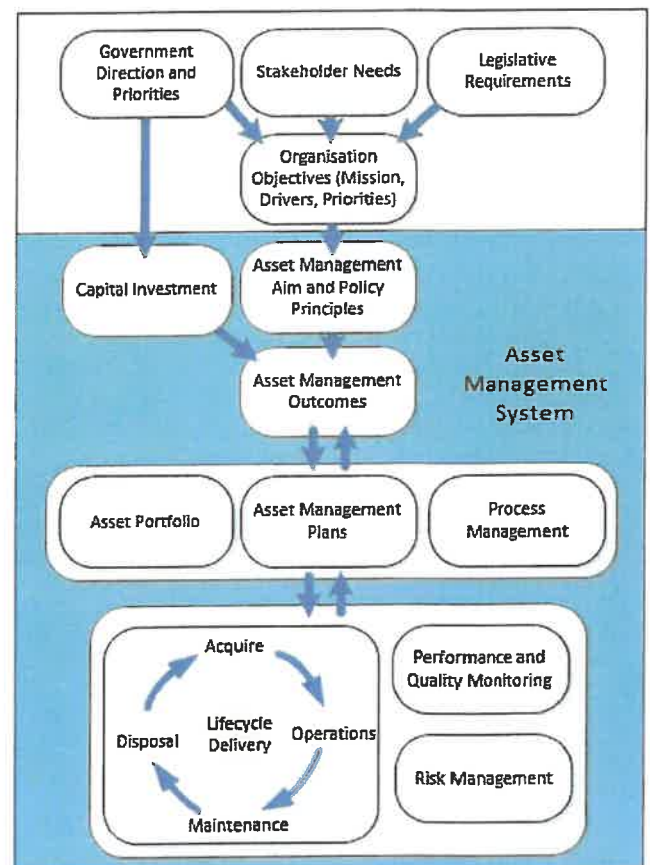
The assets the Department acquires, when and how they are acquired, used, maintained and disposed of, are determined by the service delivery needs of the agency in response to its key drivers.

The Strategic Asset Management Framework ensures that service delivery needs and priorities are reflected in the management of assets throughout the asset life cycle.

The following diagram illustrates the Asset Management Framework and the relationships between its various components.

### Components of the DPfEM’s Asset Management Framework

Figure 2 – Asset Management Framework



### Key Strategic Asset Management Principles

This Strategic Asset Management Plan is based on the following principles:

1. Service delivery needs are to guide asset management practices and decisions;
2. Agencies are to undertake asset management activities within a strategic framework that is driven by service delivery needs;
3. Strategic asset planning and management is a key corporate activity which must be integrated with corporate and business planning for the allocation of human, financial, physical and system resources;
4. Asset planning, budgeting, and reporting are to be integrated with broader planning processes. The full cost of acquiring, operating, and maintaining assets should be considered in DPfEM budget planning processes;
5. The goal of asset management is to optimise the

- asset, which will involve a balance between different objectives (e.g., financial vs performance vs risk);
6. Asset management decisions are to be based on evaluations of alternatives that take into account full life cycle costs, benefits and risks of assets;
  7. Capital expenditure decisions are to be based on rigorous and documented economic appraisals of options that include financial as well as non-financial parameters;
  8. Responsibility for assets, including accountability and reporting requirements, is to be clearly established, communicated, and implemented;
  9. Control of all assets is to be fully defined. Accountability and reporting requirements for control are to be determined and clearly communicated; and
  10. Planning must deliver the best asset lifecycle and target performance, environmental and financial sustainably.

## Objectives

The SAMP supports the Department's strategic focus through the acquisition, construction, lease, maintenance, upgrade, and disposal of assets in line with corporate planning objectives.

The SAMP provides a clear linkage between DPFEM service delivery objectives and asset management strategies. It achieves this through the alignment of asset portfolio/operational planning with higher-level strategic service objectives (both department and government) and enables prudent and efficient decisions to be made in response to a changing operational context.

The strategic intent of the department is maintained through achievement of the following objectives.

- Alignment of service delivery objectives and goals and asset management strategies and objectives;
  - The Improved integration of service delivery objectives and asset management objectives.
  - Development of the asset portfolio to deliver required services and achieve service delivery objectives.
  - Ensure asset management practices and decisions are guided by service delivery needs.

- Maximising asset lifecycles, service delivery potential and financial sustainability;
  - Reducing the demand for new assets through appropriate asset lifecycle renewal, demand management techniques and consideration of alternative service delivery options.
  - Ensure capital expenditure decisions are based on rigorous and documented service delivery and economic appraisals which include financial and non-financial parameters.
  - Provision of appropriate resourcing for property maintenance programs which will maximise service potential and ensure regulatory compliance.
- Development and management of property data and knowledge that supports informed decision-making processes;
- Improved building performance information including utilisation, condition assessments, regulatory compliance, utility usage (energy, water, etc) and accessibility; and
- DPFEM recognises the importance of strategic asset management planning and adequately resources the Strategic Asset Management Framework.

## Challenges

The management of assets within the Department continues to present a number of issues and challenges including:

- Increasing pressure to maintain an ageing and deteriorating asset base;
- The extent of deferred property maintenance (that is beyond the Department's capacity to fund);
- Funding new and replacement assets within limited fixed budgets;
- Work Health and Safety and other legislative requirements to provide safe and secure working environments;
- Political and community drivers for the allocation and reallocation of policing and fire-fighting resources subject to changing community needs;
- Industrial and business pressure to upgrade police residences to a standard that provides an incentive for Police Officers to move to country areas;

- Uncertainty over organisational structures and the capacity to share resources across Government Agencies; and
- Inadequate information systems to provide adequate asset-related information for informed decision making.

## Risk Management

The Department operates under a corporate risk management framework which was recently updated to reflect the current DPFEM organisation structures, DPFEM risk influences, the DPFEM risk universe, control management, and the escalation of risk across the Agency.

This contemporary framework is a systematic process to identify, analyse, assess, and treat risks that may impact on an organisation's objectives. The framework has been developed to support best practice in risk management across the Department following the principles in the *Australian/New Zealand Standard 31000:2009 – Risk management: Principles and guidelines*.

PPS incorporate risk management practices throughout the asset management lifecycle to identify, analyse and rate risk exposures to DPFEM property assets. PPS then devise and implement appropriate responses according to the various level of risk. These responses may include:

- Actions to reduce the likelihood of the risk occurring;
- Reduction of the consequences if the risk were to eventuate; and
- Acceptance of the risk.

A combination of the above may be implemented to manage different individual risks to property assets.

Underpinning asset risk management practices is the Tasmanian Risk Management Fund (TRMF). The Department participates as part of the TRMF to mitigate the risk of damage to, and total loss of, DPFEM property assets.

The Department also complies with the following regulatory building legislation and codes to minimise DPFEM property risk:

- *Building Act 2016*;
- National Construction Code; and
- Building Code.

## 5. Funding Sources and Strategies

### Overview

The Department manages a diverse portfolio of assets which vary significantly in size, value, and age. Determining the costs of maintaining a large and varied portfolio is complex. Acquisitions and disposals are affected by market conditions, while costs of maintaining assets over their lifetime depends on materials, design, type of plant and equipment used, the level of demand and many other influencing factors.

At present, the Department allocates an annual recurrent budget for asset management at the beginning of each financial year. The Tasmanian Government also allocates funding for specific projects it wishes to progress. All asset acquisitions and maintenance requirements are prioritised, and funding is allocated to highest priority needs. Those projects for which funding is not available, are deferred for reconsideration in future funding rounds.

The Department continues to identify opportunities to improve value for money. Consultant submissions are required to provide an assessment of the life cycle costs of assets for all major works projects, and for some minor works. The assessment is evaluated as part of the consultancy selection process.

### Funding Sources

The Department's Asset Management funding is sourced via two separate funding sources. TFS funds are derived from a fire services levy collected through councils and insurance companies. The remaining operating arms are funded via annual government appropriations allocated through the annual State Budget process.

The government allocates appropriation funding for operating and capital purposes. Operating funds relate to general services and capital funding is directed to specific infrastructure projects nominated by government.

Other sources of funds are available, such as rental income, fees from the use of Departmental properties or grants. These generally represent a small fraction of the total funding received.

Potential funding sources for asset management purposes are summarised in the following table.

<b>Tasmanian Government and SFC Allocations</b>	Direct Funding of Specific Capital Projects
	Department Budget provision, allocated as follows: Statutory maintenance Planned maintenance Property & Procurement Services Property and Building Services (leasing, security, cleaning, access management, etc) Property rates and charges Property insurance
<b>Proceeds from asset sales</b>	Net proceeds or a portion of net proceeds may be retained for asset reinvestment.
<b>Other sources of income</b>	Rental from staff residences Fees collected from hiring, leasing or licencing agreements for site facilities Grants Proceeds of fund-raising exercises

Table 4 – Asset Management Funding Sources

### Income from Property Disposals

As shown above, proceeds from asset disposals may provide revenue for reinvestment in the Department’s asset portfolio. Treasury manages the disposal of Department assets and deposits sale revenues into the Crown Lands Administration Fund (CLAF). DPFEM can request CLAF funding at the end of each year via the Request for Additional Funds (RAF) process.

Treasury’s Budget Management Guidelines state that when an agency’s SAMP has been approved by the Treasurer, 75% of net proceeds from the sale of assets can be retained. Additionally, the Department can apply to retain 100% of net sale proceeds on a case-by-case basis.

Costs associated with asset disposals include market valuations, surveying, legal advice and assistance, civil engineering, remediation works to property/buildings (including construction works as required), and council costs including tests and reports (e.g., geotechnical, environmental, heritage, planning, etc).

Properties identified as surplus are generally disposed of as promptly as possible once the need is identified, as the costs of maintaining vacant or underutilised properties are significant. These include ensuring security of the property,

carrying out appropriate grounds and building maintenance to prevent deterioration and discourage vandals, and retaining power supply to ensure compliance with fire regulations.

The CAAC is provided with planned asset disposal programs at regular intervals and deals with ad-hoc individual property disposals as they arise. Currently, there is:

- two police residence being managed by DOTAF for disposal;
- five police residences and one station approved by the Minister; and
- numerous other police properties being reviewed internally for disposal.

The sale of residences is proposed to fund short falls in the Upgrade Police Housing Project, through the purchase and upgrade of residences classified as country and community.

### Funding Allocations

#### Capital Program – Appropriation Capital (CF02)

The Department receives CF02 capital funding from Government for major capital projects. Projects are determined in line with Government policy priorities or based on Structured Infrastructure Investment Review Process (SIIRP) submissions.

The Department has received a substantial injection of Government funding for capital projects over the past four years. The following table details the funding received for DPFEM capital projects since 2014-15.

Project	Value \$'000
Not Related to Request	
Sorell Emergency Services Hub	12 000
Emergency Services Operations Centre	3 500

Not Related to Request

DPFEM - Strategic Asset Management Plan

Investment Program (CIP) Funding

**Capital Program – Other Funds**

The Department is also progressing major capital projects utilising funds sourced from the TFS and the Tasmanian Government Radio Network (TasGRN).

Project	Value \$'000
Radio Dispatch Services Redevelopment	2 000
Hobart Fire Brigade PPC Storage Facility	724
State-wide Hose Repair Facility	500
State-wide Volunteer Stations PPC Storage	560
Campbell Town TFS/SES Co-location	1 500
Southport Fire Station	950
Sandfly Fire Station	100
Wynyard Fire Station	500
Derby	900
Bridport	1 100
Marawah	1 500
Cambridge	250
TFS SHQ Building Compliance	150
NR Admin Offices	120
NR BA Complex	60
<b>TOTAL</b>	<b>10 914</b>

Table 6 – Other Capital Project Funding

**Maintenance Programs**

DPFEM spreads its property maintenance funding over two specific areas. Centralised maintenance programs including Statutory and Planned Maintenance as well as reactionary and minor maintenance.

The Department allocates annual budgets for routine and minor works maintenance. Over recent years, approximately \$1.4 million has been allocated for Statutory and Planned Maintenance and around \$2.0 million for reactionary and minor maintenance managed by individual Districts and Regions.

The table below illustrated what Department has spent in 2021-22 from centralised maintenance budget centres. Statutory Maintenance include compliance and maintenance for TFS sites however other TFS expenditure is not centrally managed.

Category	Value \$'000
Statutory Maintenance	902

Category	Value \$'000
Station Maintenance	1 016
Residence Maintenance	48
Other Facilities Maintenance	51
<b>TOTAL</b>	<b>2 017</b>

Table Error! Unknown switch argument. - Statutory and Controlled Maintenance Funding

Given the statutory compliance requirements, it is expected that costs for Mechanical, Fire, Lift and Electrical services will continue to increase in line with nationally accepted infrastructure indexation amounts.

Operating Arm	Value \$'000
Not Related to Request	
Tasmania Fire Service	1 317

Not Related to Request

**Cash flow requirements**

Cash flows are developed each year for all planned projects and programs and are included in their budgets. The Department works closely with Treasury to ensure that project and program budgets meet cash flow requirements, including advising and updating Treasury of capital investment projects on a monthly basis.

**Deferred maintenance**

s38(1)(ii)

While the DPFEM budget is currently at this minimum threshold it does not consider a range of issues including:

- unfunded or deferred maintenance projects;
- ageing or deteriorating buildings;
- heritage or iconic buildings; or
- highly critical or complex facilities.

The age of the Department’s property portfolio and insufficient maintenance funding over successive years has resulted in significant work health and safety issues raised which require immediate redress.

Approximately 25% of the property portfolio is in excess of

40 years and requires major refurbishments to plant and equipment. Infrastructure including main and sub switchboards, electrical compliance, lifts, and hydraulic services remain beyond the scope of existing budget allocations. Major faults with these services in aging infrastructure will incur lengthy outages and significant costs.

Not Related to Request

There are numerous highly critical and complex facilities that need to be maintained for emergency services. These include NATA accredited laboratories, police stations incorporating holding facilities, and fire stations co-locating with ambulance services. Buildings of this nature require additional maintenance to ensure 24x7 availability.

As part of the government’s COVID-19 stimulus program the department received \$4.0 million under the Public Building Maintenance Fund during 2020-21. This one-off funding has addressed several deferred maintenance issues, but the short timeframes associated with the expenditure of this funding resulted in major building infrastructure items, such as lifts, not being progressed. A SIIRP business case has been developed for replacement lift infrastructure to be progressed through the life of this Plan.

**Maintenance priorities**

Due to the age of the DPFEM portfolio the priority is to keep building assets operational. This includes being able to react to significant issues in a short timeframe. The following are known issues however there is significant risk with other assets that are of similar age which are yet to present.

**Lift Services State-wide**

All lifts services in multi-story buildings between 25 and 40 years old require replacement. There have been ongoing WH&S issues raised with staff and visitors being trapped for extended periods on a regular basis. A SIIRP business case has been submitted and planning for the priority replacement (Hobart City Police Station) has commenced.

Not Related to Request

Not Related to Request

**Tasmania Fire Service State Headquarters**

The existing fire detection system is not compliant with current regulations with replacement underway. This includes new detectors and a monitored system installed into interconnecting buildings. Due to the nature of the buildings, being a mix of modern and heritage listed this is expected to cost approximately s38(1)(ii)

Not Related to Request

## 6. Governance and Property Management

DPFEM asset management occurs through a hybrid model in which the responsibility for managing assets is shared between Property and Procurement Services (PPS), and site managers such as District Commanders/Executive Officers, Regional and Deputy Chiefs, etc. This means that decision-making and financial management of assets occurs at both levels.

In general, sites fund works up to \$4 000 for assets under their control. PPS is allocated funding for major, minor and statutory maintenance work. This is explained further in under the funding section.

At a governance level, asset management is overseen by the DPFEM/TFS Capital and Accommodation Committee (CAAC) and the department executive. The CAAC are responsible for the formal review of this SAMP on an annual basis.

The following diagram summarises the separation of responsibilities in the hybrid model.



Figure Error! Unknown switch argument. - DPFEM Asset Management Hierarchy

Although roles are separated above between PPS and sites, the two work together in most areas of asset management with oversight from Business and Executive Services, CAAC and the Executive.

The responsibilities of the various contributors to asset management are provided in more detail below.

### Management Responsibilities

#### Agency Executive Group (AEG)

The AEG will provide strategic oversight and direction to agency activities relating to the implementation of Government and Department policy priorities and the associated property and infrastructure requirements.

The Agency Executive Group provides a forum for whole-of-agency decision-making and coordination.

#### Capital and Accommodation Committee (CAAC)

The function of the CAAC is to:

- Develop and/or update the organisations Strategic Asset Management Plan (SAMP) in line with the organisations current and future requirements and the Government’s policy agenda;
- Establish criteria and standards for the control and management of assets;
- Establish strategies and processes for asset acquisition, production, maintenance, disposal and risk management;
- Approve annual capital and maintenance programs and allocate funding to these; and
- Establish priorities for allocating resources for asset management purposes.

The principal objective of the CAAC is to ensure the organisation meets its service delivery objectives efficiently and effectively. This objective will be achieved by:

- Maximising the service potential of existing assets by ensuring they are appropriately used and maintained;
- Reducing the demand for new assets through demand management techniques and consideration of alternative service delivery options;
- Achieving greater value for money through a rigorous project initiation and evaluation process which takes into account life cycle costing and value management techniques; and
- Focusing attention on results by clearly assigning responsibility, accountability and reporting requirements in relation to asset management.
- A report will be provided on an annual basis to the Budget Oversight Committees and to the Agency Management Group detailing:
  - Progress against the SAMP;
  - Activities undertaken during the reporting period;
  - Explanation of progress not achieved or activities not undertaken;
  - Activities scheduled for the next 12 months (including allocation of responsibility); and
  - Amendments required to the SAMP.

### Budget Oversight Committee (BOC) – DPFEM, Tasmania Police and the Tasmania Fire Service

The three committee's review and make decisions relating to the allocation of Department funds. The BOC sets the original budget and makes decisions regarding within year variations to budget allocations.

### State Fire Commission (SFC)

Overall responsibility for the Tasmania Fire Service assets currently resides with the SFC. The Commission is a statutory authority created under the *Fire Service Act 1979*. The Tasmania Fire Service is the operational arm of the Commission, delivering services to the community through career and volunteer brigades and Community Fire Safety. The functions and powers of the Commission include:

- Formulation of policy in respect of the administration and operation of the Fire Service;
- Co-ordinate and direct the development of all fire services throughout the State;
- Develop effective fire prevention and protection measures throughout the State;
- Standardise, as far as is practicable, fire brigade equipment throughout the State; and
- Establish and maintain training facilities for brigades.

### Corporate Management Group (CMG)

The Corporate Management Group brings together strategic decision-makers from Tasmania Police, including Business and Executive Services. Responsibilities include:

- Identify, discuss, and where appropriate, make decisions in respect to strategic, operational and administrative issues of relevance to Tasmania Police;
- Consider issues and matters elevated for CMG consideration from command areas and elsewhere within DPFEM;
- Provide a forum for the Commissioner to be apprised of significant matters associated with relevant portfolios; and
- Provide advice and elevate issues of a whole-of-agency nature to the AEG.

### TFS Executive Leadership Team (ELT)

The Executive Leadership Team was established to ensure close coordination and cooperation on firefighting and emergency services issues, in order to achieve the strategies, aims and objectives of the SFC, as

delegated to the Chief Officer. It brings together senior leaders of diverse functions in order to solve shared problems and ensure aligned action and collective responsibility for the organisation's performance. These issues include:

- Development and implementation of strategy, operational plans, policies and budgets;
- Monitor and achieve operating and financial performance targets;
- Assessment, treatment and management of risk within TFS and the SES portfolios;
- Prioritisation and allocation of assets and resources;
- Inclusion of Regions and Divisions in executive decision-making processes; and
- Report against Business Unit Plans on a quarterly basis.

### Property and Procurement Services (PPS)

PPS is a workgroup within the People and Business Services Directorate. It is their role to provide ongoing support and management of capital, maintenance, facility management, procurement and supply services to the Department. PPS has three specific areas dedicated to the Departments property related tasks. Namely, Asset and Accommodation Services, Capital Works and Facilities and Building Services.

## 7. Service Delivery

### Property and Procurement Services (PPS)

The purpose of PPS is to provide services and systems to maximise the efficient delivery of fit-for-purpose buildings, facilities, goods and services to members of the Department of Police, Fire and Emergency Management (DPFEM).

### Areas of Responsibility

The Division is responsible for the management of the following areas:

- Asset and Accommodation Services;
- Capital Works;
- Facilities and Building Services; and
- Procurement and Supply.

The areas above include the following core functions:

- Review and management of the land and buildings component of the DPFEM Strategic Asset Management Plan (SAMP);



## DPFEM - Strategic Asset Management Plan

- Capital project management including building, redevelopment and disposals;
- Maintenance management, including statutory, planned and reactionary;
- Management of DPFEM procurement functions in accordance with the government's procurement framework;
- Management of the supply and logistics functions associated with uniform, accoutrement, equipment and consumables;
- Ensure compliance with legislative requirements and Treasurer's Instructions (TI) in relation to procurement and properties; and
- Development and management of systems and processes to support these core services.

### Facilities and Building Services (Maintenance)

Facilities and Building Services are responsible for agency maintenance management, provides building infrastructure and plant, electronic access and insurance arrangements relating to properties.

The section administers statutory, planned and reactive maintenance programs as well as the Department's deferred maintenance liability. It provides advice and support associated with the management of major building infrastructure. It also manages the Department's Gallagher access control system installed at all major premises.

#### Major Tasks

The Facilities section is responsible for the following major tasks:

- Develop and manage annual maintenance programs;
- Manage major building infrastructure and services;
- Building management including minor works, regulations and compliance;
- Develop annual budget submissions for maintenance funding;
- Develop SIIRP proposals relating to building and infrastructure items;
- Ensure buildings remain operational and respond to major incidents (fires, storm events) where DPFEM assets are affected;
- Ensure compliance with government legislation, Treasurer's Instructions, policies and procedures;
- Develop and update policy, procedures, guidelines and processes for Facilities

- management; and
- Represent DPFEM at Tasmania PSPF physical workgroup to assist with policy, procedures, guidelines and processes consistent with DPFEM requirements.

### Capital Works

Capital Works provides specific services relating to the planning and management of all DPFEM capital projects.

The section progresses approved Structured Infrastructure Investment Review Process (SIIRP) or other capital initiatives directed by Government or the Department. The section is responsible for the scoping, planning, resource allocation, timelines and delivery of the project objectives, on time and within budget.

#### Major Tasks

The Capital Works section is responsible for the following major tasks.

- Develop and manage annual capital programs;
- Manage the Department's asset processes including fit-out and construction;
- Ensure compliance with government legislation, Treasurer's Instructions, policies and procedures; and
- Develop and update policy, procedures, guidelines and processes relating to property and accommodation management.

### Asset and Accommodation Services

A&AS manages the Department's accommodation requirements based on service delivery needs, compliance with the Government's accommodation policy and balances this against increasing property and accommodation costs.

#### Major Tasks

The A&AS section is responsible for the following major tasks.

- Assist with the annual review and update of the SAMP;
- Develop SIIRP proposals and budget submissions relating to property and infrastructure;
- Identify, assess and develop accommodation options in line with DPFEM planning or in response to requests from operational and support areas.
- Undertake accommodation planning in line with the SAMP and other Department planning

- documents;
- Support the Department’s strategic long-term planning objectives to identify efficiencies in the planning and management of office accommodation;
  - Lead the development of office accommodation proposals and solutions;
  - Administration of leased and government-owned office accommodation, including:
    - payment of rent, and any other outgoings (e.g., electricity, water, maintenance, security, and cleaning) to private lessors;
    - recovery of rent and other monies from tenants (i.e., government agencies);
    - compliance with any other terms and conditions as outlined in the relevant MOU;
  - Develop, implement, and review policies, standards and guidelines for the planning, delivery and management of government office accommodation;
  - Ensure ongoing improvements in government office accommodation by continuously implementing open plan office designs, space usage standards and targets, while minimising the number of enclosed offices in all new leases and fit outs;
  - Provide strategic advice to:
    - business units on their office accommodation proposals
    - the Department executive on potential office accommodation rationalisation and cost-saving opportunities.
  - Support business units with strategic office accommodation planning in line with their current and future service delivery requirements; and
  - Work with operational arms to develop asset management plans for property assets that will support their ongoing service delivery requirements.

### Procurement and Supply

Procurement and Supply manages the Department’s procurement governance and compliance with the Government’s procurement framework and Treasurer’s Instructions. Procurement and Supply also manage the logistics and supply functions of DPFEM Uniform,

Equipment and PPE requirements.

### Major Tasks

The P & S section is responsible for the following major tasks:

- Provide procurement advice and assistance to DPFEM business units;
- Administer the Procurement Review Committee;
- Ensure compliance with the Government Procurement Framework and Treasurers Instruction;
- Represent the Department on the Whole of Government Procurement Reference Group and other committees; and
- Manage the DPFEM Logistics and Supply functions for uniform, equipment, and PPE.

### Data and systems

The Department has made progress in updating and improving its data and systems over the last few years. The completion of the Property Valuation Assessment in 2021 provides the Department with information on each property including land and building value, improvements, and general comments.

Some aspects of the Department’s asset management activities continue to be impeded by outdated system and data integration and manual data processes. It is important that the Department minimises reliance on manual, inflexible or generic systems which are time-consuming or repetitive. Development of the systems currently in place will allow us to retain, access, analyse and utilise our data more efficiently. Planned improvements will ensure the integrity of the data and that staff are assisted to embrace new technology into their daily routines.

Areas currently impacted by incomplete data or inefficient systems include:

- Overall asset condition assessments are recorded in spreadsheets and need to be transitioned to an integrated asset management system to enable access and utilisation of this data for asset management purposes;
- Leased property has recently been included in the Kwella Folio system. This has improved the management, reporting and control of these assets. Further work is required to fine tune the system and optimise data use;

## DPfEM - Strategic Asset Management Plan

- The 31 December 2021 property valuations need to be updated and recorded against a revised property asset structure within a dedicated property asset register. This will improve planning and decision making in relation to key Department assets;
  - Planning and scheduling future maintenance, potentially leading to a shortfall in delivery;
  - PPS' understanding of, and the timely and cost-effective response to, maintenance needs of each site;
  - Accurate calculation of the Department's deferred maintenance liability;
  - Analysis and development of risk management strategies within the context of high value maintenance contracts;
  - Capturing all deferred maintenance issues when assessing and planning capital works projects; and
  - Analysis of recurrent insurance claims and response plan.
- Update/refine processes for relevant databases;
  - Continue to liaise with software developers to ensure that an appropriate level of functionality is obtained from existing proprietary systems; and
  - Continue to require maintenance contractors to inspect assets and report maintenance requirements.

Improved data and systems will enable us to monitor our assets and their condition better, to assess and plan maintenance, decide and undertake the replacement or disposal of assets more strategically, anticipate future costs more accurately and identify priority service delivery areas to focus on.

Progress was made in the development of the Department's asset management systems but has not continued due to resourcing and limitations of the system being proposed. Additional work is required over the medium term to ensure the Department has access to the information it needs to make well-informed decisions and undertake its work efficiently and effectively.

### **Strategies**

In the period of this SAMP, the Department will continue to improve its data and systems, including the following:

- Continue to enhance and develop systems to progress contemporary asset management activities;
- Review and update data in relation to leasing and property data, police residences and asbestos data;
- Improve accessibility and storage of various data sets;
- Scope and progress systems relating to the capital project process and ServiceNow for the lodgement of works/service requests;

## 8. Property Profile

As at 31 December 2021 following the Property Valuation Assessment the Department held the following categories of land and buildings:

Property Status	Operating Arm	Type of Asset	Number of Properties
Leased	Not Related to Request		
	Tasmania Fire Service	Fire Station	1
		Support Building	3
	Not Related to Request		
<b>Leased Total</b>			<b>51</b>
Owned	Not Related to Request		
	Tasmania Fire Service	Fire Station	209
		Fire/Ambulance Station	12
		Fire/SES Station	11
Not Related to Request			

Table 9 – DPFEM Leased and Owned Asset Summary

DPFEM - Strategic Asset Management Plan

## 9. Key Property Programs, Projects and Initiatives

The following tables detail the Department’s key asset projects and initiatives that will support its outputs and services delivery requirements over the next 48 months.

### Key Projects

High Priority Projects - Funded				
Project Name	Problem/Opportunity Description	Delivery Timeframe	Category	Status

<b>DPFEM</b>				
Not Related to Request				

Tasmania Fire Service (TFS) and State Emergency Service (SES)				
<b>Campbell Town Co-location (TFS/SES)</b>	Construct a combined TFS/SES station to support the Northern Midlands community.	2 years	Regional Infrastructure	Underway
<b>Statewide PPC Separation</b>	Construct specific PPC separation and storage facilities at volunteer stations.	3 years	Regional Infrastructure	Underway
<b>Southport Fire Station</b>	Construct a new fire station to support the Southport community.	1 year	Regional Infrastructure	Underway
<b>Marawah Fire Station</b>	Upgrade of the fire station to take advantage of local Council infrastructure.	2 years	Regional Infrastructure	Underway
<b>TFS State Headquarters Building Compliance Upgrade</b>	Building upgrade to meet compliance requirements.	1 year	Asset Renewal	Planned and Funded

## DPFEM - Strategic Asset Management Plan

High Priority Projects - Funded				
Project Name	Problem/Opportunity Description	Delivery Timeframe	Category	Status
Northern Region Administration Offices	Upgrade to Northern Region Administration Offices.	1 year	Asset Renewal	Planned and Funded
Wynyard Fire Station	Construct a new fire station to support the Wynyard-Waratah community.	3 years	Asset Renewal	
Bridport Fire Station	Develop a new fire station to support the Dorset community.	3 years	Asset Renewal	
Derby Fire Station	Relocate the station to accommodate visitor infrastructure.	3 years	Asset Renewal	
Unallocated Land and Buildings – Capital Program	Land and buildings to be included in the capital program in 2025-26 – specific projects still to be allocated.	4 years	Asset Renewal	

Table Error! Unknown switch argument. - High Priority Project Summary

Priority Projects					
Project Name	Problem/Opportunity Description	Delivery Timeframe	Category	Status	Page
<b>DPFEM</b>					
Hobart Central Business District (CBD) Strategic Accommodation Plan	Business unit relocation to better utilise CBD accommodation.	1 year	Asset Planning and Accommodation Utilisation	Planned	
<b>Tasmania Fire Service (TFS) and State Emergency Service (SES)</b>					
TFS/SES Accommodation Planning	A strategic accommodation plan by Region, including all seasonal facility requirements.	1 years	Asset Planning and Accommodation Utilisation	Planned	

Table Error! Unknown switch argument. - Priority Project Summary

## Key Department Initiatives

High Priority Initiatives				
Project Name	Problem/Opportunity Description	Delivery Timeframe	Category	Status
<b>DPFEM</b>				
Not Related to Request				

## High Priority Initiatives

Not Related to Request



Not Related to Request

**Tasmania Fire Service (TFS) and State Emergency Service (SES)**

<b>Devonport Emergency Services Hub</b>	A combined emergency services facility to serve the Devonport community and move hub to a more central location.	n/a	Asset Renewal	Proposed
<b>Burnie Fire Station</b>	Develop a new fire station to support the Burnie community and move hub to a more central location	n/a	Asset Renewal	Proposed
<b>Launceston Fire Station</b>	Develop a new fire station to support the Launceston community.	n/a	Asset Renewal	Proposed
<b>North Bruny Co-location (TFS/SES)</b>	To co-locate to existing TFS Stations, increasing efficiencies of community service delivery. Kingborough Council have committed \$25,000.	1 year	Asset Renewal and Co-location	Proposed

Table 12 - High Priority Initiative Summary

**Priority Initiatives**

Project Name	Problem/Opportunity Description	Delivery Timeframe	Category	Status
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Not Related to Request

## Priority Initiatives

Not Related to Request

### Tasmania Fire Service (TFS) and State Emergency Service (SES)

<b>Redevelopment of previous DPFEM Store at Brisbane Street</b>	With the relocation of the DPFEM Store to Cambridge there is an opportunity to redevelop this area.	5-10 years	Chief Officer	Proposed
<b>Relocation of SES from Cruikshank Building</b>	This accommodation is outdated and does not meet business need.	5-10 years	ED SES and volunteers	
<b>Building works for TFS Headquarters Building</b>	Modifications to occur to Level 2. With the relocation of Firecomm to the old State Operations Centre space is available.	Immediate	Chief Officer	
<b>Melrose/Tarleton Combined Fire Station</b>	Combine two volunteer stations into one facility.	5-10 years	Regional Infrastructure	Proposed
<b>Community Fire Safety – Youngtown Planning/Development</b>	Lack of accommodation for CFS staff in the Northern Region. Opportunity to develop the Youngtown site.	2-5 years	Support Infrastructure	Proposed
<b>Brighton Co-location (TFS/SES)</b>	Development of a new Fire station/SES unit to meet future service needs and to increase operational efficiency and effectiveness	5 years	Asset Renewal	Proposed – to be considered as part of broader SAMP
<b>Ulverstone Co-location (TFS/SES)</b>	Co-location of SES at the TFS Ulverston station to existing TFS site.	5-10 years	Infrastructure Co-location	Proposed
<b>Relbia/White Hills Fire Station</b>	Combine two volunteer stations into one facility.	5-10 years	Regional Infrastructure	Proposed – to be considered as part of broader SAMP
<b>Rosebery/Tullah Co-location (TFS/SES)</b>	Existing facilities require upgrading and provide the opportunity to co-locate TFS/SES to a central location.	3 years	Asset Renewal and co-location	Proposed

Table 13 - Priority Initiative Summary

## 10. Proposal Summaries

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### High Priority Projects - Funded

Not Related to Request

Not Related to Request

Not Related to Request

Not Related to Request

Not Related to Request

### Title: Campbell Town Co-location (TFS/SES)

**DPFEM Area:** Tasmania Fire Service and State Emergency Service

**Description:** Strategically, Campbell Town provides a central location to the states High Bush Fire Risk Areas as identified (Base Bush Fire Risk R2R).  
 Campbell Town is a key location for TFS providing a central location for hot day response preparedness including the staging of additional air and ground resources during the bush fire season. The location also provides opportunities to host state-wide meetings and is regularly used by various TFS, SES and partner agency business units for meetings and training. There is potential with this development to improve our strategic position in providing a contemporary learning hub (District, Region, and State).

**Issue to Address:** Rectification of access and space issues at the current station. Addition of infrastructure and facilities to support TFS air assets and capability. Improved facilities to accommodate and support region and state-wide operations and to host training and meetings.

**Government Policy:** Keeping Tasmanian’s Safe

**DPFEM Policy:** Strategic Directions 2 - Providing a Trusted Emergency Response, 3 - Collaborative Organisation, 4 - Valued and Capable People and 5 - An Efficient and Effective Organisation.

**Location(s):** Campbell Town

**Expected Timeframe:** 3 years

**Proposal Sponsor:** Deputy Chief Officer

**Proposal Budget Estimate:**

Year	Y1	Y2	Y3	Y4	Total
Financial Year	2022-23	2023-24	2024-25	2025-26	
	\$'000	\$'000	\$'000	\$'000	\$'000
Capital	530	970			500
Recurrent					

### Title: State-wide PPC Separation

**DPFEM Area:** Tasmania Fire Service

**Description:** The construction of appropriate PPC separation facilities within TFS facilities to manage diesel particulate and other contaminate separation issues.  
 Redevelopment of areas within existing fire stations to appropriately store firefighter PPC. These areas may include positive pressure ventilation equipment and environmental controls as needed.  
 Stations that have been allocated structural firefighting PPC in line with breathing apparatus accreditation will be prioritised for these works.

**Issue to Address:** Development of appropriate facilities to protect TFS staff and volunteer PPC and minimise risk and exposure of emergency services personnel when utilising these items.

**Government Policy:** Supporting Our Emergency Services Volunteers

**DPFEM Policy:** Strategic Directions: 3 - Collaborative Organisation, 4 - Valued and Capable



DPFEM - Strategic Asset Management Plan

People and 5 - An Efficient and Effective Organisation.

Location(s): Various  
 Expected Timeframe: 48 months  
 Proposal Sponsor: Deputy Chief Officer  
 Proposal Budget Estimate:

Year	Y1	Y2	Y3	Y4	Total
Financial Year	2022-23	2023-24	2024-25	2025-26	
	\$'000	\$'000	\$'000	\$'000	\$'000
Capital	280		140	140	560
Recurrent					

**Title: Southport Fire Station**

**DPFEM Area:** Tasmania Fire Service

**Description:** Southport fire station requires redevelopment or relocation to increase its size from a single bay station to a multi-bay station. This will address several work, health and safety (WHS) issues with the facility and provide additional capacity to accommodate and recruit additional volunteers to provide emergency services to the community.

TFS note that the current station is prone to flooding as a result of siting and construction issues resulting in significant corrosion problems with the structure.

**Issue to Address:** WHS, space and capacity restraints, flooding and other associated maintenance issues.

**Government Policy:**

**DPFEM Policy:** Strategic Directions: 1 – Supporting Community Resilience; 2 - Providing a Trusted Emergency Response, 3 - Collaborative Organisation, 4 - Valued and Capable People and 5 - An Efficient and Effective Organisation.

**Location(s):** Southport

**Expected Timeframe:** 24 months

**Proposal Sponsor:** Deputy Chief Fire Officer

**Proposal Budget Estimate:**

Year	Y1	Y2	Y3	Y4	Total
Financial Year	2022-23	2023-24	2024-25	2025-26	
	\$'000	\$'000	\$'000	\$'000	\$'000
Capital	950				950
Recurrent					

**Title: Marrawah Fire Station**

**DPFEM Area:** Tasmania Fire Service

**Description:** Relocation of the Marrawah fire brigade from its current site to a new co-joined facility with the Marrawah Community Hall. The initiative is supported by the Circular Head council and the surrounding community. Completion will result in an extended, upgraded and modernised facility that will support

both the brigade and broader Marrawah community.

**Issue to Address:** Following a resource to risk review it was determined that the Marrawah brigade would be allocated a TFS 5.1 Fire Appliance to enable a wildfire response capability in the Tarkine region. The 5.1 Fire Appliance was allocated in 2015 and has been housed in a brigade members garage as the station is a single bay facility and is unable to house the 5.1 Fire Appliance.

**Government Policy:** Keeping Tasmanians Safe

**DPFEM Policy:** Strategic Directions: 2 - Providing a Trusted Emergency Response, 4 - Valued and Capable People and 5 - An Efficient and Effective Organisation.

**Location(s):** Marrawah

**Expected Timeframe:** 0-3 Years

**Proposal Sponsor:** Deputy Chief Officer

**Proposal Budget Estimate:**

Year	Y1	Y2	Y3	Y4	Total
Financial Year	2022-23	2023-24	2024-25	2025-26	
	\$'000	\$'000	\$'000	\$'000	\$'000
Capital	793	707			1 500
Recurrent					

### Title: TFS State Headquarters Building Compliance Upgrade

**DPFEM Area:** Tasmanian Fire Service

**Description:** Building update to meet compliance requirements

**Issue to Address:** WHS requirements

**Government Policy:** NA

**DPFEM Policy:** WHS requirements

**Location(s):** South

**Expected Timeframe:** 1 year

**Proposal Sponsor:** Deputy Chief Officer

**Proposal Budget Estimate:**

Year	Y1	Y2	Y3	Y4	Total
Financial Year	2022-23	2023-24	2024-25	2025-26	
	\$'000	\$'000	\$'000	\$'000	\$'000
Capital	150				
Recurrent					

### Title: Northern Region Administration Offices

**DPFEM Area:** Tasmanian Fire Service

**Description:** Building update to meet compliance requirements

**Issue to Address:** WHS requirements

**Government Policy:** NA

DPFEM Policy: WHS Requirements  
 Location(s): North  
 Expected Timeframe: 1 year  
 Proposal Sponsor: Deputy Chief Officer  
 Proposal Budget Estimate:

Year	Y1	Y2	Y3	Y4	Total
Financial Year	2022-23	2023-24	2024-25	2025-26	
	\$'000	\$'000	\$'000	\$'000	\$'000
Capital	120				120
Recurrent					

**Title: Wynyard Fire Station**

DPFEM Area: Tasmania Fire Service

Description: The Wynyard fire station supports both TFS and Ambulance Tasmania services. It is proposed to upgrade or develop a new facility to also incorporate the area’s SES Unit. The current facility is outdated and does not provide the facilities or amenity to provide contemporary emergency management services to the Waratah-Wynyard community.

The redevelopment of the Wynyard fire station is a high priority for the Tasmania Fire Service. The redevelopment will incorporate the local SES unit which will facilitate the integration of emergency management services and provide the community and the volunteer members with a modern, fit for purpose facility with which to serve the community.

Issue to Address: Volunteer recruitment and retention as well as promoting a gender balance within the unit. Provision of improved storage, training and meeting facilities.

Government Policy: Supporting Our Emergency Services Volunteers

DPFEM Policy: Strategic Directions: 1 – Supporting Community Resilience; 2 - Providing a Trusted Emergency Response, 3 - Collaborative Organisation, 4 - Valued and Capable People and 5 - An Efficient and Effective Organisation.

Location(s): Wynyard

Expected Timeframe: 36 months

Proposal Sponsor: Deputy Chief Officer

Proposal Budget Estimate:

Year	Y1	Y2	Y3	Y4	Total
Financial Year	2022-23	2023-24	2024-25	2025-26	
	\$'000	\$'000	\$'000	\$'000	\$'000
Capital				500	500
Recurrent					

**Title: Bridport Fire Station**

DPFEM Area: Tasmania Fire Service

Description: Construct and relocate Bridport Fire Brigade. TFS assessed the Bridport fire station in 2012 and determined that the current station would not meet the

future needs of the community and was therefore not fit for purpose. Initial planning was undertaken to expand the current site but TFS could not reach an agreement with the neighbouring property owner to secure additional land. It is proposed to construct a new facility at a green field site. A number of sites have been assessed and three have been shortlisted.

**Issue to Address:** The current station lacks the space, facilities and operational functionality to meet the needs of the Bridport community. There are significant resource to risk deficiencies and WHS issues identified with the current station.

**Government Policy:** Keeping Tasmanians Safe

**DPFEM Policy:** Strategic Directions: 1 – Supporting Community Resilience; 2 - Providing a Trusted Emergency Response, 3 - Collaborative Organisation, 4 - Valued and Capable People and 5 - An Efficient and Effective Organisation.

**Location(s):** Bridport

**Expected Timeframe:** 3 Years

**Proposal Sponsor:** Deputy Chief Officer

**Proposal Budget Estimate:**

Year	Y1	Y2	Y3	Y4	Total
Financial Year	2022-23	2023-24	2024-25	2025-26	
	\$'000	\$'000	\$'000	\$'000	\$'000
Capital			1 100		1 100
Recurrent					

## Title: Derby Fire Station

**DPFEM Area:** Tasmania Fire Service

**Description:** This initiative will relocate the Derby Fire Station. The current Derby Fire Station is situated on Dorset Council land which the Council intends to dispose of. This creates a requirement to relocate the station to an alternative site.

This initiative will identify and purchase a suitable site for the Derby Fire Station and construct a new station of a similar capacity and size.

**Issue to Address:** The current Derby Fire Station is situated on land owned by the Dorset Council. The Council intends to dispose of that land. This will require the Fire Station to be relocated.

**Government Policy:** Keeping Tasmanians Safe

**DPFEM Policy:** Framing the Future

**Location(s):** North

**Expected Timeframe:** 3 Years

**Proposal Sponsor:** Regional Chief North

**Proposal Budget Estimate:**

Year	Y1	Y2	Y3	Y4	Total
Financial Year	2022-23	2023-24	2024-25	2025-26	
	\$'000	\$'000	\$'000	\$'000	\$'000
Capital			900		900

Recurrent					
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**Title: Northern Air Operations Facility TFS**

**DPFEM Area:** Tasmania Fire Service  
**Description:** New Air Operations Facility to be purpose built and long term leased at the Launceston Airport  
**Issue to Address:** Air side access for reloading aircraft with fire retardant and staging of remote area crews.  
**Government Policy:** Keeping Tasmanians Safe  
**DPFEM Policy:** Framing the Future  
**Location(s):** State-wide  
**Expected Timeframe:** 2 years  
**Proposal Sponsor:** Deputy Chief Officer

**Proposal Budget Estimate:**

Year	Y1	Y2	Y3	Y4	Total
Financial Year	2022-23	2023-24	2024-25	2025-26	
	\$'000	\$'000	\$'000	\$'000	\$'000
Capital					
Recurrent		200	200	200	3 000

**Title: Unallocated Land and Buildings – Capital Program**

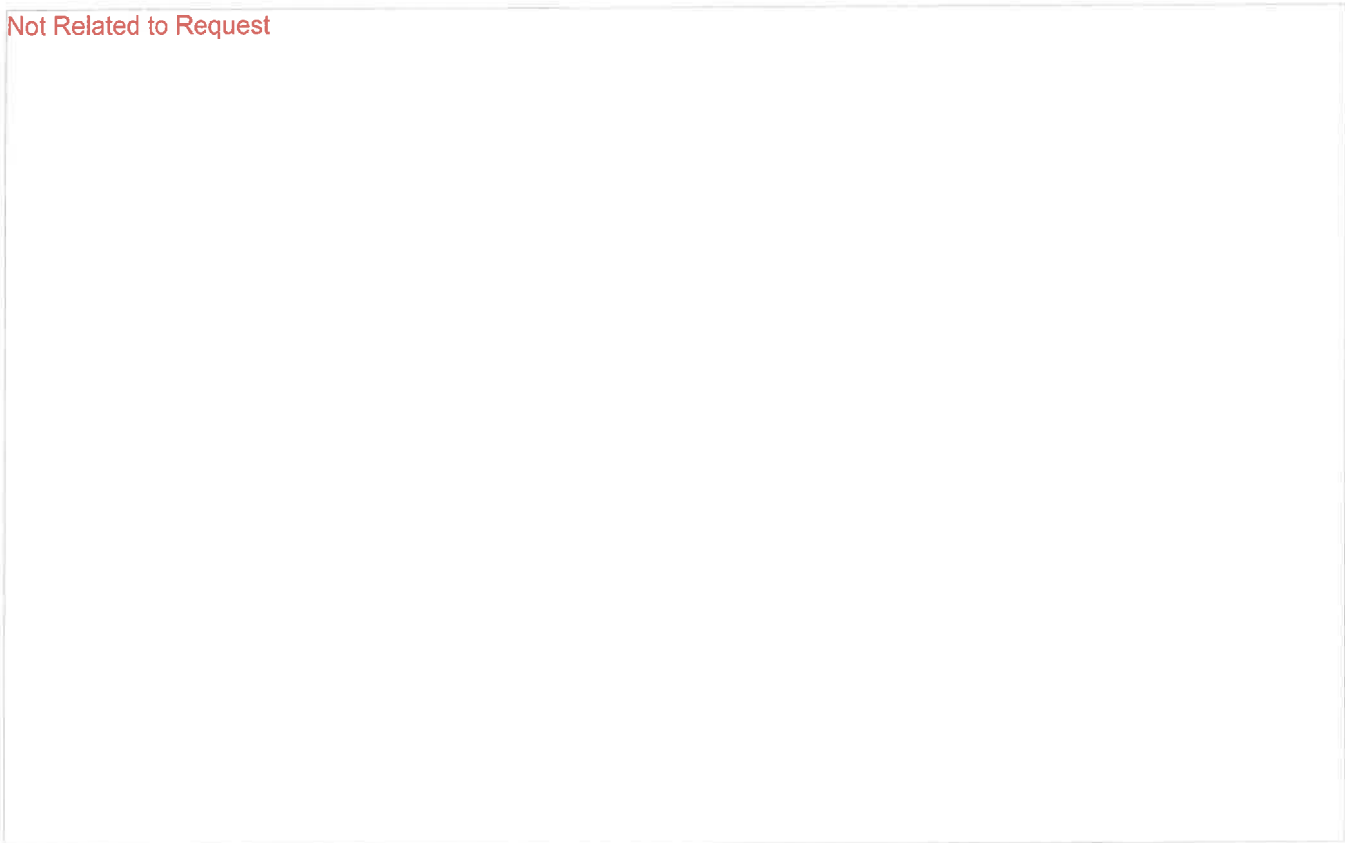
**DPFEM Area:** Tasmania Fire Service  
**Description:** Land and buildings to be included in the capital program in 2025-26 – specific projects still to be allocated.  
**Issue to Address:**  
**Government Policy:** Keeping Tasmanians Safe  
**DPFEM Policy:** Framing the Future  
**Location(s):** State-wide  
**Expected Timeframe:** 4 years  
**Proposal Sponsor:** Deputy Chief Officer

**Proposal Budget Estimate:**

Year	Y1	Y2	Y3	Y4	Total
Financial Year	2022-23	2023-24	2024-25	2025-26	
	\$'000	\$'000	\$'000	\$'000	\$'000
Capital				2 000	2 000
Recurrent					

Priority Projects

Not Related to Request



**Title: Hobart Central Business District (CBD) Strategic Accommodation Plan (including TFS/SES Accommodation Plan)**

<b>DPFEM Area:</b>	DPFEM
<b>Description:</b>	<p>With the lease on the Department’s State HQ building coming to an end a full review of Southern CBD office accommodation is to be undertaken to ensure the best return and utilisation of CBD accommodation is achieved by the Department.</p> <p>In line with the then Treasurer’s Instruction (TI) 1302 <i>Major Office Accommodation Leases</i> the Department of Treasury and Finance (Treasury) will have a significant role assisting with the planning and implementation of this work.</p> <p>The CBD Accommodation Plan is intended to address the accommodation issues DPFEM are experiencing following significant emergency management events and government policy announcements.</p>
<b>Issue to Address:</b>	<p>It has been determined that a reorganisation of DPFEM CBD accommodation is required to:</p> <ul style="list-style-type: none"> <li>• Provide additional office space;</li> <li>• Streamline operational functions through the co-location of key infrastructure;</li> <li>• Co-location of Business and Executive Services (BES) functions to improve support to operational arms; and</li> <li>• Improved collaboration across business units.</li> </ul>

DPFEM - Strategic Asset Management Plan

The Department would also have the opportunity to implement the Government’s Office Accommodation Fitout Guidelines which is intended to maximise utilisation of current owned and leased office accommodation.

**Government Policy:** Keeping Tasmanians Safe  
**DPFEM Policy:** Future Focus 2017-20 - Providing effective policing, fire and emergency management services through business innovation and opportunities to enhance service delivery.  
**Location(s):** Hobart  
**Expected Timeframe:** 6 months  
**Proposal Sponsor:** Deputy Secretary

**Proposal Budget Estimate:**

Year	Y1	Y2	Y3	Y4	Total
Financial Year	2022-23	2023-24	2024-25	2025-26	
	\$'000	\$'000	\$'000	\$'000	\$'000
Capital	50				50
Recurrent					

High Priority Initiatives

**Title: Kingston Emergency Services Hub**

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**DPFEM Area:** DPFEM  
**Description:** The Department is seeking to build a new Emergency Services Hub at Kingston. This brand-new green field facility would see Tasmania Police, Tasmania Fire Service (TFS), State Emergency Services (SES) and Ambulance Tasmania (AT) co-located in order to maximise operational efficiencies and service delivery for the broader Kingborough Municipality that they serve.  
 This modern, well equipped hub would be similar in design and features to that already identified and funded through the 2018-19 to 2021-22 Government Capital Investment Program for the Sorell Municipality.  
**Issue to Address:** Kingston is a fast-growing community which requires an increased and upgraded emergency service capability.  
**Government Policy:** Keeping Tasmanians Safe  
**Location(s):** Kingborough  
**Expected Timeframe:** 5-10 years  
**Proposal Sponsor:** Deputy Commissioner, Deputy Chief Officer and Director SES

**Proposal Budget Estimate:**

Year	Y2	Y3	Y4	Y5	Total
Financial Year	2023-24	2024-25	2025-26	2026-27	
	\$'000	\$'000	\$'000	\$'000	\$'000
Capital	500	3 500	5 500	4 000	13 500
Recurrent					

**Title: Wynyard/Waratah Emergency Services Hub**

**DPFEM Area:** DPFEM

**Description:** The Department is seeking to build a new Emergency Services Hub at Wynyard. This facility would see Tasmania Police, Tasmania Fire Service (TFS), State Emergency Services (SES) and potentially Ambulance Tasmania (AT) co-located in order to maximise operational efficiencies and service delivery for the broader Wynyard/Waratah Municipality that they serve.

This modern, well-equipped hub would be similar in design and features to that recently completed Sorell Hub.

**Issue to Address:** Existing Wynyard Police Station (hosting 10 Sworn Officers) forms part of the Wynyard/Waratah Council chambers has no dedicated muster room with all amenities sub standard

**Government Policy:** Keeping Tasmanians Safe

**Location(s):** Wynyard/Waratah

**Expected Timeframe:** 2 – 5 years

**Proposal Sponsor:** Deputy Commissioner, Deputy Chief Officer and Director SES

**Proposal Budget Estimate:**

Year	Y2	Y3	Y4	Y5	Total
Financial Year	2023-24	2024-25	2025-26	2026-27	
	\$'000	\$'000	\$'000	\$'000	\$'000
Capital		500	3 500	9 000	13 000
Recurrent					

**Title: DPFEM Integrated Education / Training Facility**

**DPFEM Area:** DPFEM

**Description:** DPFEM operating arms and Ambulance Tas provide combined responses to a range of emergency incidents. Currently each agency maintains separate specialised training facilities which lack the capability and capacity to accommodate combined training exercises. All other Australian states have implemented multi-agency training facilities such as Whyte Island in Queensland. These facilities are purpose built and provide the required facilities, amenities and accommodation to undertake the necessary training that will prepare frontline responders for the various scenarios they are likely to encounter and enhance the support, co-operation, teamwork and communication between each service during an actual emergency incident.

The DPFEM Police Academy is over 40 years old and requires a significant refit to remain contemporary from an education and training perspective. While Ambulance Tasmania has classroom and office-based training areas it has no structural or scenario-based training facilities. The TFS training facilities at Cambridge, Youngtown and Three Mile Line are experiencing issues with residential encroachment and on-site management of the by products produced by fire training.



DPFEM - Strategic Asset Management Plan

It's envisaged that the combined facility would be utilised by other government (Federal, State and Local) and private sector organisations. In addition, it would form the basis for continued and extended partnerships with other education and training bodies such as UTAS, TAFE Tasmania and private sector providers.

**Issue to Address:** Compromised TFS training facilities and provision of contemporary emergency services training infrastructure.

**Government Policy:** Keeping Tasmanian's Safe

**Location(s):** State-wide

**Expected Timeframe:** 10-15 years

**Proposal Sponsor:** Deputy Chief Officer

**Proposal Budget Estimate:**

Year	Y1	Y2	Y3	Y4	Total
Financial Year	2022-23	2023-24	2024-25	2025-26	
	\$'000	\$'000	\$'000	\$'000	\$'000
Capital				150	150
Recurrent					

Not Related to Request

Not Related to Request

Not Related to Request

**Title: Devonport Emergency Services Hub**

**DPFEM Area:** Tasmania Fire Service, State Emergency Service and Ambulance Tasmania

**Description:** Development of a new integrated emergency services hub within Devonport and relocation of current TFS, Ambulance Tasmania and SES units to this facility.

The current TFS and Ambulance Tasmania facility does not have the necessary space, infrastructure and amenity to accommodate current and future emergency service resources required to support the growing Devonport community.

**Issue to Address:** Co-location of TFS, AT and SES units within one facility, situated in an appropriate area which will allow efficient access to arterial roads and facilitate timely response to emergency events in and around the Devonport area.

**Government Policy:** Keeping Tasmanian’s Safe

**DPFEM Policy:** Future Focus 2017-2020: To provide effective policing, fire and emergency management services.

**Location(s):** Devonport

**Expected Timeframe:** 5-10 years

**Proposal Sponsor:** Deputy Chief Officer (Regional Chief North West Region)

**Proposal Budget Estimate:**

Year	Y2	Y3	Y4	Y5	Total
Financial Year	2023-24	2024-25	2025-26	2026-27	
	\$'000	\$'000	\$'000	\$'000	\$'000
Capital	200	3000	2 500	7 000	12 700

**Title: Burnie Fire Station**

**DPFEM Area:** Tasmania Fire Service

**Description:** The Burnie fire station was opened in August 1973, the building has had regular maintenance, but the environment and climatic conditions of the area have resulted in several serious structural issues affecting the building. The roof has deteriorated to a point where continual leaks and issues with the plumbing infrastructure are allowing water ingress to impact the internal fit out and structural integrity of the property. Effectively the buildings have

reached the end of their practical useful lives. The location of the station, within the Burnie CBD, is no longer in line with contemporary emergency response and despatch practices. The building presents significant challenges for ongoing maintenance and renewal to meet current TFS needs and associated equipment storage requirements. TFS intend to investigate options to relocate the Burnie Brigade.

**Issue to Address:** The built assets at the Burnie station do not adequately support TFS operations, equipment storage and staff amenity at the site.

**Government Policy:** Keeping Tasmanians Safe

**DPFEM Policy:** Strategic Directions: 1 – Supporting Community Resilience; 2 - Providing a Trusted Emergency Response, 3 - Collaborative Organisation, 4 - Valued and Capable People and 5 - An Efficient and Effective Organisation.

**Location(s):** Burnie

**Expected Timeframe:** 5-10 years

**Proposal Sponsor:** Deputy Chief Officer

**Proposal Budget Estimate:**

Year	Y1	Y2	Y3	Y4	Total
Financial Year	2022-23	2023-24	2024-25	2025-26	
	\$'000	\$'000	\$'000	\$'000	\$'000
Capital		350	4 000	5 000	9 350
Recurrent					

### Title: Launceston Fire Station

**DPFEM Area:** Tasmania Fire Service

**Description:** The Launceston fire station was constructed in 1945 the property and buildings have reached the end of their practical useful lives. The location of the station, within the Launceston CBD, is no longer in line with contemporary emergency response and despatch practices. The original building is heritage listed which presents significant challenges for ongoing maintenance and renewal to meet the needs of a modern TFS organisation and associated equipment requirements. TFS intend to investigate options to relocate the Launceston Brigade.

**Issue to Address:** The built assets at the Launceston station do not adequately support TFS operations, equipment storage and staff amenity at the site.

**Government Policy:** Keeping Tasmanians Safe

**DPFEM Policy:** Strategic Directions: 1 – Supporting Community Resilience; 2 - Providing a Trusted Emergency Response, 3 - Collaborative Organisation, 4 - Valued and Capable People and 5 - An Efficient and Effective Organisation.

**Location(s):** Launceston

**Expected Timeframe:** 5-10 years

**Proposal Sponsor:** Deputy Chief Officer

**Proposal Budget Estimate:**

Year	Y1	Y2	Y3	Y4	Total
Financial Year	2022-23	2023-24	2024-25	2025-26	

DPFEM - Strategic Asset Management Plan

	\$'000	\$'000	\$'000	\$'000	\$'000
Capital		350	4,000	5,000	9,350
Recurrent					

**Title: North Bruny**

**DPFEM Area:** Tasmania Fire Service/State Emergency Service

**Description:** Co-locating of SES to the existing TFS facilities. A shed has been procured, with planning approval current until August 2023.

**Issue to Address:** Bruny Island population and visitor numbers continue to expand. An intrinsic element of Bruny Islands geography is that the populations and visitors are geographically dispersed across the whole island; they also rely on a ferry to provide medical and emergency backup to the volunteers.

From call out to arrival at the emergency scene currently averages 54min (2018-2022).

Co-locating on the TFS site will reduce deployment time to emergencies.

Not only improving outcomes for property under threat but also increasing the survivability and medical outcomes of crash, fire, or rescue victims. Co-locating will also reduce the negative impact on the Volunteers wellbeing. While also supporting unit membership retention and expansion. A shed has been procured and planning approval is current until August 2023. Kingborough Council has committed \$25,000, to the project which is at risk due to the extended time frames.

**Government Policy:** Keeping Tasmanians Safe

**DPFEM Policy:** Strategic Directions: 1 – Supporting Community Resilience; 2 - Providing a Trusted Emergency Response, 3 - Collaborative Organisation, 4 - Valued and Capable People and 5 - An Efficient and Effective Organisation.

**Location(s):** North Bruny

**Expected Timeframe:** 1 year, however delayed commencement with risk of losing funding from Kingborough Council due to delayed timeframes.

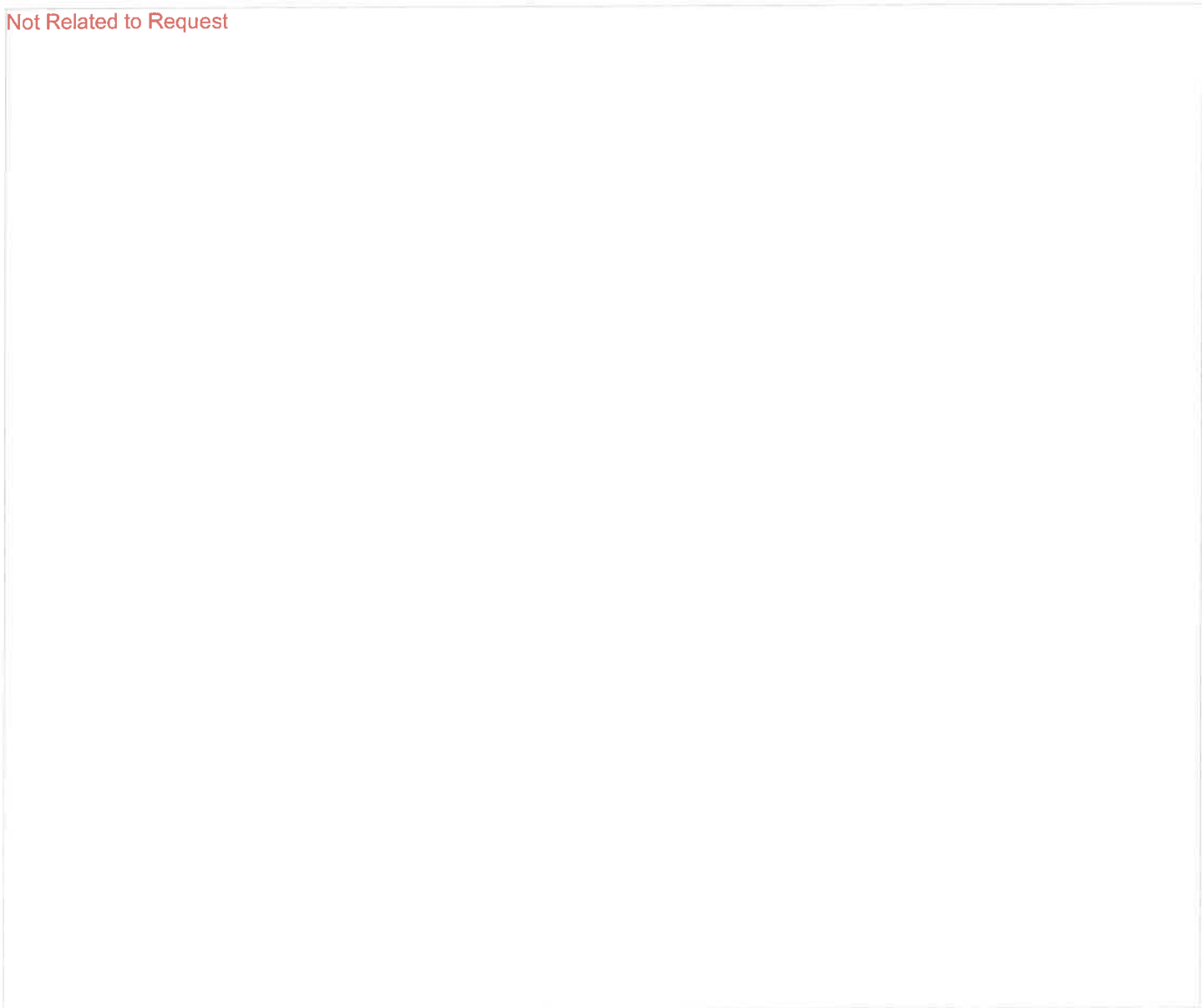
**Proposal Sponsor:** Deputy Chief Officer

**Proposal Budget Estimate:**

Year	Y1	Y2	Y3	Y4	Total
Financial Year	2022-23	2023-24	2024-25	2025-26	
	\$'000	\$'000	\$'000	\$'000	\$'000
Capital		20	100		120
Recurrent					

Priority Initiatives

Not Related to Request



**Title: Combined Emergency Services Dispatch Facility**

**DPFEM Area:** DPFEM

**Description:** This initiative will establish a combined Emergency Services Dispatch Facility on a greenfield site. The facility would house dispatch services from Ambulance Tasmania (AT), the Tasmania Fire Service (TFS) and Tasmania Police (TasPol). This initiative will build upon the benefits realised by the successful implementation of the Emergency Service Computer Aided Dispatch (ESCAD) system completed in 2019.

Co-location of the three emergency service dispatch arms will assist in developing Tasmania’s emergency services dispatch functions into a more cohesive and coordinated operation. This will be realised by increased cooperation, knowledge sharing, and infrastructure sharing. This will deliver safety benefits to frontline staff and in turn day-to-day service provision to Tasmanians will improve.

DPFEM - Strategic Asset Management Plan

**Issue to Address:** This initiative will leverage opportunities created by the implementation of ESCAD. Remove unnecessary infrastructure duplication by co-locating individual agencies.

**Government Policy:** Keeping Tasmanians Safe

**DPFEM Policy:** Future Focus 2017-2020 – *Building and Maintaining Contemporary Infrastructure.*

**Location(s):** South

**Expected Timeframe:** 10-15 Years

**Proposal Sponsor:** Commander – Operations Support District

**Proposal Budget Estimate:**

Year	Y1	Y2	Y3	Y4	Total
Financial Year	2022-23	2023-24	2024-25	2025-26	
	\$'000	\$'000	\$'000	\$'000	\$'000
Capital	n/a	n/a	n/a	n/a	n/a
Recurrent					

**Title: Smithton Emergency Services Hub**

**DPFEM Area:** DPFEM

**Description:** This initiative will establish an Emergency Service Hub in Smithton which will house Tasmania Police, the Tasmania Fire Service, and the State Emergency Service. The three operating arms will be co-located to maximise operational efficiencies and service delivery for the broader communities that they serve.

The Circular head Council owns vacant land behind the current Smithton Police Station. Preliminary enquiries indicate the Council may be interesting in using the land for the establishment of an emergency service hub.

**Issue to Address:** Aging infrastructure and inadequate accommodation.

**Government Policy:** Keeping Tasmanians Safe

**DPFEM Policy:** Future Focus 2017-2020 – *Building and Maintaining Contemporary Infrastructure.*

**Location(s):** North West

**Expected Timeframe:** 5-10 Years

**Proposal Sponsor:** Director Business Services

**Proposal Budget Estimate:**

Year	Y1	Y2	Y3	Y4	Total
Financial Year	2022-23	2023-24	2024-25	2025-26	
	\$'000	\$'000	\$'000	\$'000	\$'000
Capital		4,000	4,000	4,000	12,000
Recurrent					

Not Related to Request



Not Related to Request

Not Related to Request

**Title: Redevelopment of previous DPFEM Store at Brisbane Street and Relocation of SES from Cruikshank Building**

**DPFEM Area:** TFS

**Description:** With the relocation of the DPFEM Store, there is an opportunity to redevelop a significant space within the Hobart CBD. The accommodation provided to SES in the Cruikshank Building is outdated and does not meet the business need. It is proposed that the space could be redeveloped to meet the current needs of SES.

**Issue to Address:** Aging infrastructure and inadequate accommodation.

**Government Policy:** Framing the future

**Location(s):** Hobart

**Expected Timeframe:** 5-10 years

**Proposal Sponsor:** Chief Officer

**Proposal Budget Estimate:**

Year	Y1	Y2	Y3	Y4	Total
Financial Year	2022-23	2023-24	2024-25	2025-26	
	\$'000	\$'000	\$'000	\$'000	\$'000
Capital	TBA	n/a	n/a	n/a	TBA
Recurrent					

**Title: Building works for TFS Headquarters Building**

**DPFEM Area:** Tasmania Fire Service

**Description:** Modifications to occur to L2 TFS HQ. With the relocation of Firecomm to the old State Operations Centre, some space has become available. OoCO would like to redevelop this space to make it into usable space.

**Issue to Address:**

**Government Policy:**

**DPFEM Policy:** Framing the Future

**Location(s):** South

**Expected Timeframe:** 6 months

**Proposal Sponsor:** Chief Officer

**Proposal Budget Estimate:**

Year	Y1	Y2	Y3	Y4	Total
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## DPFEM - Strategic Asset Management Plan

Financial Year	2022-23	2023-24	2024-25	2025-26	
	\$'000	\$'000	\$'000	\$'000	\$'000
Capital	n/a	n/a	n/a	n/a	n/a
Recurrent					

### Title: Melrose/Tarleton Fire Brigade/Station Amalgamation

DPFEM Area: Tasmania Fire Service

**Description:** The ongoing urban growth within the Mersey District has impacted on the response times of the Melrose and Tarleton stations. A review has determined that these stations are incorrectly sited and requires responses from other station in the area including Devonport and Latrobe. The dual response was initiated due to both Brigades having slow response times and unsafe crew numbers attending incidents.

Melrose and Tarleton stations need to be strategically relocated and amalgamated to improve response times. The area of Acacia Hills, south of Devonport has been identified as a preferred location.

**Issue to Address:** This initiative will improve response times and address retention and recruiting problems for the area.

**Government Policy:** Supporting Emergency Services Volunteers

**DPFEM Policy:** Strategic Directions: 1 – Supporting Community Resilience; 2 - Providing a Trusted Emergency Response, 3 - Collaborative Organisation, 4 - Valued and Capable People and 5 - An Efficient and Effective Organisation.

**Location(s):** Acacia Hills

**Expected Timeframe:** 5-10 years

**Proposal Sponsor:** Deputy Chief Officer

**Proposal Budget Estimate:**

Year	Y1	Y2	Y3	Y4	Total
Financial Year	2022-23	2023-24	2024-25	2025-26	
	\$'000	\$'000	\$'000	\$'000	\$'000
Capital			750	750	1 500
Recurrent					

### Title: Community Fire Safety – Youngtown Planning/Development

DPFEM Area: Tasmania Fire Service

**Description:** Development of office, operational and storage accommodation for current and additional Bushfire Risk Unit (BRU) staff stationed in the Northern Region. The site is currently at capacity and the allocation of any additional resources will result in overcrowding and potentially hazardous working conditions.

Northern Region management have prepared several documents and briefing notes relating to the accommodation issues at Youngtown. An appropriate strategic accommodation plan needs to be developed to assess the issues and identify options and solutions to address the current issues.

**Issue to Address:** This initiative will assess current issues with the Youngtown site and develop options and solutions to address accommodation issues.

**Government Policy:** Keeping Tasmanian's Safe

**DPFEM Policy:** Strategic Directions: 1 – Supporting Community Resilience; 2 - Providing a Trusted Emergency Response, 3 - Collaborative Organisation, 4 - Valued and Capable People and 5 - An Efficient and Effective Organisation.

**Location(s):** Youngtown

**Expected Timeframe:** 2 – 5 years

**Proposal Sponsor:** Deputy Chief Officer

**Proposal Budget Estimate:**

Year	Y1	Y2	Y3	Y4	Total
Financial Year	2022-23	2023-24	2024-25	2025-26	
	\$'000	\$'000	\$'000	\$'000	\$'000
Capital	60				60
Recurrent					

**Title: Brighton Fire Station**

**DPFEM Area:** Tasmania Fire Service

**Description:** This initiative will redevelop the Brighton Fire Station and co-location with State Emergency Service.

**Issue to Address:** Current Brighton Fire Station is average condition requiring capital investment to meet future needs of the area. The co-location and fire redevelopment will maximise the operational efficiencies between TFS and SES in a region of substantial population growth.

**Government Policy:** Keeping Tasmanians Safe

**DPFEM Policy:** Framing the Future

**Location(s):** South

**Expected Timeframe:** 5

**Proposal Sponsor:** Regional Chief South and Director SES

**Proposal Budget Estimate:**

Year	Y1	Y2	Y3	Y4	Total
Financial Year	2022-23	2023-24	2024-25	2025-26	
	\$'000	\$'000	\$'000	\$'000	\$'000
Capital					
Recurrent					

**Title: Ulverstone Co-location (TFS/SES)**

**DPFEM Area:** Tasmania Fire Service and State Emergency Service

**Description:** This initiative will redevelop and extend the current Ulverstone Fire Station to incorporate SES Central Coast Unit.

The current Ulverstone Fire Station is in average condition and requires capital investment to renew its condition. This presents an opportunity to include SES in future planning for the site. There is sufficient space available at the current space to accommodate the SES Central Coast Unit. The co-

DPFEM - Strategic Asset Management Plan

location/redevelopment will maximise the operational efficiencies between TFS and SES.

**Issue to Address:** Aging infrastructure.  
**Government Policy:** Keeping Tasmanians Safe  
**DPFEM Policy:** Framing the Future  
**Location(s):** North West  
**Expected Timeframe:** 5-10 Years  
**Proposal Sponsor:** Regional Chief North West

**Proposal Budget Estimate:**

Year	Y1	Y2	Y3	Y4	Total
Financial Year	2022-23	2023-24	2024-25	2025-26	
	\$'000	\$'000	\$'000	\$'000	\$'000
Capital				500	500
Recurrent					

**Title: Relbia/White Hills Fire Station**

**DPFEM Area:** Tasmania Fire Service

**Description:** Relbia and White Hills brigades were incorporated as part of the TFS in 1979. The memberships of these two brigades were recently amalgamated but continue to operate out of both fire stations. It is proposed to redevelop the Relbia fire station to accommodate the amalgamated membership and combined equipment and Fire Appliances.

**Issue to Address:** Combine memberships, equipment and appliances of the two brigades at one facility which will provide an improved service and levels of response to the community.

**Government Policy:** Keeping Tasmanians Safe

**DPFEM Policy:** Strategic Directions: 1 – Supporting Community Resilience; 2 - Providing a Trusted Emergency Response, 3 - Collaborative Organisation, 4 - Valued and Capable People and 5 - An Efficient and Effective Organisation.

**Location(s):** Relbia

**Expected Timeframe:** 5 - 10 Years

**Proposal Sponsor:** Regional Chief North

**Proposal Budget Estimate:**

Year	Y1	Y2	Y3	Y4	Total
Financial Year	2022-23	2023-24	2024-25	2025-26	
	\$'000	\$'000	\$'000	\$'000	\$'000
Capital				350	350
Recurrent					

**Title: Rosebery/Tullah Co-location and New Site (TFS/SES)**

**DPFEM Area:** Tasmania Fire Service and State Emergency Service

**Description:** Current TFS site is in poor condition requiring upgrade. This provides an opportunity to increase TFS and SES footprint to one centralised location to service the regions current and future needs.

**Issue to Address:** The co-location and fire redevelopment will maximise the operational efficiencies between TFS and SES in a region of substantial population growth and update current TFS facilities.

**Government Policy:** Keeping Tasmanians Safe

**DPFEM Policy:** Strategic Directions: 1 – Supporting Community Resilience; 2 - Providing a Trusted Emergency Response, 3 - Collaborative Organisation, 4 - Valued and Capable People and 5 - An Efficient and Effective Organisation.

**Location(s):** West Coast

**Expected Timeframe:** 1 Year

**Proposal Sponsor:** Regional Chief / Director SES

**Proposal Budget Estimate:**

Year	Y1	Y2	Y3	Y4	Total
Financial Year	2022-23	2023-24	2024-25	2025-26	
	\$'000	\$'000	\$'000	\$'000	\$'000
Capital		100	300		400
Recurrent					



## TASMANIAN VOLUNTEER FIRE BRIGADES ASSOCIATION

### NORTHERN BRANCH

*As the representative body of members, the Association will advance and support their interests, well-being and skills*

#### TVFBA Position Paper - Glengarry Fire Brigade

This position paper is in response to a request for support from Glengarry Fire Brigade in their proposal for a new station, or significant upgrades to their current station. (App A)

#### Background

The TVFBA is familiar with previous requests for upgraded facilities for their brigade members since ~2014. The TVFBA has previously worked with both the Brigade and the Tamar District in the provision of improved air flow extraction from the appliance bay, in response to concerns over the buildup of diesel particulates from their appliance. Notably this solution had an onflow benefit to a number of other brigades across the Northern Region.

The TVFBA has also undertaken a risk analysis in consultation with Northern Regional Management in assessing the request for both a new station, and an additional appliance.

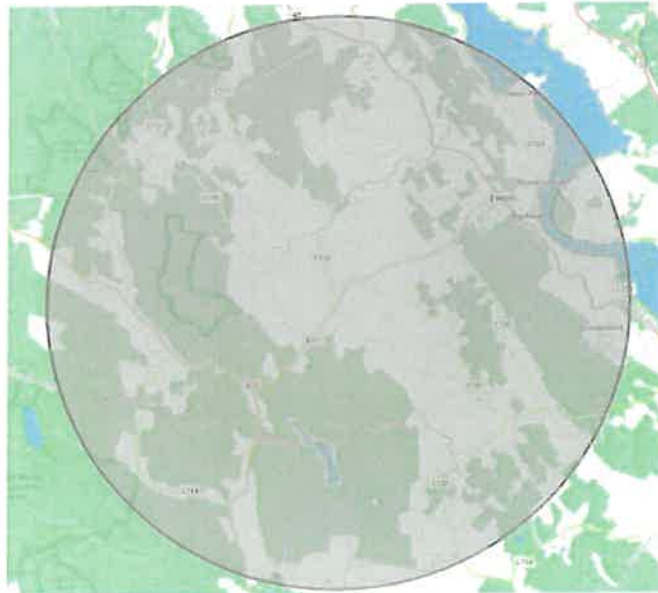
The TVFBA notes that there are 4 brigades (Glengarry, Winkleigh, Frankford/Birrallee and Gravelly Beach) all within a ~9km radius with an appliance pool of:

2 Heavy Tankers.

3 Medium Tankers.

3 Light Tankers.

Within that notional area resides ~6000 people (ABS Data; <https://www.freemaptools.com/find-population.htm>).



From the ORH Resource to Risk data (unable to cite, closed document), it is the view of the TVFBA that the Tasmania Fire Service meets and exceeds its obligation in terms of brigade and appliance resourcing, in the provision of a trusted emergency response to the residents and business (commercial and industrial) in the noted area.

The TVFBA does acknowledge that the members of Glengarry Brigade bring a high level of service to this emergency response obligation, that is considered well above expectation. This is evidenced through the brigades ability to respond in an appropriate time period, to most incidents they are responded to, as well as their capacity to support incidents of a regional or state manner.

From a brigade training analysis, the members of the brigade also have a high level capacity in their ability to respond in an all hazards approach, with qualifications (ie Breathing Apparatus and Urban Operations) that exceed what is expected from the Glengarry Brigade profile (non-structural).

The TVFBA also acknowledges and supports the ongoing efforts by Glengarry Brigade to improve their resources for their members, which in turn has a flow on benefit to the Tasmanian community.

### Current Situation

The brigade has a current active fire fighter membership of 30 (20 male; 10 female).

The TVFBA notes that other than the aforementioned works in relation to diesel particulates, Glengarry Fire Station has not had any other significant works undertaken, that the TVFBA is aware of.

The building is a single appliance bay station, with PPC storage to the rear of the appliance bay, single toilet facilities, with and attached small meeting/training room with kitchenette.



Glengarry has a 2010 Isuzu NPS medium tanker with 4WD capability.

When delivered the appliance was certified as being able to carry 6 persons.

However a recent review by the TFS and Engineering Fleet Services, identified a front axle mass over weight issue with this model appliance, and thus personal carrying capacity has been reduced to 4.

The TVFBA recognises the impact on member retention as a result of the reduced personal carrying capacity, in addition the increased expectation on the use of private vehicles for response, and other activities primarily being training sessions.



In addressing the points of concern in Glengarry Fire Brigades proposal, the TVFBA provides the following commentary:

#### 1. Toilet Facilities

In line with the Safe Work Australia (SWA) Code of Practice ([https://worksafe.tas.gov.au/\\_data/assets/pdf\\_file/0006/537117/Code-of-Practice-Managing-the-work-environment-and-facilities....pdf](https://worksafe.tas.gov.au/_data/assets/pdf_file/0006/537117/Code-of-Practice-Managing-the-work-environment-and-facilities....pdf)):

##### **3.3. Toilets**

*...access to clean toilets must be provided for all workers while they are at work. Where reasonably practicable, toilet facilities should be provided for workers, rather than relying on access to external public toilets.*

##### **Number of toilets**

*...for all other workplaces, separate toilets should be provided in the following ratios.*

##### **Managing the work environment and facilities**

**Males :** 1 per 20 males  
**Females:** 1 per 15 females

*These ratios are the minimum standard that should be provided. However, in some workplaces, the scheduling of workers' breaks will affect the number of toilets required. There should be enough toilets available for the number of workers who may need to use them at the same time.*

On this basis, the TVFBA whilst noting that there is unlikely to be all members attending station on a regular basis, accepts that within the code of practice, an additional toilet is warranted.

#### 2. Shower Facilities

Again, in line with the SWA Code of Practice:

##### **3.8 Shower facilities**

*Certain jobs may involve dirty, hot or hazardous work and may require the provision of showering facilities. For example, jobs including mining, fire fighting...*

*At least one shower cubicle for every 10 workers who may need to shower should be provided. Usually separate facilities should be provided for male and female workers. However, in small or temporary workplaces where privacy can be assured, it may be acceptable to provide one unisex shower.*

The TVFBA acknowledges section 3.8 of the CoP in conjunction with good/best practice as endorsed by the TFS (COOI T.7.3), in supporting the requirement for showering facilities at Glengarry Station.

#### 3. Personal Storage

The TVFBA supports the provision for stations to be able to provide adequate storage for personal belongings. The TVFBA notes that on this point, Glengarry Brigade has quoted SWA CoP section 3.6 Personal Storage

#### 4. Size of current station

The TVFBA acknowledges that the brigade in terms of member numbers, has outgrown the current facility. The TVFBA is unable to validate the brigades reference to 600mm clearance in walk ways in the Work Health and Safety ACT 2012. The TVFBA does however note that reference is made in the SWA CoP under section 2.1 Entry and Exit, where "Aisles and walkways should be at least 600 mm wide and kept free of furniture or other obstructions at all times."

The TVFBA does however note that in the case of an appliance bay, there is no clear definable measure where the space beside an appliance can be considered a walk way, given the appliance can be moved.

In previous representation of the brigade by the TVFBA is has been suggested, and for all intent purposes agreed upon that a clear risk mitigation strategy to alleviate the narrow space between the appliance and PPC racks, and indeed to reduce the build up of appliance emissions particulates, was to ensure the appliance is moved out of the appliance bay in the first instance. Whilst not necessarily a model of best practice, it is none the less an approach employed by many other brigades.

The TVFBA is not able to validate the brigades claim where response times are being affected.

5. Meeting Room

The meeting room is commensurate with the historical requirements of the brigade, however is now proving undersized as the brigade membership and capability has expanded. Further comment to be noted later in this respond.

6. PPC Separation

The TVFBA considers PPC separated through the provision of a separate room to be the fore front of best practice moving forward. There is little room in the current station to provide this separation, however the TVFBA notes other recent examples at other stations where works have been undertaken to provide just these facilities, with the example of MOLE CREEK given here. A new room has been created for just this purpose.





### Proposals

In providing a position on the 2 proposals brought forward by Glengarry Brigade, the TVFBA again reinforces its support for all brigades to be receiving of modern fit for purpose facilities, equipment and PPC pursuant to roles. The TVFBA also acknowledges that in prioritising expenditure, the TFS (through the SFC) must take an evidenced based approach, but where brigades' own capacity to meet and indeed exceed expectation, should also be an important consideration. Glengarry Brigade most certainly falls into this category.

The TVFBA's position is that the current Glengarry Fire Station has been outgrown by the brigade, and that like all brigades, they are entitled to modern and fit for purpose facilities, with appropriate amenities found in today's safe work environments.

However, the TVFBA also recognises that the current level of community response is being met under the resource to risk model, given the number of appliances and other brigades in the nominated area. To that end, the TVFBA encourages a fiscally responsible proposal for a new stand alone station to be built, and where consideration is given other brigades, other than just for Glengarry Brigade in isolation, in improving the service delivery to community.

The TVFBA is aware of the general locations of the alternative sites as referred to in the brigade's proposal.

The TVFBA acknowledges the perceived benefit to community during a large incident through the building of a new station, however the TVFBA notes there are already well-resourced stations at Gravelly Beach, Legana and Beaconsfield, that are equipped for major incident management.

As previously indicated, the TVFBA encourages meaningful discussion between the brigades in the area with a view to a collaborative outcome that not only would benefit the brigades, but the community as a whole. The TVFBA would see this as a preferred approach.

The TVFBA is unable to make comment currently on the notion of colocation with West Tamar SES.

Notwithstanding the TVFBA commentary above, the association feels that expenditure on the current facilities to be a worthwhile consideration, particularly given the recent announcement from the state government on a \$10M fund over 2 financial years for the improvement of facilities. Note that as far as the TVFBA has been made aware, this fund is not for the building of a new premise, rather the upgrading of existing ones. The TVFBA feels that this would be a viable shorter term, and more achievable option to rectify the issues of toilets, showers, and PPC separation at the station. Consultation with District and Regional management would be required to determine the option of expanding the meeting/training room.

The TVFBA welcomes the opportunity to provide comment on the well compiled proposal from Glengarry Fire Brigade and would welcome further opportunities to support the brigades in its well entitled efforts in providing improved facilities for its members.

For and on behalf of the TVFBA

**Raoul Stow**

**Northern Branch President**

**Tasmanian Volunteer Fire Brigades Association**  
"Representing volunteer firefighters throughout Tasmania"  
Mobile **S36(1)**

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## Appendix A – Glengarry Fire Brigade Proposal

### PROPOSAL

Formal request for our preferred brand new fit for purpose station build or at the very least an extension and upgrade to the existing Glengarry Fire Station, including provision for the addition of an extra fire appliance, be granted to the Glengarry Fire Brigade.

### BACKGROUND

Glengarry Fire Brigade (the Brigade) have been requesting an upgrade of the existing station and the introduction of a second fire appliance since 2013. Within this document we propose there is strong evidence to support this request as the current station is demonstrably not fit for purpose and a second appliance is not only considered appropriate but essential for this active Brigade to adequately serve the local and greater community areas now and into the future. The last time the station received any works or upgrades was in 2003.

### CURRENT STATUS

Servicing the Glengarry and surrounding areas, this Brigade has a well-recognised, long and strong history of responding to community need for fire protection, motor vehicle collisions, medical emergencies and other Tasmanian Fire Service (TFS) service work.<sup>1</sup> The Brigade typically has enough crew members willing and available to respond to call outs, to fill two fire fighting vehicles. Apart from two occasions when Glengarry's sole fire truck was deployed on a strike team, the Brigade has attended every single call-out since 2010. When requested by the TFS the Brigade has had members attending almost every strike team and campaign fire. It should be noted Glengarry brigade members have also assisted with interstate deployments. The commitment of the sole Brigade fire appliance to campaigns and strike teams has on occasion resulted in the extremely large geographical location covered by the Brigade, both as primary and back up support, being exposed to a lack of immediate fire or other emergency protection. It has also led to added responsibility for neighbouring brigades. This resource gap would be adequately filled by the addition of a second appliance. Similarly, Brigade members who are available to attend call outs are unable to readily do so, due to the absence of a second suitable fire appliance, particularly when the Brigades truck is committed to a campaign fire.

Glengarry and surrounds is a growth area, with industrial and agricultural businesses as well as the many smallholdings and homes that form the community. We are routinely seeing many more homes being built within our community. Attached as Annexure A is a short list of commercial, industrial and agricultural businesses covered by the Brigade. The brigade has also identified the risk of dam inundation from a 207 mega litre dam at 499 South Winkleigh Road, Glengarry. The Glengarry area also has an increasing aging population.

The Brigade is situated on a main freight corridor in Tasmania's freight network, with high volumes of Higher Productivity Vehicles. Heavy vehicles made up 16.5% of traffic on Frankford Road in 2021 equating to approximately 424 heavy vehicles per day<sup>2</sup>. This includes bulk HAZMAT transportation on a daily basis. The road currently sees approximately 1.70 million tonnes of freight per year with a projected increase in excess of 2.5million tonnes by 2030.<sup>3</sup> The current projected upgrades and extension to the road network throughout the area adds to the imperative to expand and equip this Brigade in order to meet these challenges which include an increase in MVA, RCR, HAZMAT and car/truck fire incidents.<sup>4</sup>

With the projected reestablishment of the Beaconsfield Gold Mine, it is anticipated certain associated hazardous materials being driven through our Brigade area will increase.

The integration of the Westbury and Four Springs Brigade in 2021 offers a unique opportunity to provide increased capability to the Glengarry Brigade and to reduce the resource gap between Glengarry and Westbury. Expansion of the station to house another appliance is consistent with the operational intent and training practices which have commenced between both brigades. Provision of an additional appliance and the subsequent expansion of the Glengarry station would also help to mitigate community concerns about the 2021 integration and subsequent reduced fire protection within the Four Springs/Selbourne areas.

An additional appliance, such as the old Four Springs 3.1, would also greatly assist with increasing the water supply at any emergency incident, as a large portion of our greater brigade area does not have a reticulated water supply.

This proposal seeks to address two main issues;

1. Provide the best possible fire protection outcome for the Glengarry community and surrounds
2. Provide for an adequate and safe working environment for those who conduct fire operations for the community.

<sup>1</sup> Fire.tas.gov.au Incident Enquiry Summary, March 2021

<sup>2</sup>Midson traffic Pty Ltd Exeter Traffic Study –Options Analysis October 2022

<sup>3</sup> Tasmanian Government, Department of State Growth,

[https://www.stategrowth.tas.gov.au/data/assets/pdf\\_file/0004/88456/02\\_Birrallee\\_Main\\_Road\\_Upgrade.pdf](https://www.stategrowth.tas.gov.au/data/assets/pdf_file/0004/88456/02_Birrallee_Main_Road_Upgrade.pdf), 2021

<sup>4</sup> Australian Federal Government, [https://investment.infrastructure.gov.au/projects/ProjectDetails.aspx?Project\\_id=100579-18TAS-RSI](https://investment.infrastructure.gov.au/projects/ProjectDetails.aspx?Project_id=100579-18TAS-RSI), 2021

### CURRENT STATUS OF THE BRIGADE STATION

A review of the conditions at the Glengarry Fire Station has revealed several matters of concern regarding Work Health and Safety issues for members. Some of these issues include;

1. **Inadequate toilet facilities.**<sup>5</sup> Separate toilets and changing facilities should be provided in workplaces where there are both male and female workers. The Brigade currently has only one unisex toilet and a total of 30 members, which includes 10 female members, and so exceeds the limits for adequate toilet facilities.
2. **Glengarry station currently has no access to shower facilities.**<sup>6</sup> This situation leads to an inability for crew members to adequately decontaminate and provide for proper hygiene and decontamination after firefighting operations, as well as training and other activities. Subsequently private vehicles and clothing can potentially be contaminated due to an inability to adequately clean before leaving the station.
3. **Inadequate Personal Storage** - Accessible and secure storage should be provided at the workplace for personal items belonging to workers (for example, handbags, jewellery, medication or hygiene supplies). This storage should be separate from that provided for personal protective clothing and equipment in cases where contamination is possible.
4. **The size of our current station is inadequate for our brigade members.** There is not the physical space in the meeting room to safely and comfortably accommodate more than 12 people, and at well attended training sessions it is not uncommon for some members to have to sit in the appliance bay. For the same reason we are unable to train the junior/cadets and the seniors together at the same time. With a gap of just 20cm between the appliance and the PPC of some members, it is necessary to remove the truck from the appliance bay to allow access to PPC. This negatively impacts response times to emergency call outs.<sup>7</sup>
5. **The training room is too small** to undertake most forms of practical training; therefore, particularly in inclement weather the Brigade needs to carry out this training in the appliance bay.
6. **We don't currently have a separation room** to keep our PPC free from diesel contaminants. Diesel particulate contamination and off gassing of PPE and gear is very likely. The current exhaust extraction system is totally inadequate. We have an active junior/cadet fire fighter program with our juniors' members PPC housed in the appliance bay along with the PPC of our seniors.

The proposed extra space and facilities will provide a greater capability for training and education and thereby increase the effectiveness of this already dedicated brigade. An upgrade will benefit not only the Glengarry and surrounding communities but also the TFS more generally. It would also make it easier for the station to host combined training sessions and allow further collaboration between neighbouring brigades.

### CURRENT STATUS OF THE BRIGADE OPERATIONAL CAPACITY

In the 2018/19 financial year the Glengarry brigade contributed an outstanding 3105 recorded hours of work to the Tasmanian community, which included spending 17 days (which equals approximately 742 hours) at the Great Pine Tier fire alone. During this time the Brigade also responded where possible to local emergencies and contributed to other strike teams and campaign fires throughout the state.

There were over 1000 recorded attendances through the fire station doors for that one single year. The Brigade has a waiting list of members to join and has had for many years. Unfortunately, the Brigade is unable to accommodate these people due to a lack of physical room within the station and the limitation of having only the one fire appliance (four seater). This situation has led to at least two members leaving the brigade, due to frustration of not being able to get a seat on the fire truck whilst attempting to attend emergency call outs.

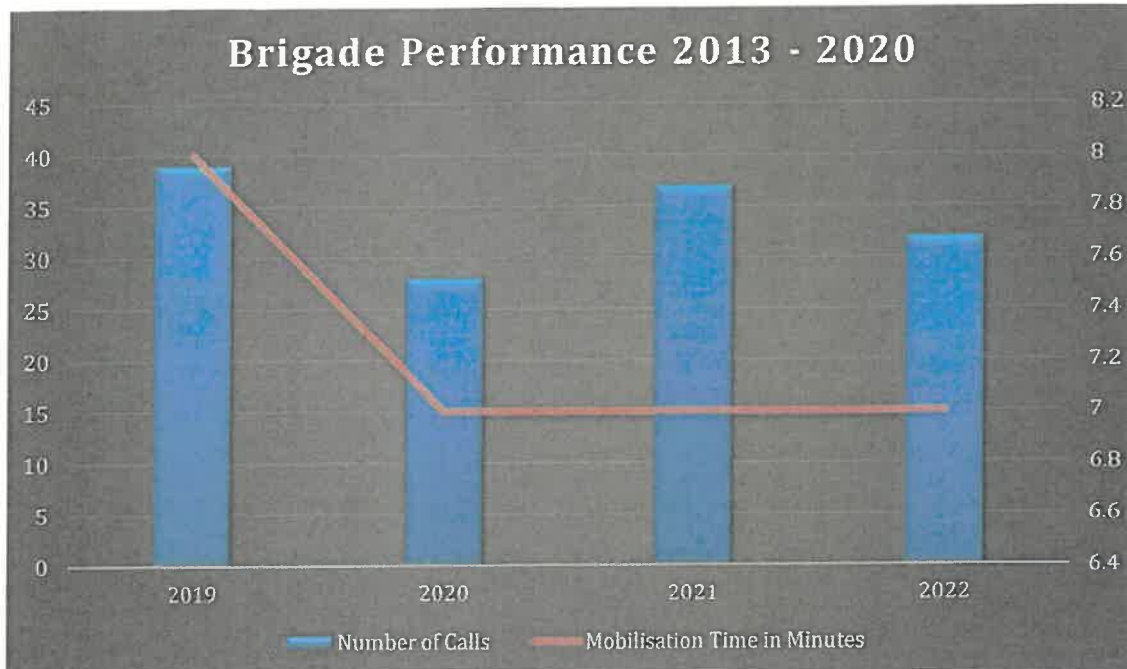
The following graph shows the Brigade call out numbers in blue and numbered on the left, and response times in red and numbered in minutes on the right.<sup>8</sup> The Brigade is rightfully proud of these achievements.

<sup>5</sup> The National Construction Code of Australia and the SafeWork Australia Code of Practice Managing the Work Environment and facilities (Reg 40 & 41 of WHS Regulations 2012)

<sup>6</sup> SafeWork Australia Code of Practice Managing the Work Environment and facilities recommends firefighters should have access to shower facilities due to the dirty, hot and hazardous nature of firefighting.

<sup>7</sup> The Workplace Health & Safety Act recommends that walkways should be at least 60cm wide, and be free from obstructions. Within our current station, this recommendation is not being met at several locations.

<sup>8</sup> Figures derived from tas.gov.au Incident Enquiry Summary



**Membership strength:**

- Active fire fighters – 18 + waiting list
- Junior / cadets – 5 + waiting list
- Operational support – 3
- Social members – 3
- Total members – 30

On average, the Brigade's daytime response is strong enough that we could mobilize 2 units to every incident that we are assigned to.

**PROPOSED SCOPE OF WORKS**

**Proposal A:**

The Brigade is suggesting that a brand new station should be built with at least two bays, to facilitate the needs of the current Brigade and the greater community into the future. Brigade members have identified 2 separate potential locations and both property owners are willing to discuss the plan further. The two locations are on the Frankford Road, both with reticulated water and will also put our station closer to Exeter. This proposal will assist in both future proofing and ensuring an increase in TFS response capability to an area with recognised multiple hazards, assets, businesses etc. The West Tamar Council has recently identified multiple locations within the Exeter district which have been identified as key zones for future subdivisions and developments<sup>9</sup>. Having a new fire station closer to Exeter, and therefore to these identified areas, is paramount to enabling a rapid response to incidents, particularly in light of the changing climate and subsequent potential for increased risk of wild fires that we have witnessed.

Although this plan is primarily focused on the Glengarry Brigade, this opportunity also provides the potential opportunity of co-location with the West Tamar SES, therefore giving the Tasmanian Government a better return for any projected financial investment. Within the new TFES model, the new station could also serve as a forward command point for major incidents, and a central location for District and Group training sessions. The new station, with adequate toilets and changing rooms, would provide an inclusive and diverse environment for the strong female cohort within the Brigade, which currently includes female juniors as young as 13 years old. Importantly the new station would also allow for a much needed second fire appliance to be issued to the Brigade.

**Proposal B:**

Preliminary discussion with the West Tamar Council has identified no major barriers to the expansion of our current station. Please see the attached documents showing the Brigade's proposal for the plans to expand our existing station. The expansion provides an opportunity to rectify the current short comings with the facilities at the station itself and will provide for an appropriate work health and safety environment for current members of the Brigade.

As previously noted, the planned and projected expansion in government infrastructure locally, particularly in the form of road upgrades with the subsequent increased road traffic and anticipated population increase, requires community investment. Upgraded Brigade facilities and operational capability will provide community confidence in fire and emergency protection, particularly given the gap in protection created by the aforementioned integration of the Four Springs and Westbury Brigade. Importantly the expansion of the station to accommodate a second firefighting appliance will also enable works to address much needed facilities such as separate PPE room, showers, and an additional toilet at the station.

<sup>9</sup> West Tamar Council Draft Exeter and District Structure Plan 2023

In addition to the above we emphasise an improved and expanded firefighting capability at Glengarry will not only assist the immediate area, but will also assist in future-proofing resources in the greater West Tamar. As can be seen in the history of our call outs and resource deployments, any additional resource will also add critical firefighting capacity to aid neighbouring brigades.

**RECOMMENDATION**

As a result of the above, the following recommendations are proposed.

1. That acknowledgement and receipt of this report is made.
2. That approval be given to build a new station, or to extend and upgrade the existing Glengarry Station.
3. That approval for a second firefighting appliance is given.

**Liam Cox**  
**Brigade Chief**  
**Glengarry Fire Brigade**  
**May 2023**



## Annexure A

**Assets / businesses within the Glengarry Brigade Area:**

Glengarry Shop + Post Office  
 Glengarry Maze + Tea Rooms  
 Classic Auto Metal (classic car restoration business - multi-million dollars in vehicles + equipment)  
 PLAPP farming equipment contractor (approx 1 million dollars in machinery)  
 Storage area for air dried blackwood (multi-million dollars in material)  
 Horsepower Agriculture ( 0.75 million dollars in machinery)  
 Grey Sands Vineyard  
 Notley Gorge Vineyard  
 Glengarry Vineyard  
 Browns Vineyard  
 Rebecca Ridge Vineyard  
 Geoff Henri Motor Mechanics  
 West Tamar excavator hire  
 David Lee boilermaker welder business/workshop  
 Stocker Interiors (cabinet maker workshop)  
 Killiecranke Christmas Tree Farm  
 Gumnut Landscape Supplies  
 Woodturners of Tasmania  
 Quarrell G & M Carpenter and Joiner (workshop)  
 Blackberry Smash Repairs (spray painter/panel beater)  
 Glengarry Hazelnut farm  
 Glengarry Hall / Birralee pony club grounds  
 Elspedito Enterprises boarding kennels  
 Glengarry Engineering  
 Bathurst Signs workshop  
 WT balustrades and pool fencing  
 Historic Catholic Church  
 Dairy farm x2  
 Golden Hills Nursery  
 Tough N Trendy welding / workshop  
 Olive Grove plantation  
 Broombys Piggery  
 B.W & C.M Penney Contracting

Fork n Farm Artisan culinary workshops

*Tamar Valley Pastured Eggs*  
*Yimarra Farm and Gift Shop*  
*By Botanica Florist*  
*Elass German Shepherds*

**Short term accommodation**

Langdale Farm Accommodation  
 West Tamar Escape AirBnB  
 Glengarry Farm Stay BnB  
 Fork n Farm short stay accommodation  
 Country Farm Stay short term accommodation  
 Glengarry Milkmen's Retreat short term accommodation

**Other assets**

Notley Gorge State Reserve  
 Notley Hills State Forest  
 Rubbish tip reserve  
 Multiple plantations (pine, eucalyptus etc)  
 Real Beef farming

**Number of times we have resourced other brigades' vehicles during the 2019/20 bush fire season:**

x1 person on Gravelly Beach 5.1 at the Stony Head fire  
x1 person on Frankford 5.1 at Swansea fire (3 day deployment)  
x3 people on Bridgenorth 4.1 at Mitchelsons Road fire  
x3 people on Gravelly Beach 4.1 at Exeter sawmill fire  
x1 person on Frankford 5.1 at Fingal fire  
x3 people on West Tamar Group 7.1 at Legana fire  
x5 people on Winkleigh 3.1 on day 1 of Birralee road veg fire  
x2 people on Westbury 5.1 on day 2 of Birralee road veg fire  
x1 person on Westbury 4.1 on day 2 of Birralee road veg fire  
x1 person for Frankford 5.1 at Fingal strike team  
x1 person on Bridgenorth 4.1 at Winkleigh fire  
x1 person on Frankford 5.1 at Winkleigh fire  
x3 people on #1 private slip on appliance for Winkleigh fire  
x3 people on #2 private slip on appliance for Winkleigh fire  
x2 people on #3 private slip on appliance for Winkleigh fire  
x1 person on NR 7.1 for Winkleigh fire  
x1 person on Gravelly Beach 4.1 for Winkleigh fire  
x2 people of Gravelly Beach 5.1 for the Harford fire  
x2 people assisted Frankford 4.1 with Ginn's road fire

## PROPOSAL

Formal request for an extension and upgrade to the existing Glengarry Fire Station, including provision for the addition of an extra fire appliance, be granted to the Glengarry Fire Brigade.

## BACKGROUND

Glengarry Fire Brigade (the Brigade) is requesting an upgrade of the existing station and the introduction of a second fire appliance. Within this document we propose there is strong evidence to support this request as the current station is demonstrably not fit for purpose and a second appliance is not only considered appropriate but essential for this active Brigade to adequately serve the local and greater community areas now and into the future. The last time the station received any works or upgrades was in 2003.

## CURRENT STATUS

Servicing the Glengarry and surrounding areas, this Brigade has a well-recognised, long and strong history of responding to community need for fire protection, motor vehicle collisions, medical emergencies and other Tasmanian Fire Service (TFS) service work.<sup>1</sup> The Brigade typically has enough crew members willing and available to respond to call outs, to fill two fire fighting vehicles. Apart from two occasions when Glengarry's sole fire truck was deployed on a strike team, the Brigade has attended every single call-out since 2010. When requested by the TFS the Brigade has had members attending almost every strike team and campaign fire. It should be noted Glengarry brigade members have also assisted with interstate deployments.

The commitment of the sole Brigade fire appliance to campaigns and strike teams has on occasion resulted in the extremely large geographical location covered by the Brigade, both as primary and back up support, being exposed to a lack of immediate fire or other emergency protection. It has also led to added responsibility for neighbouring brigades. This resource gap would be adequately filled by the addition of a second appliance. Similarly, Brigade members who are available to attend call outs are unable to readily do so, due to the absence of a second suitable fire appliance, particularly when the Brigades truck is committed to a campaign fire.

Glengarry and surrounds is a growth area, with industrial and agricultural businesses as well as the many smallholdings and homes that form the community. We are routinely seeing many more homes being built within our community. Attached as **Annexure A** is a short list of commercial, industrial and agricultural businesses covered by the Brigade. The brigade has also identified the risk of dam inundation from a 207 mega litre dam at 499 South Winkleigh Road, Glengarry.

Our brigade is one of the few brigades left in the region that has a successful junior/cadet fire fighter program. Unfortunately, we are unable to run this program to its full capacity as we simply do not have the room or facilities to support these extra members. We currently have a waiting list for other junior members who are wanting to join us.

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<sup>1</sup> *Fire.tas.gov.au* Incident Enquiry Summary, March 2021

The Brigade is situated on a main freight corridor in Tasmania's freight network, with high volumes of Higher Productivity Vehicles. Heavy vehicles made up 16.5% of traffic on Frankford Road in 2021 equating to approximately 424 heavy vehicles per day<sup>2</sup>. This includes bulk HAZMAT transportation on a daily basis. The road currently sees approximately 1.70 million tonnes of freight per year with a projected increase in excess of 2.5million tonnes by 2030.<sup>3</sup> The current projected upgrades and extension to the road network throughout the area adds to the imperative to expand and equip this Brigade in order to meet these challenges which include an increase in MVA, RCR, HAZMAT and car/truck fire incidents.<sup>4</sup>

The integration of the Westbury and Four Springs Brigade in 2021 offers a unique opportunity to provide increased capability to the Glengarry Brigade and to reduce the resource gap between Glengarry and Westbury. Expansion of the station to house another appliance is consistent with the operational intent and training practices which have commenced between both brigades. Provision of an additional appliance and the subsequent expansion of the Glengarry station would also help to mitigate community concerns about the 2021 integration and subsequent reduced fire protection within the Four Springs/Selbourne areas.

An additional appliance would also greatly assist with increasing the water supply at any emergency incident, as a large portion of our greater brigade area does not have a reticulated water supply.

This proposal seeks to address two main issues;

1. Provide the best possible fire protection outcome for the Glengarry community and surrounds
2. Provide for an adequate and safe working environment for those who conduct fire operations for the community, thus helping with the recruitment and retention of TFS volunteers.

#### CURRENT STATUS OF THE BRIGADE STATION

A review of the conditions at the Glengarry Fire Station has revealed several matters of concern regarding Work Health and Safety issues for members. Some of these issues include;

1. **Inadequate toilet facilities.**<sup>5</sup> Separate toilets and changing facilities should be provided in workplaces where there are both male and female workers. The Brigade currently has only one unisex toilet and a total of 30 members, which includes 10 female members, and so exceeds the limits for adequate toilet facilities.
2. **Glengarry station currently has no access to shower facilities.**<sup>6</sup> This situation leads to an inability for crew members to adequately decontaminate and provide for proper hygiene and

<sup>2</sup>Midson traffic Pty Ltd Exeter Traffic Study –Options Analysis October 2022

<sup>3</sup> Tasmanian Government, Department of State Growth, [https://www.stategrowth.tas.gov.au/data/assets/pdf\\_file/0004/88456/02\\_Birrilee\\_Main\\_Road\\_Upgrade.pdf](https://www.stategrowth.tas.gov.au/data/assets/pdf_file/0004/88456/02_Birrilee_Main_Road_Upgrade.pdf), 2021

<sup>4</sup> Australian Federal Government, [https://investment.infrastructure.gov.au/projects/ProjectDetails.aspx?Project\\_id=100579-18TAS-RSI](https://investment.infrastructure.gov.au/projects/ProjectDetails.aspx?Project_id=100579-18TAS-RSI), 2021

<sup>5</sup> The National Construction Code of Australia and the SafeWork Australia Code of Practice Managing the Work Environment and facilities (Reg 40 & 41 of WHS Regulations 2012)

<sup>6</sup> SafeWork Australia Code of Practice Managing the Work Environment and facilities recommends firefighters should have access to shower facilities due to the dirty, hot and hazardous nature of firefighting.

decontamination after firefighting operations, as well as training and other activities. Subsequently private vehicles and clothing can potentially be contaminated due to an inability to adequately clean before leaving the station.

3. **Inadequate Personal Storage** - Accessible and secure storage should be provided at the workplace for personal items belonging to workers (for example, handbags, jewellery, medication or hygiene supplies). This storage should be separate from that provided for personal protective clothing and equipment in cases where contamination is possible.
4. **The size of our current station is inadequate for our brigade members.** There is not the physical space in the meeting room to safely and comfortably accommodate more than 12 people, and at well attended training sessions it is not uncommon for some members to have to sit in the appliance bay. For the same reason we are unable to train the junior/cadets and the seniors together at the same time. With a gap of just 20cm between the appliance and the PPC of some members, it is necessary to remove the truck from the appliance bay to allow access to PPC. This negatively impacts response times to emergency call outs.<sup>7</sup>
5. **The training room is too small** to undertake most forms of practical training; therefore, particularly in inclement weather the Brigade needs to carry out this training in the appliance bay.
6. **We don't currently have a separation room** to keep our PPC free from diesel contaminants. Diesel particulate contamination and off gassing of PPC and gear is very likely. The current exhaust extraction system is totally inadequate. Our DO has recently endorsed, and processed, an official Briefing Paper which is to enable our brigade to become equipped with Breathing Apparatus. Some of our members are already trained in this field and have the latest Gemeni PPC, which is not able to be stored as recommended (in a heated separation room).

The proposed extra space and facilities will provide a greater capability for training and education and thereby increase the effectiveness of this already dedicated brigade. An upgrade will benefit not only the Glengarry and surrounding communities but also the TFS more generally. It would also make it easier for the station to host combined training sessions and allow further collaboration between neighbouring brigades.

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<sup>7</sup> The Workplace Health & Safety Act recommends that walkways should be at least 60cm wide, and be free from obstructions. Within our current station, this recommendation is not being met at several locations.

**CURRENT STATUS OF THE BRIGADE OPERATIONAL CAPACITY**

Due to some of our neighbouring brigades having delayed response times and/or low membership availability, our brigade has recently become automatic backup for all incidents, 24/7, for multiple neighbouring brigade areas. As a result, **our automatic response area now covers up to (approx.) 48,000 hectares of area.** This area includes multiple towns and communities.

In the 2018/19 financial year the Glengarry brigade contributed an outstanding 3105 recorded hours of work to the Tasmanian community, which included spending 17 days (which equals approximately 742 hours) at the Great Pine Tier fire alone. During this time the Brigade also responded where possible to local emergencies and contributed to other strike teams and campaign fires throughout the state.

**There were over 1000 recorded attendances through the fire station doors for that one single year.** The Brigade has a waiting list of members to join and has had for many years. Unfortunately, the Brigade is unable to accommodate these people due to a lack of physical room within the station and the limitation of having only the one fire appliance (four seater). This situation has led to at least two members leaving the brigade, due to frustration of not being able to get a seat on the fire truck whilst attempting to attend emergency call outs.

The following graph shows the Brigade call out numbers in blue and numbered on the left, and response times in red and numbered in minutes on the right.<sup>8</sup> The Brigade is rightfully proud of these achievements.



<sup>8</sup> Figures derived from tas.gov.au Incident Enquiry Summary

**Membership strength:**

Active fire fighters – 18 + waiting list

Junior / cadets – 5 + waiting list

Operational support – 3

Social members – 3

Total members – 30

On average, the Brigade's daytime response is strong enough that we could mobilise 2 units to every incident that we are assigned to.

**PROPOSED SCOPE OF WORKS**

Preliminary discussion with the West Tamar Council has identified no major barriers to the expansion of our current station. The expansion provides an opportunity to rectify the current shortcomings with the facilities at the station itself and will provide for an appropriate work health and safety environment for current members of the Brigade.

The Brigade has received advice from local tradesman regarding the most cost-effective way to complete the works. Two options were identified. Please see the attached drawings which show an extension to the front of our existing station. This will allow for a (new) double appliance bay to be built, along with PPC separation room. Renovations to the existing part of the station will allow for an extra toilet, showers, and office area.

In addition to the above we emphasise an improved and expanded firefighting capability at Glengarry will not only assist the immediate area but will also assist in future-proofing resources in the greater West Tamar. As can be seen in the history of our call outs and resource deployments, any additional resource will also add critical firefighting capacity to aid neighbouring brigades.

**RECOMMENDATION**

As a result of the above, the following recommendations are proposed.

1. That acknowledgement and receipt of this report is made.
2. That approval be given to extend and upgrade the existing Glengarry Station.
3. That approval for a second firefighting appliance is given.

Liam Cox  
Brigade Chief  
Glengarry Fire Brigade  
July 2023

**Annexure A****Assets / businesses within the Glengarry Brigade area:**

Glengarry Shop + Post Office

Glengarry Maze + Tea Rooms

Classic Auto Metal (classic car restoration business - multi-million dollars in vehicles + equipment)

PLAPP farming equipment contractor (approx 1 million dollars in machinery)

Storage area for air dried blackwood (multi-million dollars in material)

Horsepower Agriculture ( 0.75 million dollars in machinery)

Grey Sands Vineyard

Notley Gorge Vineyard

Glengarry Vineyard

Browns Vineyard

Rebecca Ridge Vineyard

Geoff Henri Motor Mechanics

West Tamar excavator hire

David Lee boilermaker welder business/workshop

Stocker Interiors (cabinet maker workshop)

Killiecranke Christmas Tree Farm

Gumnut Landscape Supplies

Woodturners of Tasmania

Quarrell G & M Carpenter and Joiner (workshop)

Blackberry Smash Repairs (spray painter/panel beater)

Glengarry Hazelnut farm

Glengarry Hall / Birralee pony club grounds

Elspedito Enterprises boarding kennels

Glengarry Engineering

Bathurst Signs workshop



WT balustrades and pool fencing

Historic Catholic Church

Dairy farm x2

Golden Hills Nursery

Tough N Trendy welding / workshop

Olive Grove plantation

Broombys Piggery

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Fork n Farm Artisan culinary workshops

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By Botanica Florist

Elass German Shepherds

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West Tamar Escape AirBnB

Glengarry Farm Stay BnB

Fork n Farm short stay accommodation

Country Farm Stay short term accommodation

Glengarry Milkman's Retreat short term accommodation

**Other assets**

Notley Gorge State Reserve

Notley Hills State Forest

Rubbish tip reserve

Multiple plantations (pine, eucalyptus etc)

Real Beef farming

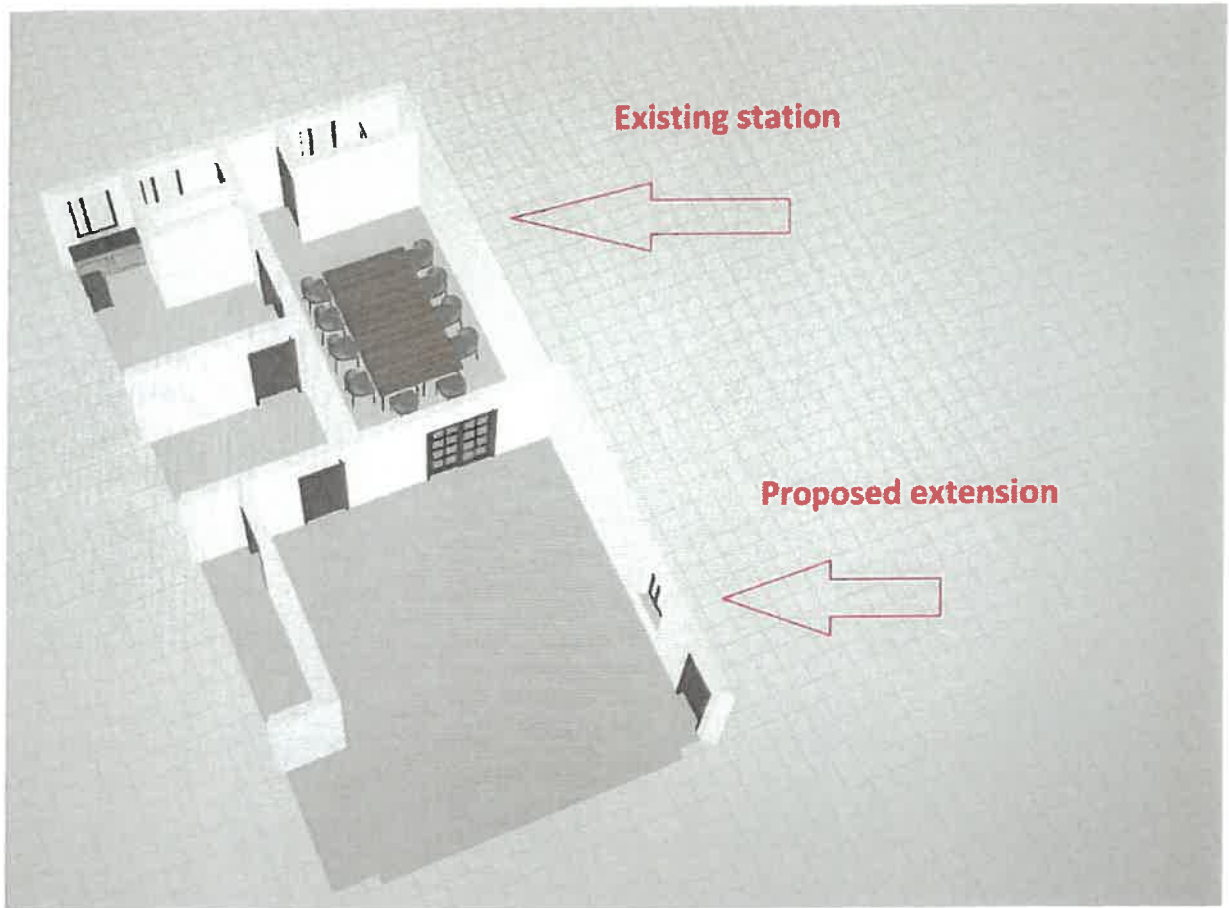
Glengarry Fire Brigade, July 2023

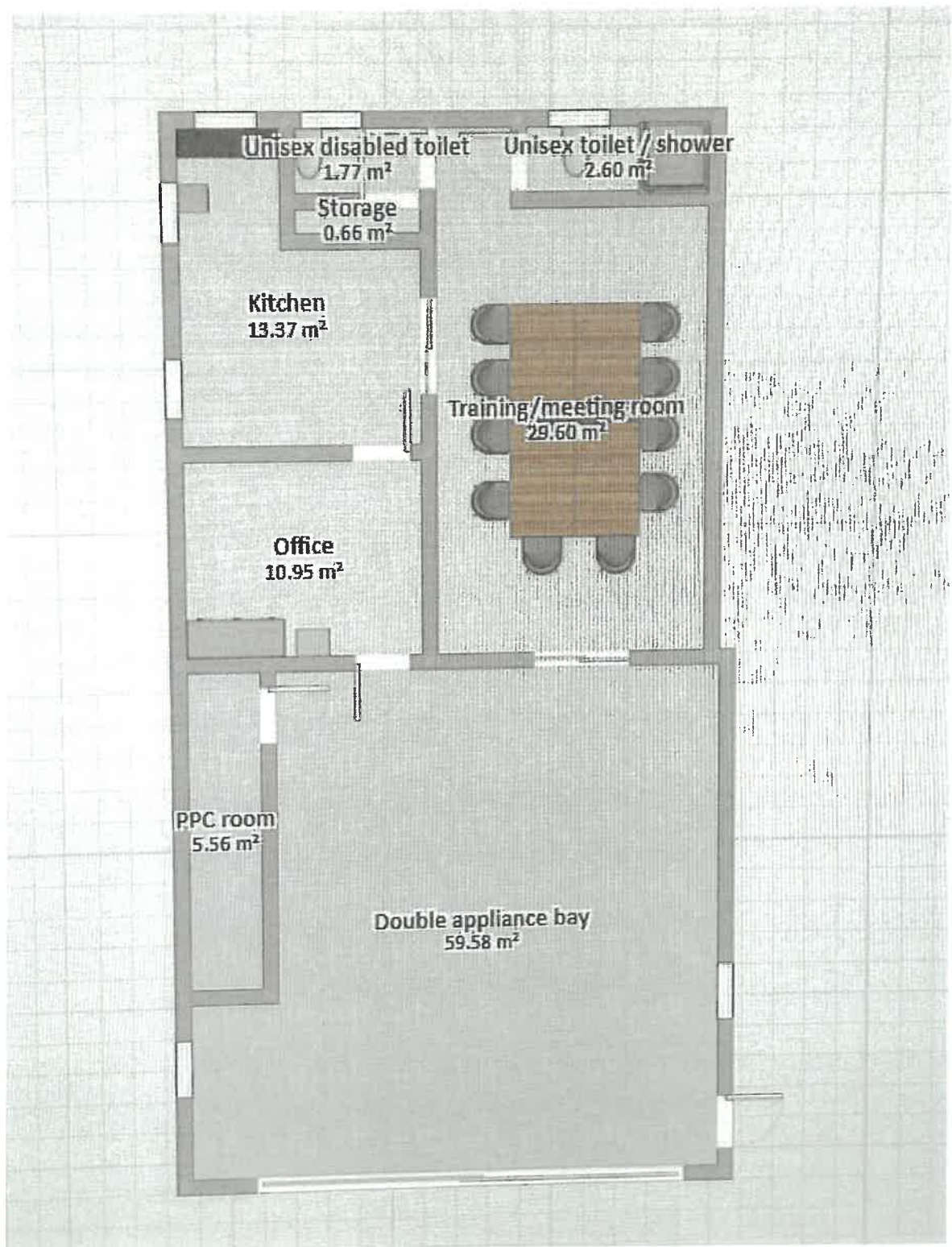
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x1 person for Frankford 5.1 at Fingal strike team  
x1 person on Bridgenorth 4.1 at Winkleigh fire  
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x3 people on #1 private slip on appliance for Winkleigh fire  
x3 people on #2 private slip on appliance for Winkleigh fire  
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x2 people of Gravelly Beach 5.1 for the Harford fire  
x2 people assisted Frankford 4.1 with Ginn's road fire

Glengarry Fire Brigade, July 2023







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Zincalume® Colorbond®







# Lenah Valley Volunteer Fire Brigade Submission to Volunteer Infrastructure Program 2023

12Sep2023



## Document information

<b>Title</b>	Lenah Valley Fire Brigade
	Submission to Volunteer Infrastructure Program 2023
<b>Site location of project</b>	Lenah Valley Fire Station
<b>Address of project</b>	58 Kalang Avenue, Lenah Valley, Tasmania 7008

## Revision history

### Revision 0.3

<b>Revision description</b>	For Submission to Field Works Officer	
<b>Prepared by</b>	Rohan Thurstans	12Sep2023
<b>Reviewed by</b>		
<b>Approved by</b>		
	(name)	(signature) (date)
<b>Distributed to</b>		
	(name)	(organisation) (date)

## Introduction

This submission has been put together in an effort to obtain funds from the Tasmanian State Government “Volunteer Infrastructure Program” for upgrades to the Lenah Valley Fire Station.

Upgrades are needed by Lenah Valley Fire Station to provide some fairly essential functions. Upgrades we hope will include shower facilities, sufficient toilets, sufficient room for meetings and training, sufficient room to get around and load vehicles and to provide separation of turn out clothing from vehicle bays and associated fumes.

## Summary of Proposed Upgrades

This document details the SAT Plan for electrical protection equipment changes and testing associated with Generator Excitation and Transformer Upgrade. Modified or installed components include:

- Addition of shower facilities.
- Separation of turn out gear (PPE) from vehicle bays.
- Addition of another toilet .
- Addition of a meeting/training room of sufficient size to contain all members and allow some expansion of the brigade.
- Addition of vehicle bay large enough to allow safe and timely access to a 4.1 vehicle.
- Addition of kitchen facilities sufficient to allow longer term manning of the station.
- Reconfiguration of current meeting room to office space.

## Background

Lenah Valley Station was built by its members with help from the Hobart Technical College in 1985. Funds came from TFS sufficient for a station based on a tin shed. The founding members did a lot of the work and organised a training partnership with the Hobart Technical College such that a brick building with associated insulation benefits could be built. Since that time the brigade has only received minor upgrades including the addition of a shipping container for storage, paid for by members fund raising. A change of vehicles to include a 4.1 unit in ~2015 has caused difficulties as the engine bay was not designed for a vehicle this size. The brigade has one toilet and no shower facilities. The brigade has more members than can fit in the meeting room for meetings or training.

Given the large population near the station the brigade has much potential to grow. Generally the Brigade has not needed to recruit as we get sufficient requests without effort. However the last time we did run a recruitment program we were over run with approximately 30 expressions of interest. The brigade specialises in providing services for large bush fires and task forces in South East Tasmania and occasionally beyond. Given the falling numbers in rural brigades an increase demand for such services is expected in the future.

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## 1. Limitations of Existing Station

### Summary:

The station has no shower facilities.

The engine bay for the Lenah Valley 4.1 Unit (Isuzu NH NP) is way too small to allow access to the vehicle for loading or even access around the vehicle to get to other parts of the station. The two existing engine bays were designed for 5.1 units.

The station has only one meeting/training room with seating capacity for ~15 people and desk space for only 6.

The station has only one toilet, which is often insufficient when we have events.

Turn out gear (PPE) currently is not separated by air lock from the vehicle bays.

The station currently does not have an office, or any place to allow private conversations.

The engine bay for the Lenah Valley 4.1 Unit (Isuzu NH NP) is way too small to allow access to the vehicle for loading or even access around the vehicle to get to other parts of the station. The two existing engine bays were designed for 5.1 units (Landcruiser).

The station has no private change rooms.

The station has a very small kitchenette with room for only one person and no cooking facilities.



**Detail:**

**Showers:** The station has no shower facilities. This results in members getting in their own cars dirty on returning from fire fighting and training and take so spread fire contaminants to their cars and homes.

**Engine Bays:** Lenah Valley currently has a 5.1 unit (Toyota Landcruiser) and 4.1 Unit (Isuzu NH NP). The two existing engine bays were designed for 5.1 units. The 4.1 unit barely fits into the engine bay. There is not sufficient room to access the passenger side of the vehicle for loading. The 4.1 vehicle needs to be taken out of the station for loading which slows response time. There is no room between the rear of the 4.1 and the roller door. Access past the front of the 4.1 vehicle requires removal of the fire screen around the station fireplace. Access to the engine bay light switch on the station wall at the passenger side of the 4.1 vehicle also requires removal of the fire screen.

**Meeting/Training Room:** The station has only one meeting/training room with seating capacity for ~15 people and desk space for only 6. The brigade has in the past had up to 30 members including support personnel. Currently it is very cramped in the meeting room if more than 67% of members are in attendance. For meetings where we are expecting or need to have all members the vehicles have to be removed from the engine bay and the engine bay used. This takes some re-organisation and planning especially during cold parts of the year as the engine bay takes some hours to heat using the wood fire. The brigade would like to expand to 40 members. If the current meeting room is being used for a subset of members there is no other place for members other than to remove the vehicles and use the engine bays.

**Toilets:** The station has only one toilet, which is often insufficient immediately following return from fires and when we large training groups, meetings and events.

**Gear separation:** Turn out gear (PPE) currently is not separated by doors or air lock from the vehicle bays. The turn out gear room is adjacent the vehicle bays and currently has no door.

**Office Space:** The station currently does not have any dedicated office space, or any place to allow private conversations or communication. The current office is part of the main meeting room.

**Change Rooms:** The station has no private change rooms. Currently members need to change in the turn out gear room. It has no facilities for privacy.

**Kitchen:** The station has a kitchenette of roughly 1.8mx1m, it has a sink and room for little more than tea and coffee facilities. There are no cooking facilities or room for them. The fridges can't currently be kept near the kitchen area. Access to fridges is blocked if the desk is in use

## 2. Needs Analysis

### 1) Showers

At least two showers are needed to allow members to shower on return from fires and training. Showers are needed to prevent spread of fire contaminants to members vehicles, homes and just generally around the station.

### 2) Toilets

Two or three toilets are needed to handle having up to 60 people in the station.

### 3) Private Changing Areas

Private changing areas are required such that members can fully remove contaminated clothing.

### 4) Meeting/Training Room

The brigade needs at least two meeting /training rooms with a least one room having sufficient capacity for 40 participants. At least one area should have table or desk space for 25 participants.

### 5) Engine Bays

Lenah Valley currently has a 5.1 unit (Toyota Landcruiser Ute) and 4.1 Unit (Isuzu NHPN). The two existing engine bays were designed for 5.1 units. The 4.1 unit barely fits into the engine bay. There is not sufficient room to access the passenger side of the vehicle for loading people or food/drinking water supplies.

### 6) Turn Out Gear (PPE) Separation

Separation of turn out gear by two doors with ventilation in the air lock space between is required to prevent toxic fumes from vehicles and pumps getting into clothing.

**7) Office Space**

Office space is needed such that private conversations and communications can occur. Office space should include desk space and room for files a computer, printer and room for at least two people to sit at desk.

**8) Kitchen**

The station needs a kitchen sufficient to allow cooking basic meals for members attending the station all day such as for hot day response periods. The kitchen should include stove, oven, fridge, microwave, cupboard space, hand washing facilities, tea and coffee facilities, bench space and sink.

**9) Storage**

Storage space sufficient to replace the current shipping container and caged area. Additional flammable goods storage space separated from the main buildings. Storage room for Bar-B-Que equipment and wheelie bins is required.

### 3. Proposed Building Additions

**1) Toilet/ Shower /Storage Block**

The Toilet/Shower block should include two additional toilets and two changing rooms adjacent two showers.

**2) Meeting/Training Room, Kitchen Block**

A new block with large meeting / training room re-configurable as two small rooms and a kitchen large enough to prepare basic meals.

**3) Engine Bay**

Additional engine bay built large enough to park Lenah Valley 4.1 vehicle

**4) Flammables Storage**

A small flammables storage container to be installed with separation from buildings to contain chainsaw, drip torch fuel, pump fuels and firewood.

## 4. Proposed Layout Changes Existing Building

### 1) Office, Kitchenette

It is proposed the existing meeting/training room be divided with roughly most repurposed as an office.

### 2) Entry to Turn Out Gear Room

It is proposed the entry to the Gear room be moved such that an air lock and two doors can be between the Gear Room and the Engine Bays

### 3) Move/Remove Caged Area

Caged area including flammable goods storage to be moved away from the main buildings. Current caged area made free for new toilet/shower/storage block.

### 4) Move Shipping Container

Shipping container to be moved to make way for new buildings.

### 5) Engine Bay to Undercover Training

The North East side engine bay to be repurposed as undercover training area. With potential for future small vehicle storage.

## 5. Benefits of Proposed Changes

### 1) Reduced spread of fire contaminants

The addition of showers and air lock for PPE storage room will greatly reduce the spread of contaminants around the station and into members vehicles and their homes.

### 2) Reduced contamination of Turn Out Gear

The addition of an air lock between the engine bays and PPE Gear Room will greatly reduce the spread of contaminants from vehicle fumes into PPE.

### 3) Improved privacy when changing

The addition of two change rooms adjacent showers will provide much needed facility for privacy.

### 4) Ability to load and inspect 4.1 vehicle without moving it outside

Response time will be improved by avoiding the need to move the vehicle out of the station in order to load personnel as well as gear such as radios, drinking water and food. Gear inspections will be able to be completed without moving the vehicle out into the dark, rain, wind.

### 5) Faster loading of 4.1 vehicle

Loading time will be improved by avoiding the need to move the vehicle out of the station in order to load personnel as well as gear such as radios, drinking water and food.

## 6) Opportunities to Expand Membership and Services Offered

The provision of sufficient meeting and training spaces will unlock major constraints on the number of members the station can accommodate and therefore the amount of services the brigade can offer. The brigade could possibly double membership with the proposed improvements. This would allow hugely improved ability to provide crews for task forces on total fire ban days, crews for multiple major fires, crews for manning of rural stations.

## 7) Ability to carry out private communications and conversations

The addition of dedicated office space will allow private conversations and communications. Access to other meeting room/kitchen equipment will no longer be blocked by someone sitting at the desk.

## 8) Ability to accommodate members when training room occupied

A re-configurable meeting /training room or multiple rooms would allow training to occur without pushing all remaining members out of the station or into the vehicle bays.

## 9) Ability to house all members in meetings

The provision of sufficient meeting room space will mean we can have meeting for all member without rearranging vehicles and furniture.

## 6. Costs of Proposal

Estimated costs:

TFS fund all and manage the changes \$500,000 (Total guess at the is stage).

TFS fund all and organise design drawings and approvals. Lenah Valley manage the changes and provide some labour \$300,000 (Total guess at the is stage).

TFS fund half, external sources fund remainder. TFS organise design, drawings and approvals. Lenah Valley manage the changes and provide some labour \$300,000 (Total guess at the is stage). \$150,000 (Total guess at the is stage).

## 7. Funding Options

The brigade would be open to seeking partial funding from other sources, including Federal Gov, private contributions and fund raising.

## 8. SES Facilities

If SES facilities were to be added at the site, shared use of training rooms and other facilities would be possible. Dual training of personnel would be possible with SES peak loads typically occurring during winter and TFS peaks generally occurring over summer. There is currently council land vacant on the North -East side of the station.



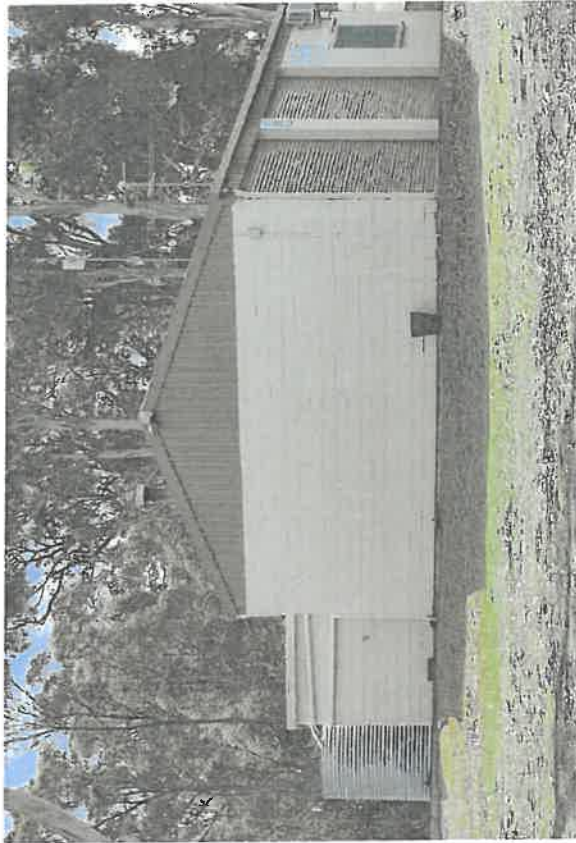
Revision No: 0.3  
12Sep2023

Lenah Valley Fire Brigade – Submission to Volunteer Infrastructure Program 2023

## Appendices

Lenah Valley Fire Brigade - Submission to Volunteer Infrastructure Program 2023

Appendix A Photos of Existing station



Lenah Valley Fire Brigade -- Submission to Volunteer Infrastructure Program 2023



Lenah Valley Fire Brigade – Submission to Volunteer Infrastructure Program 2023

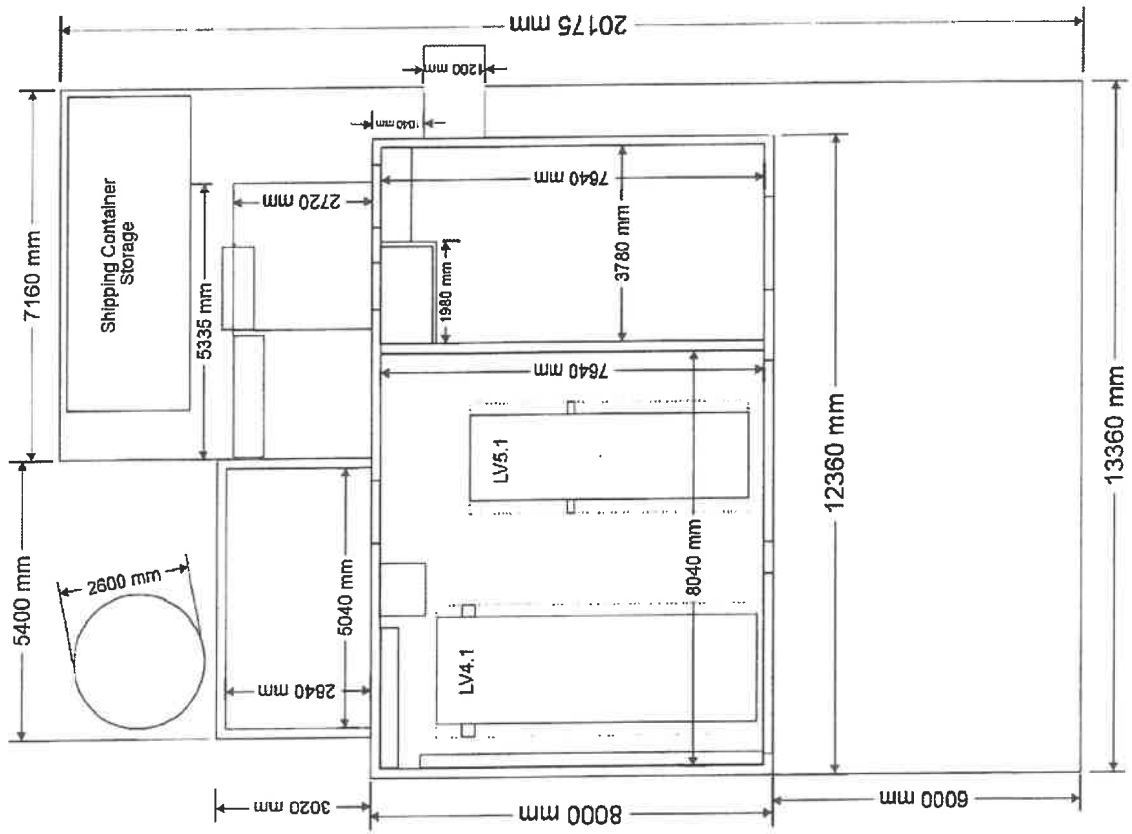


Lenah Valley Fire Brigade – Submission to Volunteer Infrastructure Program 2023

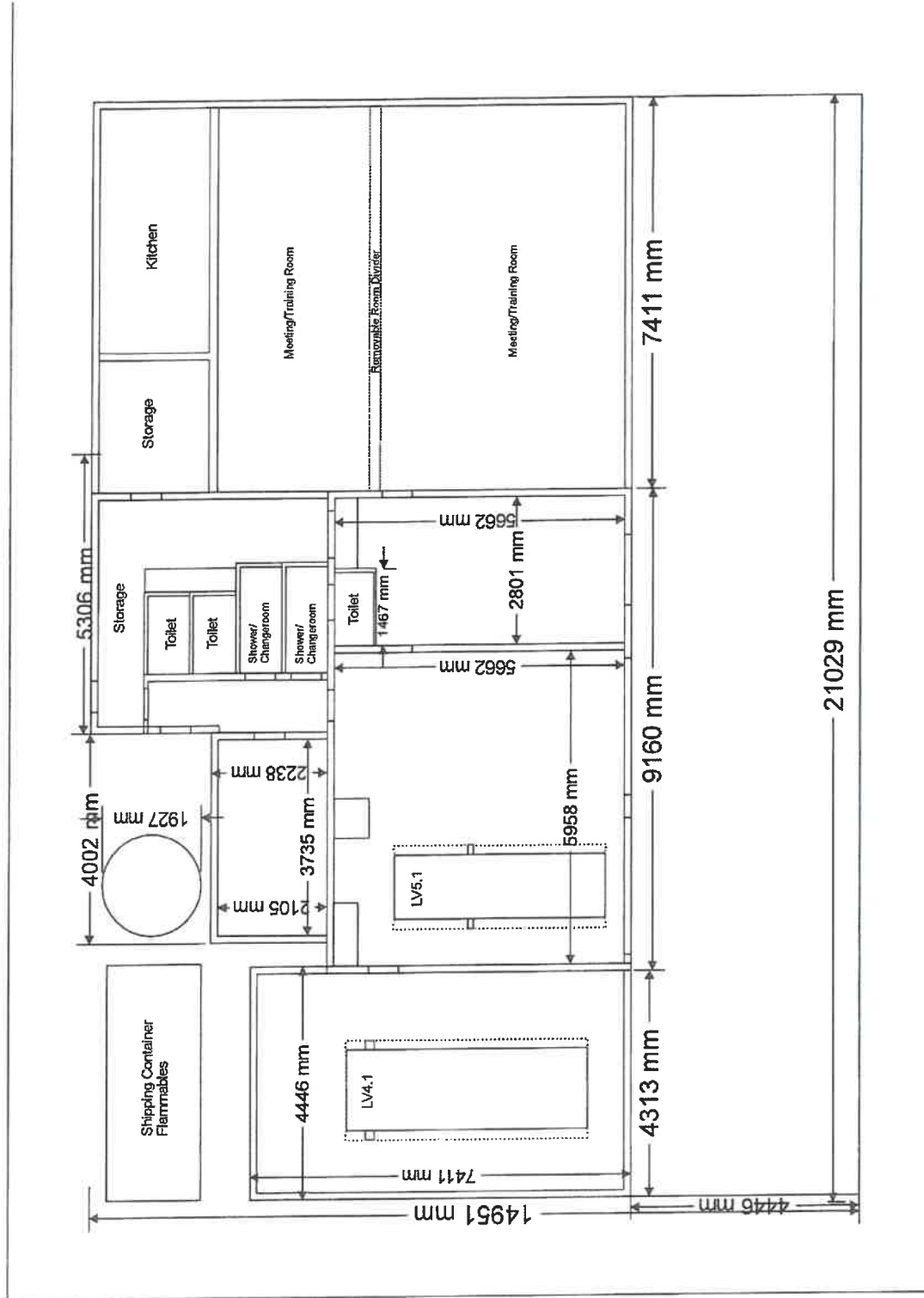


Lenah Valley Fire Brigade – Submission to Volunteer Infrastructure Program 2023

Appendix B Plan of Existing Station



Appendix C. Potential Station Plans





## QUOTE NUMBER

34976

17/08/2023

Quote valid for 30 days

Dear Matthew Hateley,

Thank you for your enquiry. We are pleased to present our quote for your new steel building.

At Skyline Sheds Tasmania, we understand you need a practical shed that will do the job and won't break the bank, and that's what we're all about.

We're locally owned and have been in operation since 1986 and have been helping clients with their shed, carport and steel building needs since 2002 in Launceston. We distribute Fair Dinkum Sheds which gives you confidence in knowing that you're getting at top quality shed from a national supplier with knowledge of a local retailer in Skyline Sheds Tasmania. All kits are made from quality, Australian BlueScope Steel and we are ShedSafe accredited – giving you the confidence that your shed meets the requirements of the Building Code of Australia (BCA). We are equipped with advanced design and engineering software to ensure your building is designed to suit your site and purpose.

Our **FIXED PRICE GUARANTEE** to you is that the price we offer, is the price you pay. Where we are undertaking the complete slab and build option for you, we will undertake a site visit prior to fixing our price so there are no hidden costs that you are forced to pay at the completion of your build. Where you request an extra item that comes at a cost, we are fully transparent and open in our discussion with you and we will not commence the work until you're happy with the cost.



Another consideration when comparing quotes for your new steel building is the **Wind Region & Terrain Category** that your shed has been designed to withstand. Some manufacturers will use a lower specification of Wind Region & Terrain Category than is allowable for your site. This means your shed may not have thick enough steel, may use undersized columns, rafters and purlins or it may be insufficiently braced to withstand the effects of wind on the structure. Skyline Sheds Tasmania utilise a package called Site Check which does a scan of your site and determines the correct Wind Region & Terrain Category based on the actual site conditions to ensure your steel building complies with Australian Standards, the Building Code of Australia and local council requirements.

Additionally, Skyline Sheds Tasmania are a member of Shed Safe which ensures our sheds are designed in strict accordance with Australian Standard so you have a no compromise guarantee that your shed will firstly be approved by your local council but most importantly, withstand everything you and the environment can throw at it. We assure you that your investment with us is a solid one.



99-101 Forster Street, Invermay, Launceston  
PO Box 94, Newstead TAS 7250  
03 6334 5535 | info@skylinesheds.com.au  
skylinesheds.com.au



# skyline sheds

## CUSTOMER DETAILS

**NAME** Matthew Hateley

**PHONE:** 0407610545

**ADDRESS** 29-31 Marlborough Street  
Longford 7301

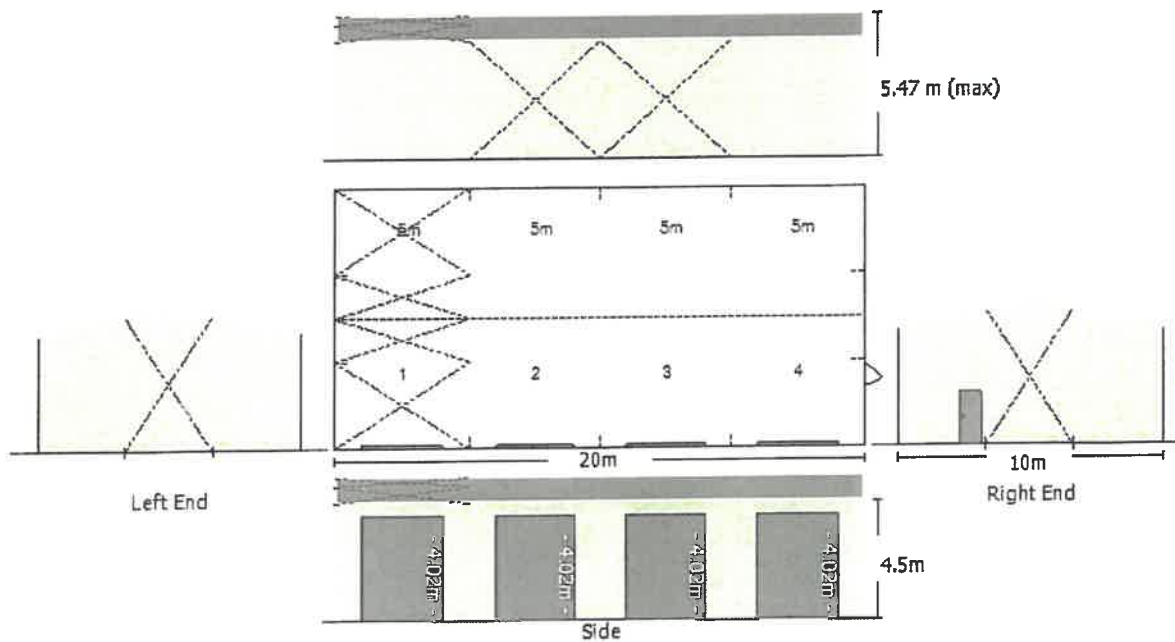
**EMAIL:** mj.hateley@huntersproducts.com.au

## BUILDING SUMMARY

**SPAN** 10m  
**LENGTH** 20m  
**BAY WIDTH** 5m x 4 bay(s)  
**HEIGHT TO EAVE** 4.5m  
**ROOF PITH** 11Deg Gable  
**LEFT LEAN-TO**  
**RIGHT LEAN-TO**

## DESIGN FACTORS

**IMPORTANCE LEVEL** 2  
**WIND REGION** Reg A  
**TERRAIN CATEGORY** TCat 3  
**TOPOGRAPHY** 1  
**SHIELDING FACTOR** 1  
**INTERNAL PRESSURE** -0.56, 0.57  
**SITE WINDSPEED** 37.4





BUILDING SUMMARY		CUSTOMER INITIAL	INTERNAL QA CHECK
WALL SHEETING	Monoclad TCT 0.47, CB COLOUR: COLORBOND® CLASSIC_CREAM		
ROOF SHEETING	Corrugated TCT 0.47, CB COLOUR: COLORBOND® IRONSTONE		
ROLLER DOORS	4 x 4.30h X 3.10 CB Direct Drive *Series B # COLOUR: COLORBOND® IRONSTONE		
ROLLER DOOR MOTORS			
PERSONAL ACCESS DOORS	1 x Personal Access Door in RIGHT of Bay 1 of RIGHT wall. COLOUR: COLORBOND® IRONSTONE		
GUTTER	Quad 115 Plain Gutter CB COLOUR: COLORBOND® CLASSIC_CREAM		
DOWNPIPES	COLORBOND® CLASSIC_CREAM COLOUR: COLORBOND® CLASSIC_CREAM		
BARGE FLASHINGS	COLORBOND® CLASSIC_CREAM		
CORNER FLASHINGS	COLORBOND® CLASSIC_CREAM		
DOOR FLASHINGS	COLORBOND® CLASSIC_CREAM		
WINDOWS	COLOUR:		
SLIDING DOORS	COLOUR:		
SKYLIGHTS			
INSULATION PRODUCTS			
OPEN BAYS			
INTERNAL DIVIDER WALLS			
MEZZANINE FLOOR			
MEZZANINE STAIRS			
WHIRLY BIRDS			
INTERNAL USE ONLY: BOM recreated after all checks have been conducted			

**PLEASE ACKNOWLEDGE THAT EACH COLOUR IS CORRECT BY INTIALLING THE ABOVE COLUMN MARKED "CUSTOMER INITIAL"**

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## MATERIAL SPECIFICATIONS

<b>COLUMNS</b>	2C20019	<b>PURLINS</b>	Z15015
<b>RAFTERS</b>	C20024	<b>SIDE GIRTS</b>	Z15015
<b>KNEE/APEX</b>	C15015	<b>END GIRTS</b>	Z15015
<b>LEFT LEAN-TO COLUMN</b>		<b>RIGHT LEAN-TO COLUMN</b>	
<b>LEFT LEAN-TO RAFTER</b>		<b>RIGHT LEAN-TO RAFTER</b>	
<b>MEZZANINE BEARER</b>		<b>MEZZANINE JOISTS</b>	

## FOOTINGS

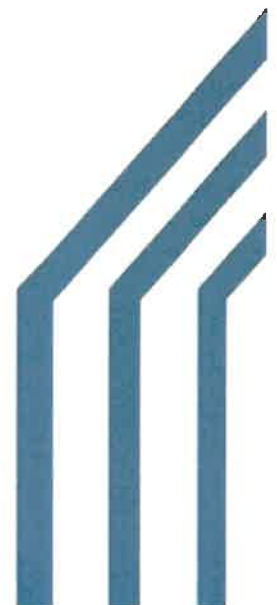
### SLAB

Min 100mm Slab thickened locally under each column by BORED footing

Concrete in Vertical Bored hole locally under each column 600mm x 600mm Diameter x Depth

The above foundation details are only suitable for soil classification A.S. or M and S.B.V. 100 kPa min. For other soil types refer to a registered structural engineer.

Refer to sheet No '4' in plans for details other than shown on specification sheet and footing diagram sheet



# skyline sheds

## PRICE FOR SUPPLYING YOUR BUILDING

	<b>YOUR KIT PRICE</b>
<b>TOTAL PRICE</b>	s37(1)(b)
	<b>Incl. GST &amp; Delivery</b>

## SLAB & FOOTINGS PRICE

Skyline Sheds Tasmania can provide you with the concrete slab for your new building. We utilise a combination of our own crews and a select range of subcontractors to undertake the excavation and concreting works for your build.

This price is based on the following assumptions and is subject to a final site visit prior to final confirmation of the price.

- Excavation of a flat site only which involves stripping away 100mm to 150mm of topsoil only
- Placement and compaction of 100mm to 150mm of base material
- Localised thickening under each column only (Not to the entire slab perimeter)
- 100mm thick concrete slab with SL82 mesh central
- Rebate to slab edge for vermin proofing
- Spreading topsoil back around slab edge

	<b>PRICE</b>
<b>TOTAL PRICE</b>	s37(1)(b)
	<b>Incl. GST</b>

The price above excludes the following:

- Continuous edge beam to perimeter of slab
- Bulk excavation works or placement of fill over the 100mm to 150mm allowance included above
- Any works to run electricity or plumbing including downpipes
- Block walls, custom engineering or custom slab designs
- Any work beyond 50km of Launceston CBD so no allowance for any travel or accommodation costs

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**BUILD PRICE**

Skyline Sheds Tasmania can provide you with a complete construction service for your new building. We utilise a combination of our own crews and a select range of subcontractors to undertake this component of the work.

This price is based on the following assumptions and is subject to a final site visit prior to final confirmation of the price.

- Slab complete and level (Where undertaken by property owner or a contractor not working for Skyline Sheds Tasmania)
- Erection of the shed frame to the engineering plans
- Installation of roof and wall cladding
- Installation of flashings as supplied with the kit
- Installation of roller doors, PA doors, windows and sliding doors (Where applicable)
- Site clean-up upon completion of the works
- EWP Hire as required to complete the work

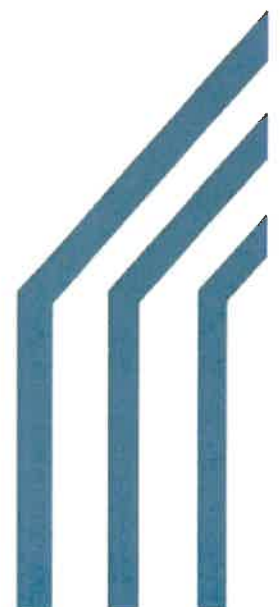
	<b>PRICE</b>
<b>TOTAL PRICE</b>	s37(1)(b)
	<b>Incl. GST</b>

The price above excludes the following:

- Any custom flashings or other customised works not included as part of the kit
- Any work beyond 50km of Launceston CBD so no allowance for any travel or accommodation costs
- Vermin flashings unless supplied with kit (Where these have been supplied in the kit quote, installation has been allowed for)

Any works associated with power, plumbing or other types of fitout work

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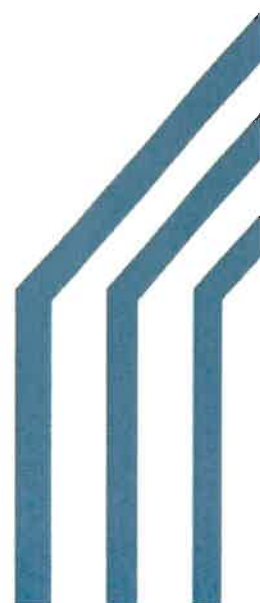


**BUILD PRICE**

For ease of understanding, we have summarised a full cost for the entire package for your newbuilding.

	s37(1)(b)
<b>SUPPLY OF KIT</b>	
<b>CONCRETE SLAB</b>	
<b>CONSTRUCTION OF BUILDING</b>	
<b>TOTAL COST</b>	

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# skyline sheds

## TERMS & CONDITIONS

### ENGINEERING PLANS FOR YOUR BUILDING

Skyline Sheds Tasmania can supply your engineering plans for Council approval. Please note, these plans are not site-specific plans such as a Site Layout Plan or Drainage Plan. You will need to contact a Building Designer for this or talk to us and we can organise this component of the project for you. To obtain engineering plans, there is a fee of \$400.00 including GST which is deducted off the total cost of your quote. For example, if you quote is for \$5,000, you would pay \$400 for your engineering plans and when you are ready to proceed with ordering, the balance owing will be \$4,600.

### PAYMENT FOR YOUR NEW STEEL BUILDING

The following payment terms are required with Skyline Sheds Tasmania:

- Payment in full at time of ordering, or
- 75% deposit for kit at the time of ordering your kit with the balance to be paid one week in advance of the delivery date; and
- \$500 deposit for Build + \$500 deposit for Slab & Footing costs at the time of ordering your kit with the balance to be paid one week in advance of the build & slab dates.

### PAYMENT DETAILS

We offer the following payment methods to Clients, noting that there are fees associated with some payment methods.

- Cash in person
- Credit Card in person only (We do not offer over the phone payment for sheds) *\*\*incurs a 2% surcharge*
- Direct credit into our bank is available, in this instance individual invoices will be raised by our accounts department and submitted to you for payment once quote has been accepted.

### MISSING/DAMAGED COMPONENTS OR LATE DELIVERY

From time-to-time, there may be a component missing or damaged from your kit. While we endeavour to ensure 100% supply of materials on time and in good condition as agreed, where it occurs that a component is missing or damaged, Skyline Sheds Tasmania are not liable for associated costs. These may include but not be limited to unreasonable express/overnight freight costs, costs for labour for any personnel erecting the kit, delay costs, machinery/plant costs or the like. What we do guarantee you is that if a component is missing, we will ensure a timely replacement time frame by any means that we have available for sourcing a replacement item for the same cost as the original. The same is applicable where delivery may be delayed due to circumstances outside of our control.

### DELIVERY OF YOUR KIT

Delivery of your kit is on a date as agreed between both parties. Should you request a specific location for your kit to be dropped off, we will endeavour to meet this requirement however this will be subject to the space requirements, accessibility and the capability of the crane truck to reach the desired area. We will not be held responsible for any relocation costs.

### SCREWS & GLAZED ITEMS

Due to past instances of screws and glazed items going missing from kits when delivered onsite, more so in remote areas, we keep your screws and glazed items in our store for you to collect from us when you are ready to commence construction of your kit. Where you wish to have these items delivered with you kit, you must notify us 7 days prior to delivery so we can organise this with our carrier. Failure to notify us will mean we have assumed for all intents and purpose that you intend on collecting these components from us. Should this not be the case, Skyline Sheds Tasmania will not be held liable for freight costs or any other costs listed under the section titled "MISSING/DAMAGED COMPONENTS OR LATE DELIVERY".

### CONFIRMATION OF ORDER

You are responsible for checking your order upon delivery, in accordance with the Bill of Materials (BOM) supplied by Skyline Sheds Tasmania to ensure all components are supplied and are in an acceptable condition. This check must be completed within 14 days of delivery. At this time, it will be deemed that you have checked your order and you are satisfied with the quantity and condition of the building and all materials supplied.

### AGREEING TO THESE TERMS & CONDITIONS

By signing this quote, you are agreeing to the Terms & Conditions set out herein and agree to purchase the building at the agreed price to the agreed measurements including options and accessories as per this quote and agreement. Therefore, no changes are possible after this time. By signing this quotation, you confirm that you have read and understand the terms and conditions of sale and supply set out herein and that you wish to place the order as specified. You acknowledge that no responsibility will be accepted by Skyline Sheds Tasmania for goods which are held longer than 2 weeks from the date of delivery.

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skylinesheds.com.au



**CONFIRMATION OF ORDER**

I hereby agree to place this order based on the details of the steel building and terms and conditions provided within this document.

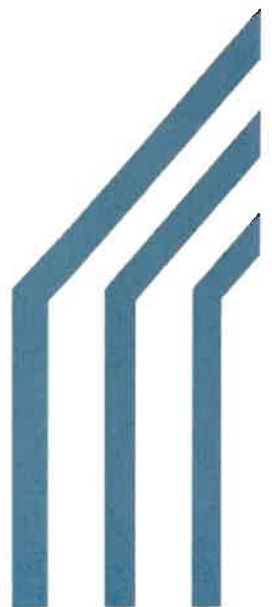
**CLIENT NAME:**

**CLIENT SIGNATURE:**

**DATE:**

***PLEASE INITIAL EACH PAGE & COLOURS LISTED UNDER BUILDING SUMMARY***

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PO Box 94, Newstead TAS 7250  
03 6334 5535 | info@skylinesheds.com.au  
skylinesheds.com.au







## Killa Sheds

A trading unit of Killa Sheds Pty Ltd

200 Wellington Street South Launceston,  
TAS 7249

ABN: 49657121849

## Quote No. 13423

Date: 17/08/2023

Valid To: 16/09/2023

Contact:

Phone: 03 6339 4489

Email: corey@killasheds.com.au

Matthew Hateley  
29 Marlborough Street LONGFORD TAS 7301  
Mob: 0407 610 545 | Email: mj.hateley@huntersproducts.com.au

Dear Matthew Hateley

TO CONVERT THIS QUOTATION TO AN ORDER, PLEASE SIGN, DATE AND RETURN ONE ORIGINAL COPY TOGETHER WITH THE NOMINATED DEPOSIT, AND A MAP GIVING DIRECTIONS TO THE PROPERTY.

Regards,

Product:	Big G Building, 10° roof
Building Class:	Class 10a
Building Site:	29 Marlborough Street, LONGFORD TAS 7301
Dimensions:	10000mm wide x 20000mm long x 4500mm eave.
Wind Code:	AS/NZS 1170.2:2021; Coastal distance: N/A Region: A1-A5; TC: 3; I.L: 4; Ms: 1.0; Mt: 1.0; Vsit: 39.8 m/s
Building Mass:	5,556 kg

\$0.00

\$0.00

Kit Price including delivery	\$52,749.00
Concrete payment (Priced on a Clear & Level Site with Existing Base):	\$42,000.00
Construction payment:	\$21,000.00

<b>Total price of quote/order</b>	<b>\$115,749.00</b>
<b>includes GST</b>	<b>\$10,522.64</b>

\* Conditions apply: price is indicative until your special requests are verified

TERMS OF PAYMENTS: \$500 to release Engineering Certification. MANUFACTURE: 50% (less \$500 engineering payment) of kit price payable to commence manufacture. FINAL MANUFACTURE PAYMENT: To be paid 14 days before estimated delivery.

PLEASE NOTE - ANY IN STORE EFTPOS PAYMENTS OF OVER \$1000 WILL INCUR A 1.3% FEE

I have read the details herein, and read the Terms and Conditions of the order (on the reverse side) and agree to place this Order.

Client Name:

Signature:

Date:





## Killa Sheds

A trading unit of Killa Sheds Pty Ltd

200 Wellington Street South Launceston,

TAS 7249

ABN: 49657121849

Date: 17/08/2023

Valid To: 16/09/2023

Contact:

Phone: 03 6339 4489

Email: corey@killasheds.com.au

## Quote No. 13423

The quoted price of \$115,749.00, detailed on the previous page, includes the following items for the building:

Item	Description	Colour	Qty	Init
Roof sheets	0.47tct Corrugated Profile, C/B (coloured screws)	?-TBC!	54	
Wall sheets	Vertical, 0.40tct Trimdek Profile, C/B (coloured screws)	?-TBC!	82	
Partitions	None			
Gable Infill	None			
Barge flashing	Barge, Suit All Roof Pitch's Corrugated Profile C/B	?-TBC!	4	
Gutters	Gutter, high front "plain" quad, C/B	?-TBC!	8	
Down pipes	Not supplied			
Base Type	Cast in strap			
Roller door	B&D, Firmadoor, R.D, Indust. "R2F", W/Lock, 3925 high x 3660 wide Clr. Open. C/B	?-TBC!	4	
Access door	Larnec Door & Frame Kit, 650/37, Std. 2040 x 820 C/Bond	?-TBC!	1	
Certificate	Form 35 (Tas)		1	
Concrete	Provided by Killa Sheds			
Construction	Provided by Killa Sheds			
Delivery	Road transport.			

The following items are included in the quoted price:

Qty	Description	Colour	Length	Init
	ACTUAL SITE LOCATION MAY ALTER WIND RATINGS AND ENGINEERING WHICH MAY RESULT IN AN ALTERATION IN PRICE			
	Engineering based on class 10A building, A, S and M soil only			
	SITE PREPARATION NOT INCLUDED IN PRICE- site prep can be quoted by Killa Earthworx after the engineering stage, which may include excavation work, removal of materials or pump hire if access is limited.			
	ERECT PRICE is based on the height of the eaves from a safe level working ground. If there is going to be an increase in working height due to the ground falling away or the slab is to be elevated, please let us know so we can reassess the quoted price. Otherwise you may be subject to an increase in the erect costs if variations are discovered once builders arrive on site.			
	ERECT- We require a suitable amount of space between the shed and any boundaries or out building (Approx. 1 metre). Please advise Killa Sheds and take this into consideration when mapping out site plans for council.			

- RETAINING WALLS- We are unable to engineer shed designs to attach





## Killa Sheds

A trading unit of Killa Sheds Pty Ltd

200 Wellington Street South Launceston,

TAS 7249

ABN: 49657121849

## Quote No. 13423

Date: 17/08/2023

Valid To: 16/09/2023

Contact:

Phone: 03 6339 4489

Email: corey@killasheds.com.au

Qty	Description	Colour	Length	Init
	to retaining walls. If you require a retaining wall as part of your site preparation we will require approximately 1 metre of space around the building for erect purposes.			
	Delivery to Site			
	<b>**CLASS 7B UPGRADES STILL TO BE QUOTED FOR**</b>			
	Slab price is for a 150mm Commercial Grade slab			
	Estimated for 7B upgrades \$5000 not included in kit price			



Zincalume® Colorbond®





- 1. Deposit:** Your \$500 payment will confirm the order and release engineering. Standard engineering available in approximately 3-4 business days.
  - (a) Changes to original order:** This will result in an amended price to reflect the changes, plus an additional charge for new engineering.
  - (b) Price Increase:** We do not order any parts until you pay to manufacture. Therefore, if there is supplier price increase while your project is in the deposit stage only you will be liable to pay the increase or pay to manufacture before the increase date.
  - (c) Cancellation of Order:** If order is cancelled the \$500 payment will be retained by Killa Sheds to cover expenses.
- 2. Manufacture payment:** Your manufacture payment will commence ordering & manufacture of the shed kit.
  - (a)** After this payment is received, NO changes are possible as the shed is custom built to order. **PLEASE NOTE:** It is the client's responsibility to ensure all design, product, colour and accessories aspects of the order are correct before placing the building into manufacture.
  - (b)** Delivery to site will be approximately ten (10) weeks from the date manufacture payment, pending the suppliers availability and lead times. **PLEASE NOTE:** Lead times may be longer in peak production periods, holiday periods or plant downtime.
- 3. Delivery Payment:** Delivery payment by the requested date will ensure delivery of the kit to site on time. Approximately 14 days before estimated delivery date. If payment is not received by the requested date, delays may occur as a result and Lysaght may charge storage costs at \$250 per week.
- 4. Payment of Concrete works:** Full payment of concrete work is due on the day of practical completion.
- 5. Payment of Erection works:** Full payment is due on the day of practical completion.
- 6. Credit Card Payments:** Please note there is a fee on credit card payments (Excludes Deposits).
- 7. Council Regulations:** Please check with local council authority regarding requirements for building/planning applications.
  - (a)** Preparation of site plan and council fees are the client's responsibility and have not been allowed for in this quotation.
  - (b)** Snow loads and solar panel mounting have not been allowed for and will be subject to engineering approval if requested. BAL rating, Class 1 Design and Internal works have not been allowed for in this quotation.
- 8. Site Conditions:** Concrete plans based on A, S & M soil types only. Other soil types may require additional engineering and different concrete requirements. Concrete pricing based on clear & level prepared site with access. Unprepared, out of level or sites with no truck access will have to be assessed for extra costs. Site to be free of rock and other subterranean obstacles to allow for excavations with normal tools. Power & water to be available onsite.
- 9. Cast – in Brackets:** Some buildings require cast in brackets in the concrete, please let us know if you require your brackets before your kit arrives.
- 10. Deliveries:** Clients must accept delivery within 14 days from the time the building is released from Lysaght. Any request for delay by client in delivering the building will affect the warranty period (see point 11 in these terms).
- 11. Shortage Claims:** Claims to Killa Sheds **MUST** be made within fourteen (14) days from the date of delivery to claim any shortages/damage. Shed kits need to be checked within this time period for claims to be accepted. **PLEASE NOTE:** Claims outside this period may **NOT** be recognised.
- 12. Killa's Site sign:** I give permission for Killa Sheds to display signage on my property while the building in under construction.

I have read and understand the terms and conditions (as above) set by Killa Sheds and agree to be bound by them.

**Signatures:**

Client:.....  
Date:.....

Killa Sheds:.....  
Date:.....



Copyright 2023  
Lysaght Building  
Solutions Pty Ltd  
trading as RANBUILD

**CLADDING**

ITEM	PROFILE (min)	FINISH	COLOUR
ROOF	CUSTOM ORB 0.42 BMT	CB	AA
WALLS	TRIMDEK 0.35 BMT	CB	AA
CORNERS	-	CB	AA
BARGE	-	CB	AA
GUTTER	HI-QUAD	CB	AA

0.35bmt=0.40tct; 0.42bmt=0.47tct; 0.48bmt=0.53tct

**ACCESSORY SCHEDULE & LEGEND**

QTY	MARK	DESCRIPTION
4	RD1	B&D, Firmdoor, R.D, Indust, "R2F"-W/Lock, 3925 High x 3660 wide Clr. Open. C/B
1	B650-13	Jamec Door & Frame Kit, 650/87, Std. 2040 x 820 C/Band

ARCHITECTURAL DRAWING ONLY, NOT FOR CONSTRUCTION USE

CLIENT  
**Matthew Hateley**

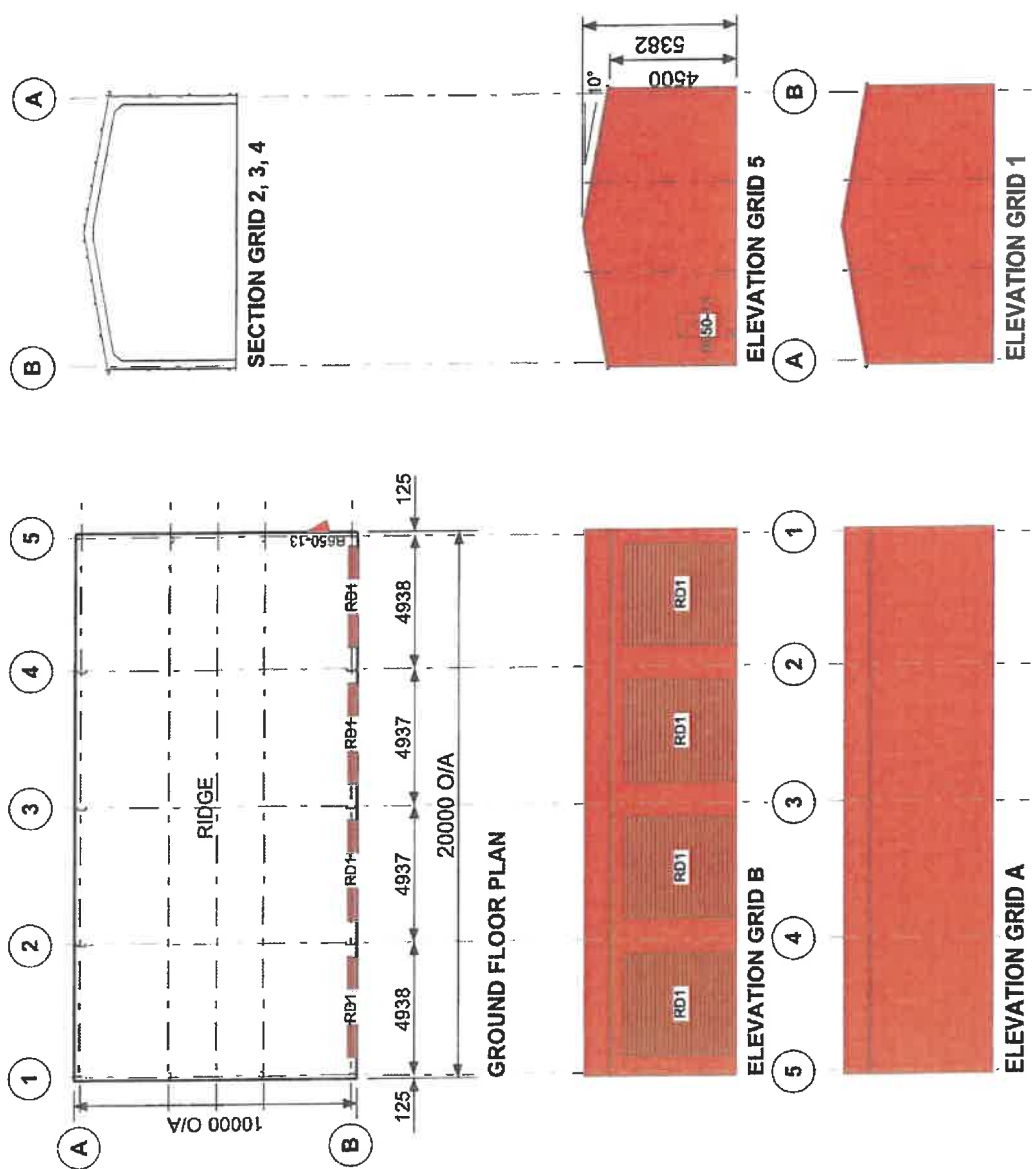
SITE  
**29 Marlborough Street  
LONGFORD TAS 7301**

BUILDING  
**BIG G  
10000 SPAN x 4500 EAVE x 20000 LONG**

TITLE  
**GENERAL ARRANGEMENT**

SCALE A4 SHEET 1:250	DRAWING NUMBER <b>LAUNC3-13423</b>	REV <b>A</b>	PAGE <b>1/1</b>
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COPY: DPPEM - RTI File Disclosure



To whom it may concern,

11/08/2023

I am writing this proposal for your consideration regarding the construction of a suitable shed at the rear of Longford Fire Station. A purpose built 10 x 20 meter shed with 4 x 5 meter bays including 4 large roller doors suitable for all trucks. We (Longford members) see ourselves as a ever growing and improving station and I think our increasing membership, town population, strategic location and workload with neighbouring brigades is testament to that.

We consider Longford Fire Brigade to be a very important part of not only the Norfolk Plains Group but the Northern Midlands and as the brigade evolves so do our storage needs. We currently have a garden shed and an unused BBQ area on our southern boundary. As mentioned the BBQ area is unused and the garden shed is well past its storage capacity to the point of encroaching on space in our truck bay.

I propose we demolish/remove the garden shed and BBQ area and replace it with a suitable size shed with roller door access in its place. I have listed some reasons why and how this more suitable shed will better serve the needs of Longford Fire Brigade and Northern Region.

We currently store "the Dodge" (vintage Longford truck) in our truck bay and whilst this has been suitable in the past, we are now finding it increasingly in the way and taking up valuable room. The Dodge is an important part of our history and is regularly utilised in lolly runs, truck shows and community events. Given its importance to us and the fact that the museum doesn't have room for it we think rehousing it in this new proposed shed would be very beneficial.

Longford Fire Brigade have recently been gifted a large community events BBQ trailer from rotary. We intend to utilise this BBQ trailer throughout the Norfolk Plains Group and South Esk District for the purpose of community days, group exercises and any other events that brigades wish to use it for. The Trailer will be maintained by the Longford Social club however its currently stored on a members front yard in the weather. We think it would be more suitable for the BBQ trailer to housed in the proposed shed.

As previously mentioned our current storage is a garden shed and this is no longer suitable for our needs. It is at the point now where we struggle to move within the shed and are yet to store all the equipment we have. We store items like tables and chairs for events or accommodating neighbouring brigades for training, Training equipment, tools, whipper snipper, ride on mover, excess safety equipment, a floor scrubber, truck washing equipment and chemicals. We have recently purchased shelving to help with our storage and whilst it helped it certainly hasn't fixed the problem.

Some other possible changes we can see potentially happening in the future is the need for Longford Fire Brigade to increase its response area and subsequently increase its fleet size. I understand that

this isn't set to happen yet however I would rather be proactive than reactive and given the current situation that Bishopsbourne and Woolmers find themselves in I would say this is more likely to happen than not. It would also give us the option to house the 7.1 at the station instead of Rons house if the need arises. Examples of this would be if Ron is on holiday or other members are utilising it for transport or training.

Given Longford Station is only a short distance from Youngtown HQ we are also very willing to assist with the storage of any other vehicles that may need to be stored at different times. We intend on having a shed large enough to suit the TFS's needs for a long time to come and be useful to the organisation. As a brigade that prides itself on a high level of training, good membership numbers and excellent response capabilities, we see this as a beneficial strategic move. Our intentions for the brigade are to increase building/storage size thus allowing us to increase our fleet capacity and evidently becoming an important resource for not only the Norfolk Plains Group and South Esk District but the north of the state.

I have attached two quotes for consideration and am willing to find any other information that is needed.

Thank you for taking the time to consider our proposal as we think this new shed would greatly benefit not only Longford Fire Brigade but also surrounding brigades and the community. If you have any questions please don't hesitate to contact me.

Regards

Matthew Hateley

Longford and Bishopsbourne Brigade Chief

S36(1)

Address	TFS
Location	M Bay
City	Mont Carleton
Region	NH East

PPC Separation	Please check that the presence of the following PPE
No PPC Separation	
Yes PPC Separation	X
Using a bag to protect PPE	
PPC separation has a dedicated room	X
PPC separation has positive pressure	

Condition Assessment	Not Applicable	Very Poor	Poor	Fair	Good	Very Good
Female Toilets				X		
Male Toilets				X		
Unisex Toilets	X					
Female Shower Facilities	X					
Male Shower Facilities	X					
Unisex Shower Facilities	X					
Roller Door				X		
Roofing				X		
Floor Coverings				X		
Kitchen					X	
Internal Walls					X	
Driveway/Hardstand			X			
Heating				X		
Training Facilities - inside					X	
Training facilities - outside		X				
Meeting Room					X	

Condition Assessment	Yes	No
Hot Water	X	
Sensor Lighting		X
Fob Key Access		X
Disability Access		X
Alarm System Operational	X	
Is the Alarm system monitored		X



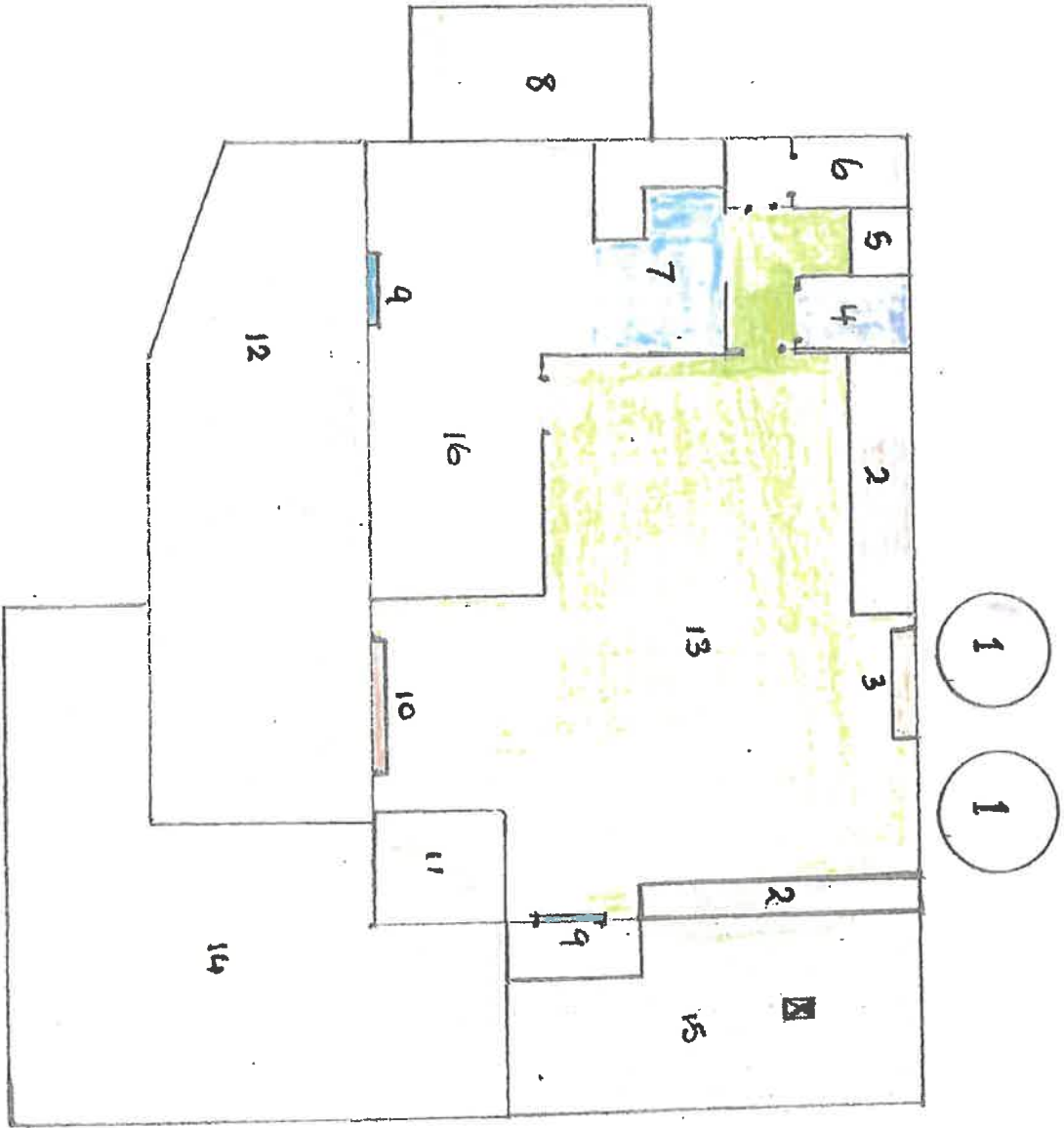
Page 1 of 1

Physical upgrades to building/structure - please list top 3 priorities	
Asset Renewal - Please list top 3 priorities For example: vehicle equipment replacement - ex: Hot Water Cylinder replacement, Air Conditioner replacement	
Hot water	
Other opportunities not captured above	
What do you consider to be the top priorities for attracting and retaining applicants at the brigade/unit?	
Modern updated amenities	
Brigade/Unit Manager Name	
Has the Brigade Chief/Unit Manager been consulted?	
Date	

DPfEM (12/16)

Musselmore Bay  
1151 FORWATER  
0417365624

15760



## Key to Fire Station

1. Water tanks
2. PPE Store Rooms
3. Work bench
4. Mens toilet
5. Storeroom
6. Ladies toilet
7. Kitchen
8. BBQ Area
9. Access doors
10. Roller door
11. Office
12. Concrete apron
13. Truck Bay
14. New concrete apron
15. Wash down bay
16. Training room

## MB Fire Station Requirements

1. Clean & repaint truck bay (13)
2. Vent PPE store rooms (2)
3. Install four(4) sets of shelving in office with extra power points (11)
4. Extend concrete apron to aid in training (14)
5. Install skillion roof over concrete aprons (12 & 14)
6. Install two (2) additional water tanks (1)
7. Septic tank upgrade
8. Truck & equipment wash down bay (15)
9. Install extra lighting over concrete aprons & wash down bay
10. Install two additional large white boards (16)
11. Replace hot water cylinder
12. Install shower

You can view and edit your response

## Volunteer Investment Program: Essential Maintenance or Upgrade Submissions

As you are aware, the Tasmanian Government has committed \$10m across the current (2023-24) and the next financial year (2024-25) to provide upgrades to volunteer brigades and units.

This form is an opportunity to identify any current upgrades or maintenance requirements relating to Brigades/Units within your District/Region.

There are two elements to this form:

- Facility conditions report
- Priorities for building upgrades, asset renewal and other opportunities

Upgrade and maintenance options **must be discussed in conjunction with the Brigade Chief/Unit Manager** to ensure they are provided an opportunity for input in addition to the repairs and maintenance priorities that regional staff are aware of.

One form needs to be submitted per brigade/unit. While this seems cumbersome, it will assist in fast tracking analysis of the data to inform the project milestones.

The submissions will be reviewed regionally and then assessed by the *Station Upgrade Steering Committee*.

For further information, please do not hesitate to contact Ellie Goddard on 0438 128 657 or [eleanor.goddard@dpfem.tas.gov.au](mailto:eleanor.goddard@dpfem.tas.gov.au)

Please return the submission by **Tuesday 12th September (3 weeks)**

*Please note SES council owned buildings are not within scope of facility upgrades, however units may still submit the survey for other opportunities (e.g. equipment/assets).*

### BRIGADE/UNIT DETAILS

#### 1. Service (TFS or SES)

SES

TFS

#### 2. Brigade/unit name

Scottsdale

#### 3. District (TFS)

NE

#### 4. Region

NORTH

### Facility Conditions Assessment

Using the information provided in Table 1 - *General Definitions for Condition Scores*, please provide an assessment for each identified component in the below section or select that there is no facility.

#### 5. PPC Separation \*

No PPC Separation

Yes PPC Separation

Using a bag to protect PPE

PPC separation has a dedicated room

PPC separation has positive pressure

#### 6. Conditions Assessment \*

	Not Applicable	Very Poor	Poor	Fair	Good	Very Good
Female Toilets						
Male Toilets						
Unisex Toilets						
Female Shower Facilities						
Male Shower Facilities						
Unisex Shower Facilities						
Roller Door						
Roofing						
Floor Coverings						
Kitchen						
Internal Walls						
Driveway/Har dstand						
Heating						

	Not Applicable	Very Poor	Poor	Fair	Good	Very Good
Training Facilities - inside						
Training facilities - outside						
Meeting Room						

7. Conditions Assessment Cont.

Please answer Yes or No to the below options \*

	Yes	No
Hot Water		
Sensor Lighting		
Fob Key Access		
Disability Access		
Alarm System Operational		
Is the Alarm system monitored		

Priorities for building upgrades, asset renewal and other opportunities

8. Physical upgrades to building/stations - Please list top 3 priorities \*

Priority 1: Upgrade the remaining 40-watt double fluro' lighting in the station with LED replacement type lighting, this has already been completed in the Ops Room and muster area.  
 Have the lighting in the toilets, passage and muster area to operate on sensor switches, these upgrades would then reflect in the lowering of the 12 months operating cost of the station.  
 Total of 25 twin 40 Watt plug in fluro's requiring replacement.  
 The existing lighting is now aging and nowhere as efficient as it was.

Priority 2: Erect a Min 2 Bay Metal garage at rear of station to allow some freeing of space in the Station Appliance bay's, there is a grassed area of 11.8 m wide by 10 m deep at the rear of the Strn as per attached photo.  
 (We are currently housings 4 appliance's, 2 X SES units a SES trailer and SDL GP 71 unit within the appliance room).

Priority 3:

Upgrade the keying to the station by replacing existing keying system and providing a FOB type operation which could be connected to the alarm system to dis- arm and arm on entry and exit. This would enable both the SES, Brigade and TFS greater control over security of the station and facilities. The current alarm system is not monitored. And has not been since the brigade was connected to the NBN system.

Priority 4: Erect an open type Carport adjacent to rear station access door. In keeping with style of the existing station.

This is on the prevailing weather side of the station; it would allow for personnel and training equipment to be unloaded and loaded in inclement weather and also maintain this entrance as a wheelchair access.

#### 9. Asset Renewal - Please list top 3 priorities

For example: minor equipment replacement - ie: Hot Water Cylinder replacement, Air Conditioner replacement \*

Floor coverings are overall in fair to good condition, carpet in main work areas may be a little worn, but normally comes back to life after a professional cleaning task has been carried out.  
 The appliance bay floors require some repair as over the years some paint has lifted from the floor leaving bare cement.

Roofing is overall good except for 3 X Laserlite skylight panels in the Appliance Bay area which are now covered in moss after 26+ years. This area has been treated to rid it of the moss and we are now awaiting to see the effect of the treatment. It may require a 2nd treatment.

#### 10. Other opportunities not captured above

Interior Walls again in most case normally brick but some repainting of doors and door frames may be required after 26 plus years.

Possibility of installing exterior security cameras to enhance security.

#### 11. What do you consider to be the top priorities for attracting and retaining volunteers at the brigade/unit? \*

Consistency management in upper leadership role.

A stable leadership at the helm, with ownership of the Service.

A forward vision of where the service is going.

A supportive Govt, with adequate funding guaranteed into the future for the service.

Continued support for Volunteers in retention, recruitment and public awarness.

Submitter Details



12. District/Regional Manager Name

Rick Mahnkan

13. Has the Brigade Chief/Unit Manager been consulted? \*

Yes

No

14. Date

9/11/2023



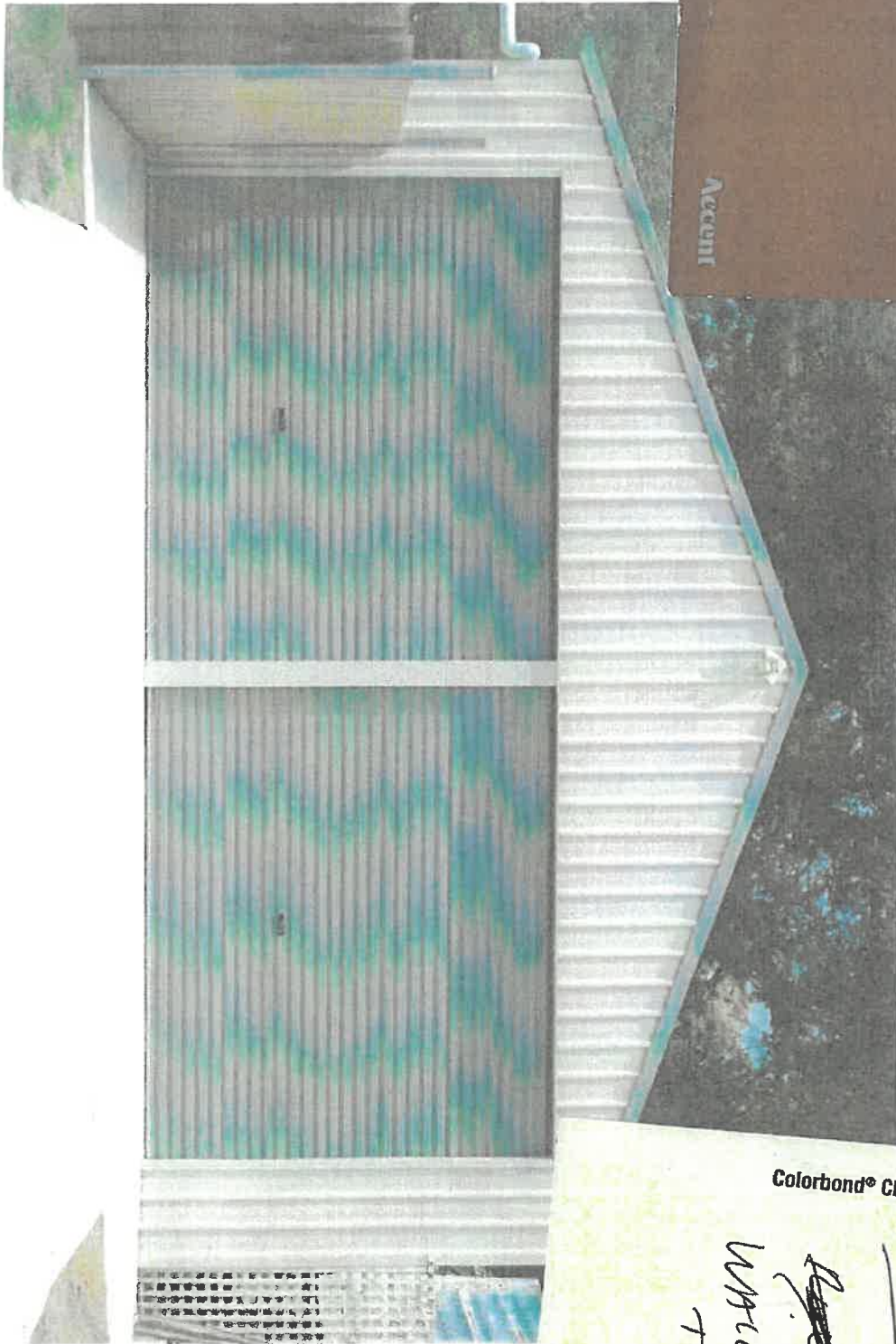
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Roof

Colorbond® Major Red® EB 127

Accent



Colorbond® Classic Cream™ W 121

SHED COLOR

Accent

~~Colorbond~~  
~~Classic Cream~~

~~Roof~~

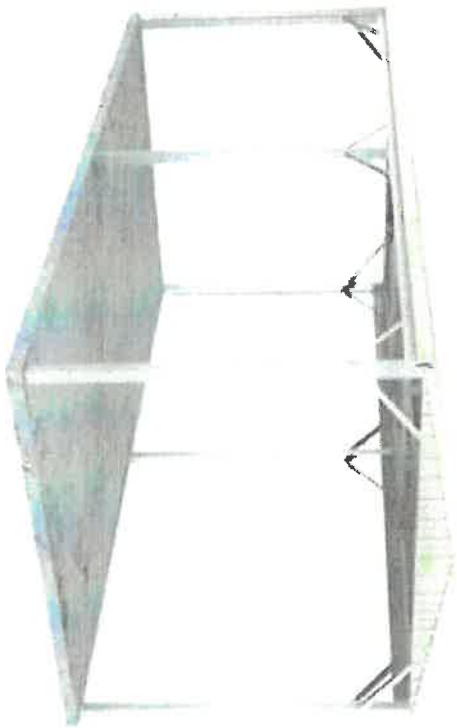
WALLS  
+ DOORS

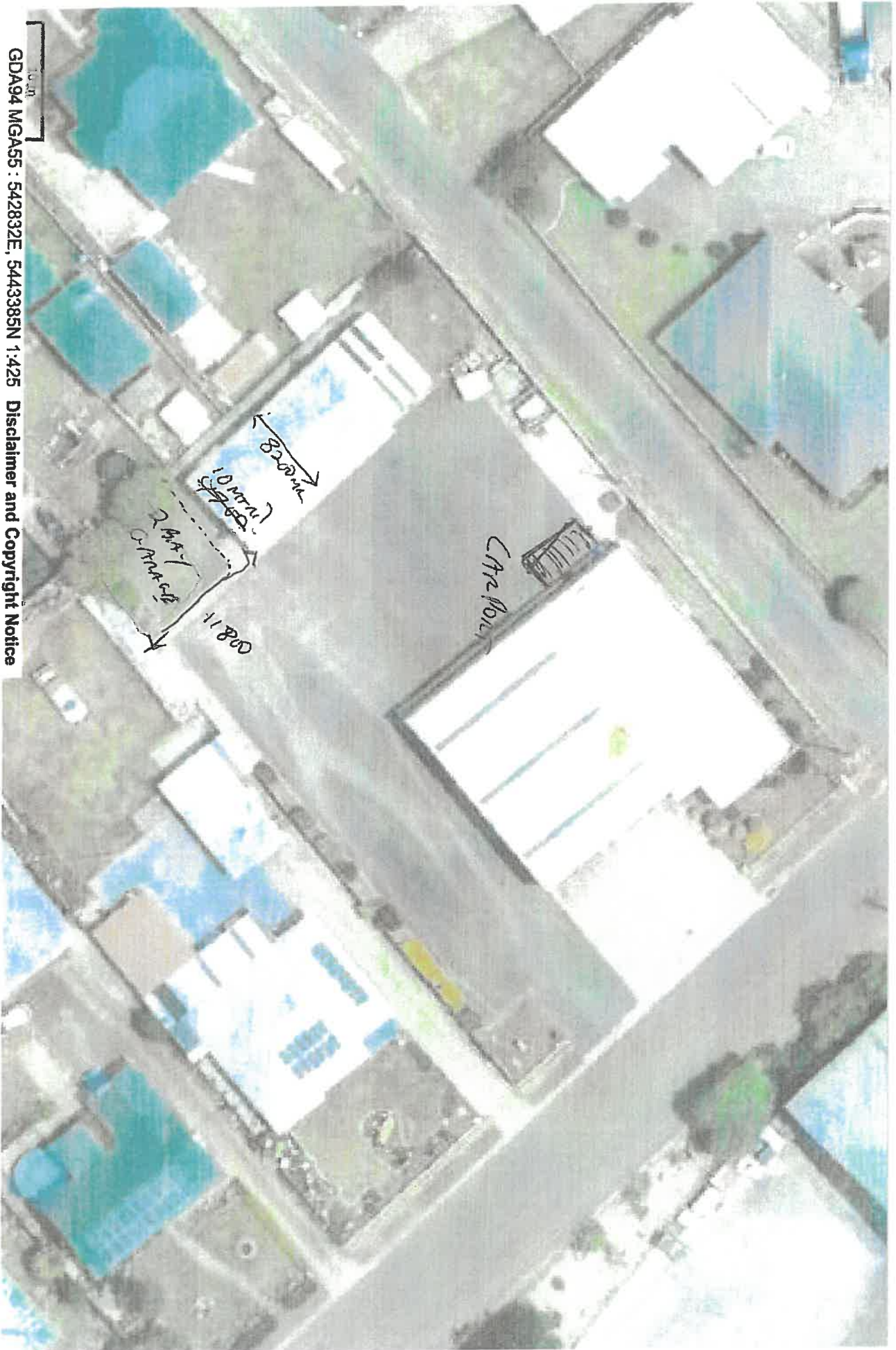
3m x 6m Carport



**Garden Shed**

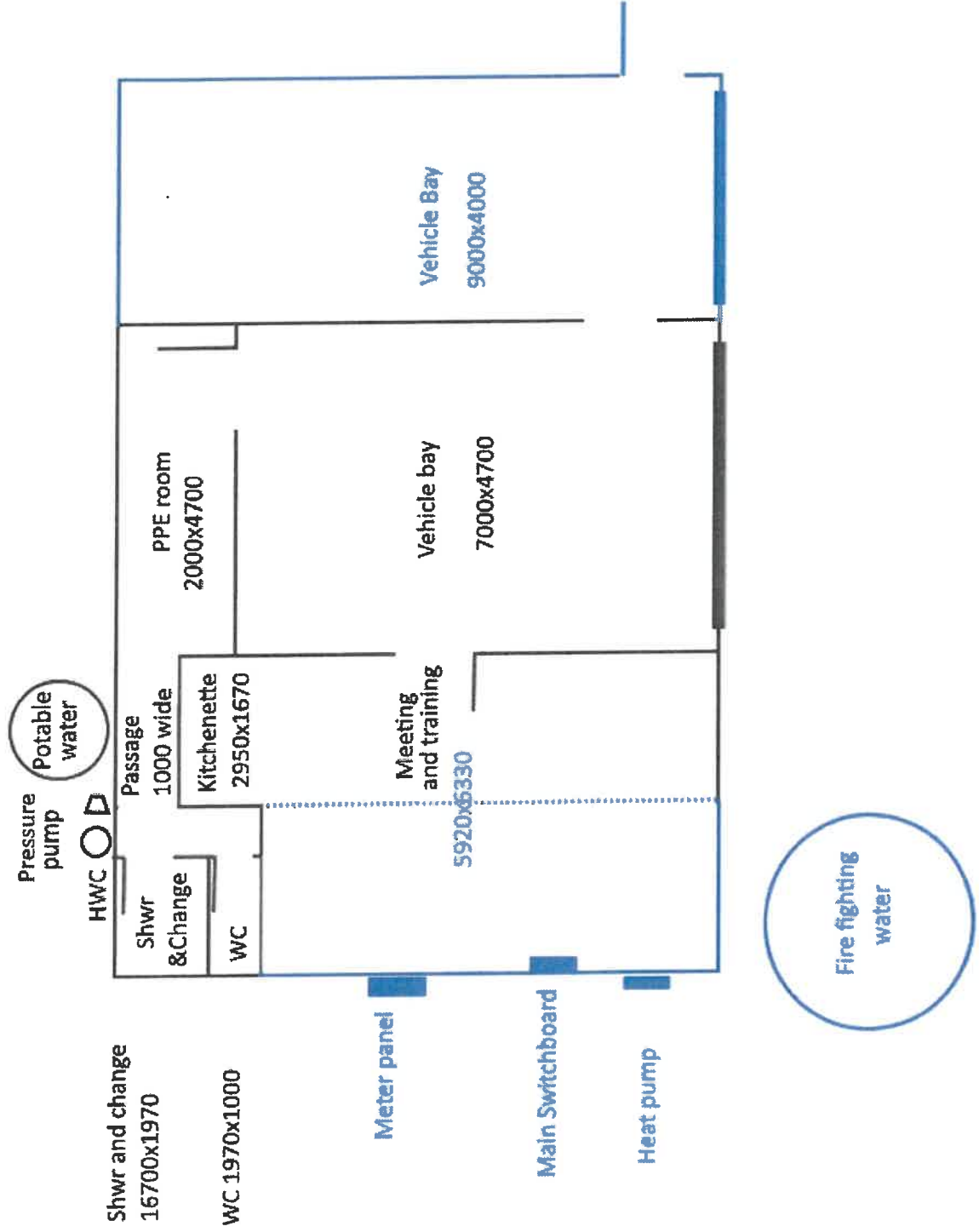
40' x 20' x 8'  
At Home  
In the Garden





GDA94 MGA55 : 542832E, 5443385N 1:425 Disclaimer and Copyright Notice

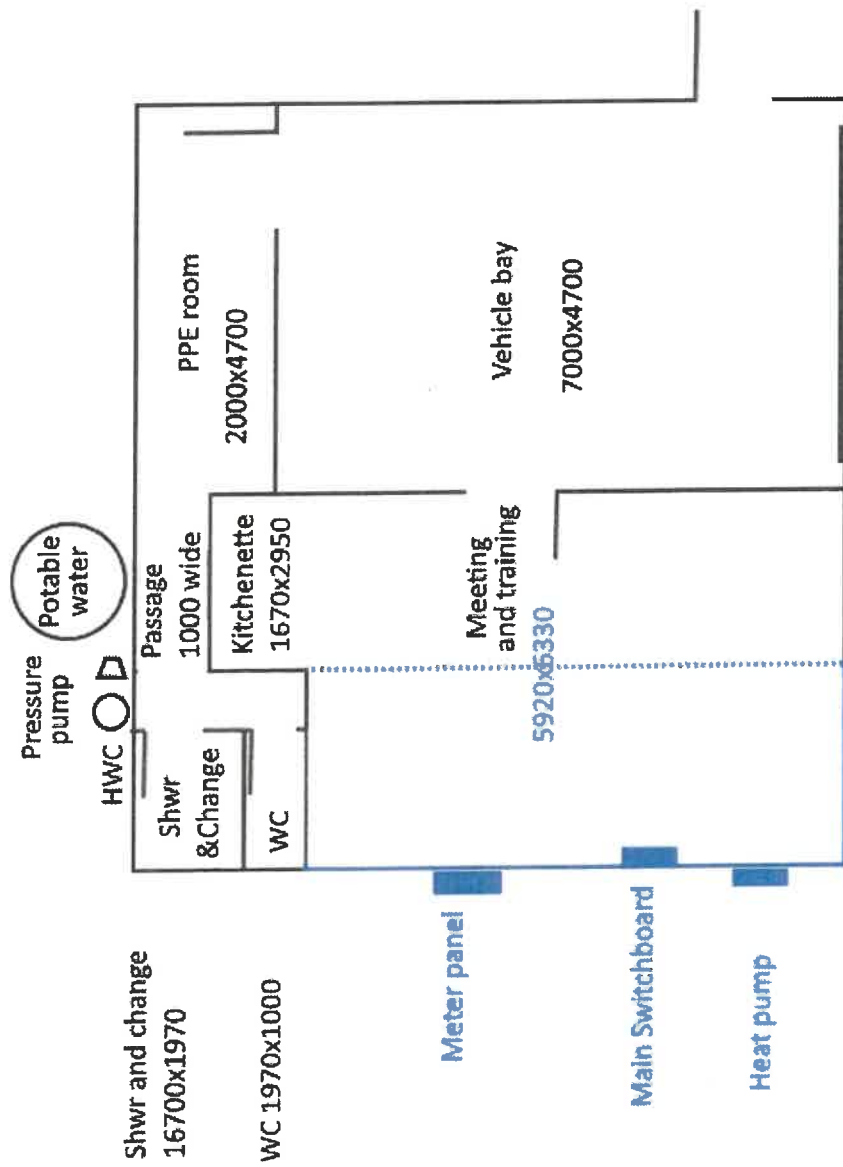
# Weymouth Fire Station upgrade proposal No 1



## Modifications within station, West side extension and East side vehicle bay

R. berry 26/08/23

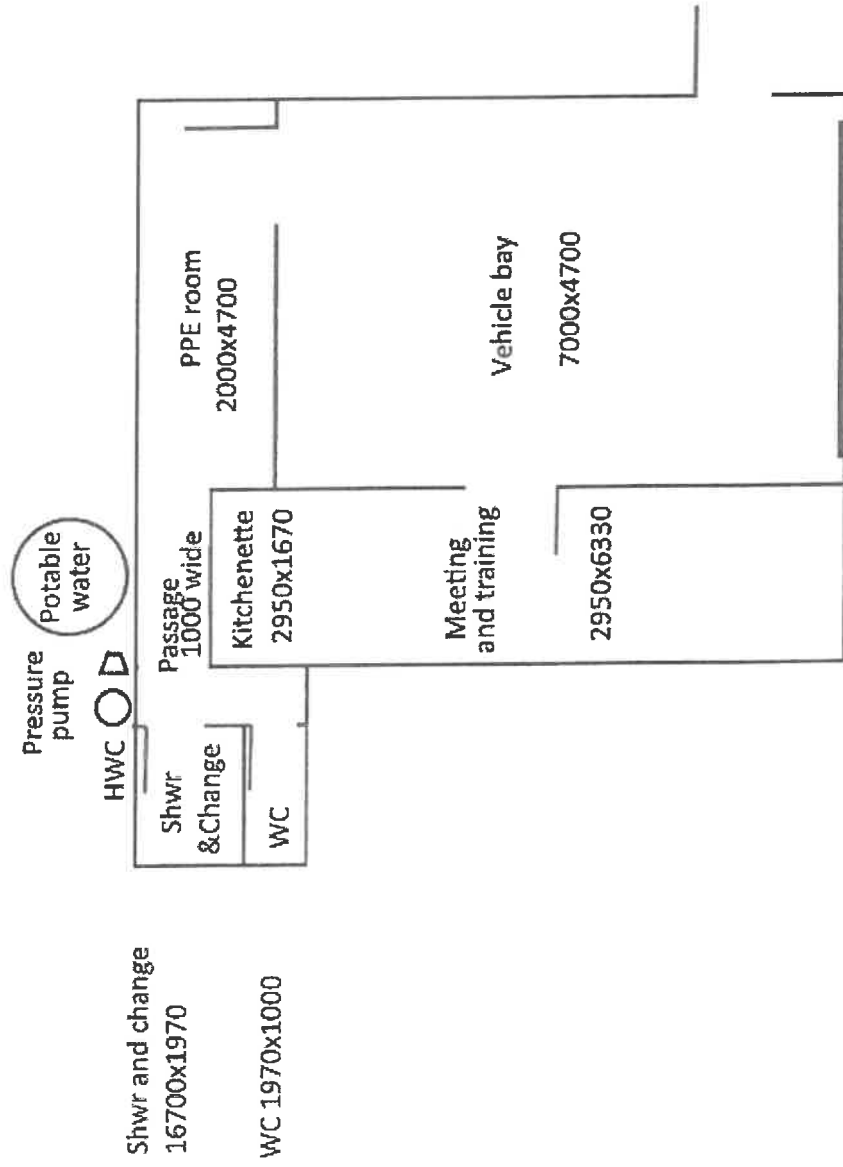
# Weymouth Fire Station upgrade proposal No 2



## Modifications within station with West side extension.

R.berry 26/08/23

# Weymouth Fire Station upgrade proposal No 3



## Modifications within station footprint

R.berry 26/08/23