Minutes of an ordinary meeting of the Central Coast Council held in the Council Chamber at the Administration Centre, 19 King Edward Street, Ulverstone on Monday, 17 August 2015 commencing at 6.00pm.

Councillors attendance

Cr Jan Bonde (Mayor)
Cr John Bloomfield
Cr Garry Carpenter
Cr Rowen Tongs
Cr Philip Viney
Cr Kathleen Downie (Deputy Mayor)
Cr Shane Broad
Cr Gerry Howard
Cr Tony van Rooyen

Employees attendance

General Manager (Ms Sandra Ayton)
Director Corporate & Community Services (Mr Cor Vander Vlist)
Acting Director Development & Regulatory Services (Mr Bill Hyndes)
Director Engineering Services (Mr John Kersnovski)
Executive Services Officer (Miss Lisa Mackrill)
Finance Group Leader (Mr Vernon Lawrence)

Media attendance

The media was not represented.

Public attendance

Fifteen members of the public attended during the course of the meeting.

Prayer

The meeting opened in prayer.

CONFIRMATION OF MINUTES OF THE COUNCIL

211/2015 Confirmation of minutes

The Executive Services Officer reported as follows:

> "The minutes of the previous ordinary meeting of the Council held on 20 July 2015 have already been circulated. The minutes are required to be confirmed for their accuracy.
>
> The *Local Government (Meeting Procedures) Regulations 2015* provide that in confirming the minutes of a meeting, debate is allowed only in respect of the accuracy of the minutes."

■ Cr Downie moved and Cr Broad seconded, "That the minutes of the previous ordinary meeting of the Council held on 20 July 2015 be confirmed."

Carried unanimously

COUNCIL WORKSHOPS

212/2015 Council workshops

The Executive Services Officer reported as follows:

> "The following council workshops have been held since the last ordinary meeting of the Council.
>
> . 27.07.2015 – Dial Sports Complex Master Plan / Additional Roads to Recovery funding.
>
> This information is provided for the purpose of record only."

■ Cr Viney moved and Cr Tongs seconded, "That the Officer's report be received."

Carried unanimously

MAYOR'S COMMUNICATIONS

213/2015 Mayor's communications

The Mayor reported as follows:

"I have no communications at this time."

214/2015 Mayor's diary

The Mayor reported as follows:

"I have attended the following events and functions on behalf of the Council:

- Australian Centre of Excellence for Local Government – Research Symposium (Launceston)
- Local Government Association Tasmania – Annual General Meeting (along with the Deputy Mayor) (Launceston)
- Local Government Association Tasmania – Annual Conference (Launceston)
- RMIT University – Scenario workshop (Launceston)
- Local Government Association Tasmania – General Management Committee meeting (Launceston)
- Mayor's Roundtable – Improved health and wellbeing outcomes for the Central Coast community
- Penguin Surf Life Saving Club – meeting
- Tasmanian Water and Sewerage Corporations – Statewide Owners' Representatives meeting (Launceston)
- Eliza Purton Home – official opening of residents' wine bar
- Dial Sports Complex Development – official launch
- Central Coast Service Clubs – meeting re upcoming projects
- Radio 7AD – community reports
- Penguin Hospital Auxiliary – annual general meeting and luncheon
- Ulverstone Sports and Leisure Centre Complex user groups – meeting re development of upstairs space
- Central Coast Chamber of Commerce and Industry – quarterly meeting with Council
- Leighland Christian School – production of 'Esther'
- Ulverstone Anglers Club – annual dinner
- Cradle Coast Mayors – Circular Head visit and dinner."

The Deputy Mayor reported as follows:

> "I have attended the following events and functions on behalf of the Council:
>
> . Leighland Christian School – production of 'Esther'
> . Ulverstone Soccer Club – portable grandstand handover to Council
> . North West Tasmania Thunder Basketball Club – Sponsors dinner and SEABL game."

■ Cr Howard moved and Cr Tongs seconded, "That the Mayor's and Deputy Mayor's reports be received."

Carried unanimously

215/2015 Pecuniary interest declarations

The Mayor reported as follows:

> "Councillors are requested to indicate whether they have, or are likely to have, a pecuniary interest in any item on the agenda."

The Executive Services Officer reported as follows:

> "The *Local Government Act 1993* provides that a councillor must not participate at any meeting of a council in any discussion, nor vote on any matter, in respect of which the councillor has an interest or is aware or ought to be aware that a close associate has an interest.
>
> Councillors are invited at this time to declare any interest they have on matters to be discussed at this meeting. If a declaration is impractical at this time, it is to be noted that a councillor must declare any interest in a matter before any discussion on that matter commences.
>
> All interests declared will be recorded in the minutes at the commencement of the matter to which they relate."

No interests were declared at this time.

216/2015 Public question time

The Mayor reported as follows:

"At 6.40pm or as soon as practicable thereafter, a period of not more than 30 minutes is to be set aside for public question time during which any member of the public may ask questions relating to the activities of the Council.

Public question time will be conducted as provided by the *Local Government (Meeting Procedures) Regulations 2015* and the supporting procedures adopted by the Council on 20 June 2005 (Minute No. 166/2005)."

COUNCILLOR REPORTS

217/2015 Councillor reports

The Executive Services Officer reported as follows:

"Councillors who have been appointed by the Council to community and other organisations are invited at this time to report on actions or provide information arising out of meetings of those organisations.

Any matters for decision by the Council which might arise out of these reports should be placed on a subsequent agenda and made the subject of a considered resolution."

Cr Howard reported on a recent meeting of the Bush Watch Western District Committee.

APPLICATIONS FOR LEAVE OF ABSENCE

218/2015 Leave of absence

The Executive Services Officer reported as follows:

"The *Local Government Act 1993* provides that the office of a councillor becomes vacant if the councillor is absent without leave from three consecutive ordinary meetings of the council.

The Act also provides that applications by councillors for leave of absence may be discussed in a meeting or part of a meeting that is closed to the public.

There are no applications for consideration at this meeting."

DEPUTATIONS

219/2015 Deputations

The Executive Services Officer reported as follows:

> "No requests for deputations to address the meeting or to make statements or deliver reports have been made."

PETITIONS

220/2015 Petitions

The Executive Services Officer reported as follows:

> "No petitions under the provisions of the *Local Government Act 1993* have been presented."

COUNCILLORS' QUESTIONS

221/2015 Councillors' questions without notice

The Executive Services Officer reported as follows:

> "The *Local Government (Meeting Procedures) Regulations 2015* provide as follows:
>
> '29 (1) A councillor at a meeting may ask a question without notice –
>
> (a) of the chairperson; or
>
> (b) through the chairperson, of –
>
> (i) another councillor; or
>
> (ii) the general manager.
>
> (2) In putting a question without notice at a meeting, a councillor must not –
>
> (a) offer an argument or opinion; or

(b) draw any inferences or make any imputations –

except so far as may be necessary to explain the question.

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

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

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

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

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

If a question gives rise to a proposed matter for discussion and that matter is not listed on the agenda, Councillors are reminded of the following requirements of the Regulations:

'8 (5) Subject to subregulation (6), a matter may only be discussed at a meeting if it is specifically listed on the agenda of that meeting.

(6) A council by absolute majority at an ordinary council meeting, …, may decide to deal with a matter that is not on the agenda if –

(a) the general manager has reported the reason it was not possible to include the matter on the agenda; and

(b) the general manager has reported that the matter is urgent; and

(c) in a case where the matter requires the advice of a qualified person, the general manager has certified under section 65 of the Act that the advice has been obtained and taken into account in providing general advice to the council.'

Councillors who have questions without notice are requested at this time to give an indication of what their questions are about so that the questions can be allocated to their appropriate Departmental Business section of the agenda."

The allocation of topics ensued.

222/2015 Councillors' questions on notice

The Executive Services Officer reported as follows:

"The *Local Government (Meeting Procedures) Regulations 2015* provide as follows:

> '30 (1) A councillor, at least 7 days before an ordinary council meeting or a council committee meeting, may give written notice to the general manager of a question in respect of which the councillor seeks an answer at that meeting.
>
> (2) An answer to a question on notice must be in writing.'

It is to be noted that any question on notice and the written answer to the question will be recorded in the minutes of the meeting as provided by the Regulations.

Any questions on notice are to be allocated to their appropriate Departmental Business section of the agenda.

No questions on notice have been received."

DEPARTMENTAL BUSINESS

DEVELOPMENT & REGULATORY SERVICES

223/2015 Development & Regulatory Services determinations

The Director Development & Regulatory Services reported as follows:

> "A Schedule of Development & Regulatory Services Determinations made during the month of July 2015 is submitted to the Council for information. The information is reported in accordance with approved delegations and responsibilities."

The Executive Services Officer reported as follows:

> "A copy of the Schedule has been circulated to all Councillors."

■ Cr Carpenter moved and Cr Viney seconded, "That the Schedule of Development & Regulatory Services Determinations (a copy being appended to and forming part of the minutes) be received."

Carried unanimously

224/2015 Council acting as a planning authority

The Mayor reported as follows:

> "The *Local Government (Meeting Procedures) Regulations 2015* provide that if a council intends to act at a meeting as a planning authority under the *Land Use Planning and Approvals Act 1993*, the chairperson is to advise the meeting accordingly.
>
> The Director Development & Regulatory Services has submitted the following report:
>
> > 'If any such actions arise out of Minute No's 225/2015, 226/2015 and 227/2015, they are to be dealt with by the Council acting as a planning authority under the *Land Use Planning and Approvals Act 1993.*'"

The Executive Services Officer reported as follows:

"Councillors are reminded that the *Local Government (Meeting Procedures) Regulations 2015* provide that the general manager is to ensure that the reasons for a decision by a council acting as a planning authority are recorded in the minutes."

■ Cr Tongs moved and Cr Broad seconded, "That the Mayor's report be received."

Carried unanimously

225/2015 Residential (dwelling) and outbuilding (shed) - variation to rear boundary setback at 27 Explorer Drive, Turners Beach - Application No. DA214238

The Director Development & Regulatory Services reported as follows:

"The Town Planner has prepared the following report:

'*DEVELOPMENT APPLICATION NO.:*	DA214238
PROPOSAL:	Residential (dwelling) and outbuilding (shed) - variation to rear boundary setback
APPLICANT:	Anita Bellchambers
LOCATION:	27 Explorer Drive, Turners Beach
ZONE:	General Residential
PLANNING INSTRUMENT:	*Central Coast Interim Planning Scheme 2013* (the Scheme)
ADVERTISED:	9 July 2015
REPRESENTATIONS EXPIRY DATE:	25 July 2015
REPRESENTATIONS RECEIVED:	One
42-DAY EXPIRY DATE:	19 August 2015
DECISION DUE:	17 August 2015

PURPOSE

The purpose of this report is to consider an application for Residential (dwelling) and outbuilding (shed) - variation to rear boundary setback at 27 Explorer Drive, Turners Beach.

Accompanying the report are the following documents:

. Annexure 1 - location plan;
. Annexure 2 - application documentation;
. Annexure 3 - representation;
. Annexure 4 - photographs.

BACKGROUND

Development description –

It is proposed to erect a two-storey, three bedroom dwelling and shed at 27 Explorer Drive, Turners Beach. The dwelling would include a deck on the northern elevation and a double garage at the rear of the dwelling.

A 7m x 7m shed is proposed towards the south-western portion of the site within 150mm of the side and rear boundary. A roller door is proposed on one side of the shed and an open carport area on the western portion. A cut of approximately 730mm would be proposed for the proposed shed and details of the proposed retaining wall and boundary fence would be provided at the building application stage.

Site description and surrounding area –

The site is located in a recent residential subdivision to the south-east of Turners Beach. The site has direct access to Explorer Drive. Development in the surrounding area is predominantly dwellings with bushland to the south.

History –

The subdivision was approved on 3 January 2008 (SUB2007.29).

DISCUSSION

The following table is an assessment of the relevant Scheme provisions:

General Residential

CLAUSE	COMMENT
10.3.1 Discretionary Permit Use	
10.3.1-(P1) Discretionary permit use must: (a) be consistent with local area objectives; (b) be consistent with any applicable desired future character statement; and (c) minimise likelihood for unreasonable impact on amenity for use on adjacent land in the zone.	Not applicable. Residential, if not a multiple dwelling development, is a "No Permit Required" use in the General Residential zone.
10.3.2 Impact of Use	
10.3.2-(A1) Use that is not in a dwelling must not occur on more than two adjoining sites.	Not applicable. Use would be contained within a dwelling.
10.3.2-(A2) The site for a use that is not in a dwelling must not require pedestrian or vehicular access from a no-through road.	Not applicable. Use would be contained within a dwelling.

10.3.2-(A3) Other than for emergency services, residential, and visitor accommodation, hours of operation must be between 6.00am and 9.00pm.	Not applicable. Use would be residential.
10.4.1 Residential density for multiple dwellings	
10.4.1-(A1) Multiple dwellings must have a site area per dwelling of not less than: (a) 325m^2; or (b) if within a density area specified in Table 10.4.1 and shown on the planning scheme maps, that specified for the density area.	Not applicable. No multiple dwellings proposed.
10.4.2 Setbacks and building envelope for all dwellings	
10.4.2-(A1) Unless within a building area, a dwelling, excluding protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m into the frontage setback, must have a setback from a frontage that is: (a) if the frontage is a primary frontage, at least 4.5m, or, if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site; or (b) if the frontage is not a primary frontage, at least 3.0m, or, if the	Compliant. (a) The dwelling would be 4.5m from the primary frontage and the shed would be 33m from the primary frontage. (b) Not applicable. Satisfied by (a). (c) Not applicable. Adjoining sites are vacant. (d) Site does not abut the Bass Highway.

setback from the frontage is less than 3.0m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site; or (c) if for a vacant site with existing dwellings on adjoining sites on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or (d) not less than 50.0m if the development is on land that abuts the Bass Highway.	
10.4.2-(A2) A garage or carport must have a set back from a primary frontage of at least: (a) 5.5m, or alternatively 1.0m behind the façade of the dwelling; or (b) the same as the dwelling façade, if a portion of the dwelling gross floor area is located above the garage or carport; or (c) 1.0m, if the natural ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10.0m from the frontage.	Compliant. (a) The garage would be located at the rear of the dwelling approximately 25m from the primary frontage. (b) Not applicable. Satisfied by (a). (c) Not applicable. Satisfied by (a).
10.4.2-(A3) A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m horizontally beyond the	(a)(ii) Non-compliant. The dwelling would be built inside the building envelope. The proposed shed would be within 150mm of the rear boundary (in lieu of the

building envelope, must: (a) be contained within a building envelope (refer to diagrams 10.4.2A, 10.4.2B, 10.4.2C and 10.4.2D) determined by: (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a lot with an adjoining frontage; and (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3.0m above natural ground level at the side boundaries and a distance of 4.0m from the rear boundary to a building height of not more than 8.5m above natural ground level; and (b) only have a setback within 1.5m of a side boundary if the dwelling: (i) does not extend beyond an existing building built on or within 0.2m of the boundary or the adjoining lot; or (ii) does not exceed a total length of 9.0m or one-third the length of the side boundary (whichever is the lesser).	required 4m). The height of the shed would be 2.40m to the eaves and 3.48m to the roof pitch. (b) Compliant. The dwelling would be built 2.6m from the eastern side boundary and 4m from the western side boundary. The shed would be within 150mm of the western side boundary for a length of 7m. An explanation of compliance with the Performance Criteria is contained in the "Issues" section.

10.4.3 Site coverage and private open space for all dwellings	
10.4.3-(A1) Dwellings must have: (a) a site coverage of not more than 50% (excluding eaves up to 0.6m); and (b) for multiple dwellings, a total area of private open space of not less than 60.0m^2 associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and (c) a site area of which at least 25% of the site area is free from impervious surfaces.	Compliant. (a) Site coverage would be approximately 35%. (b) Not applicable. No multiple dwellings proposed. (c) At least 53% of the site would be free from impervious surfaces.
10.4.3-(A2) A dwelling must have an area of private open space that: (a) is in one location and is at least: (i) 24.0m^2; or (ii) 12.0m^2, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and	Compliant. Private open space would be located to the north of the dwelling and would: (a) be over 24m^2 in area (approximately 75m^2); (b) have a minimum horizontal dimension of 5m; (c) be directly accessible from a living area; (d) not applicable - satisfied by (a);

(b) has a minimum horizontal dimension of: (i) 4.0m; or (ii) 2.0m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and (c) is directly accessible from, and adjacent to, a habitable room (other than a bedroom); and (d) is not located to the south, south-east or south-west of the dwelling, unless the area receives at least three hours sunlight to 50% of the area between 9.00am and 3.00pm on 21 June; and (e) is located between the dwelling and the frontage, only if the frontage is orientated between 30 degrees west of north and 30 degrees east of north, excluding any dwelling located behind another on the same site; and (f) has a gradient not steeper than 1 in 10; and (g) is not used for vehicle access or parking.	(e) located between dwelling and primary frontage and lot is orientated north; (f) area is relatively flat; and (g) not used for vehicle access or parking.

10.4.4 Sunlight and overshadowing for all dwellings	
10.4.4-(A1) A dwelling must have at least one habitable room (other than a bedroom) in which there is a window that faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A).	Compliant. The living area would face north.
10.4.4-(A2) A multiple dwelling that is to the north of a window of a habitable room (other than a bedroom) of another dwelling on the same site, which window faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A), must be in accordance with (a) or (b), unless excluded by (c): (a) the multiple dwelling is contained within a line projecting (see Diagram 10.4.4B): (i) at a distance of 3.0m from the window; and (ii) vertically to a height of 3.0m above natural ground level and then at an angle of 45 degrees from the horizontal. (b) The multiple dwelling does not cause the habitable room to receive less than three hours of sunlight between 9.00am and 3.00pm on 21 June. (c) That part, of a multiple dwelling, consisting of:	Not applicable. No multiple dwellings proposed.

(i) an outbuilding with a building height no more than 2.4m; or (ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6m horizontally from the multiple dwelling.	
10.4.4–(A3) A multiple dwelling, that is to the north of the private open space, of another dwelling on the same site, required in accordance with A2 or P2 of subclause 10.4.3, must be in accordance with (a) or (b), unless excluded by (c): (a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4C): (i) at a distance of 3.0m from the northern edge of the private open space; and (ii) vertically to a height of 3.0m above natural ground level and then at an angle of 45 degrees from the horizontal. (b) The multiple dwelling does not cause 50% of the private open space to receive less than three hours of sunlight between 9.00am and 3.00pm on 21 June. (c) That part, of a multiple dwelling, consisting of: (i) an outbuilding with a building height no more than	Not applicable. No multiple dwellings proposed.

2.4m; or (ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6m from the multiple dwelling.	
10.4.5 Width of openings for garages and carports for all dwellings	
10.4.5-(A1) A garage or carport within 12.0m of a primary frontage (whether the garage or carport is free-standing or part of the dwelling) must have a total width of openings facing the primary frontage of not more than 6.0m or half the width of the frontage (whichever is the lesser).	Not applicable. The garage would over 25m from primary frontage.
10.4.6 Privacy for all dwellings	
10.4.6-(A1) A balcony, deck, roof terrace, parking space, or carport (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1.0m above natural ground level must have a permanently fixed screen to a height of at least 1.7m above the finished surface or floor level, with a uniform transparency of not more than 25%, along the sides facing a: (a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 3.0m from the side boundary; and	(a) Compliant by condition. The deck on the first floor of the dwelling would be 2m above natural ground level within 2.6m of the eastern side boundary. If approved, a condition is recommended to provide a permanently fixed screen to a height of at least 1.7m above the finished surface level or floor level, with a uniform transparency of not more than 25% along the side of the deck facing the eastern side boundary. (b) Not applicable.

(b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 4.0m from the rear boundary; and (c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is at least 6.0m: (i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or (ii) from a balcony, deck, roof terrace or the private open space, of the other dwelling on the same site.	(c) Not applicable.
10.4.6–(A2) A window or glazed door, to a habitable room, of a dwelling, that has a floor level more than 1.0m above the natural ground level, must be in accordance with (a), unless it is in accordance with (b): (a) The window or glazed door: (i) is to have a setback of at least 3.0m from a side boundary; and (ii) is to have a setback of at least 4.0m from a rear boundary; and (iii) if the dwelling is a multiple dwelling, is to be at least	(a)(i) Not applicable. The windows on the eastern elevation with a floor level more than 1m above natural ground level would be setback 2.6m from the eastern side boundary. (a)(ii) Not applicable. There are no windows proposed above 1m natural ground level within 4m of the rear boundary. (a)(iii) Not applicable. No multiple dwellings proposed. (a)(iv) Not applicable. No multiple dwellings proposed. (b)(i) Compliant. The windows would be at least 1.5m

6.0m from a window or glazed door, to a habitable room, of another dwelling on the same site; and (iv) if the dwelling is a multiple dwelling, is to be at least 6.0m from the private open space of another dwelling on the same site. (b) The window or glazed door: (i) is to be offset, in the horizontal plane, at least 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling; or (ii) is to have a sill height of at least 1.7m above the floor level or has fixed obscure glazing extending to a height of at least 1.7 m above the floor level; or (iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of at least 1.7m above floor level, with a uniform transparency of not more than 25%.	from the edge of a window or glazed door to a habitable room of another future dwelling. (b)(ii) Not applicable – satisfied by (a). (b)(iii) Not applicable – satisfied by (a).
10.4.6-(A3) A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of at least:	Not applicable. No multiple dwellings proposed.

(a) 2.5m; or (b) 1.0m if: (i) it is separated by a screen of at least 1.7m in height; or (ii) the window, or glazed door, to a habitable room has a sill height of at least 1.7m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of at least 1.7m above the floor level.	
10.4.7 Frontage fences for all dwellings	
10.4.7-(A1) A fence (including a free-standing wall) within 4.5m of a frontage must have a height above natural ground level of not more than: (a) 1.2m if the fence is solid; or (b) 1.8m, if any part of the fence that is within 4.5m of a primary frontage has openings above a height of 1.2m which provide a uniform transparency of not less than 30% (excluding any posts or uprights).	Not applicable. No front fencing proposed.
10.4.8 Waste storage for multiple dwellings	
10.4.8-(A1) A multiple dwelling must have a storage area, for waste and recycling bins, that is an area of at least 1.5m^2 per dwelling and	Not applicable.

is within one of the following locations: (a) in an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or (b) in a communal storage area with an impervious surface that: (i) has a setback of at least 4.5m from a frontage; and (ii) is at least 5.5m from any dwelling; and (iii) is screened from the frontage and any dwelling by a wall to a height of at least 1.2m above the finished surface level of the storage area.	No multiple dwellings proposed.
10.4.9 Suitability of a site or lot for use or development	
10.4.9–(A1) A site or each lot on a plan of subdivision must: (a) have an area of not less than 330m^2 excluding any access strip; and (b) if intended for a building, contain a building area of not less than 10.0m x 15.0m: (i) clear of any applicable setback from a frontage, side or rear boundary;	(a) Compliant. Site area is 805m^2. (b)(i) Compliant. The site contains a building area of approximately 17m x 31.5m clear of any applicable setback from a frontage, side or rear boundary. (b)(ii) Not applicable. There is no applicable setback from a zone boundary. (b)(iii) Not applicable. There is no registered easement on the title.

(ii) clear of any applicable setback from a zone boundary; (iii) clear of any registered easement; (iv) clear of any registered right-of-way benefiting other land; (v) clear of any restriction imposed by a utility; (vi) not including an access strip; (vii) accessible from a frontage or access strip; and (viii) if a new residential lot, with a long axis within the range 30 degrees east of north and 20 degrees west of north.	(b)(iv) Not applicable. There is no registered right-of-way benefiting other land. (b)(v) Not applicable. There is no imposition imposed by a utility. (b)(vi) Compliant. The building area does not include the access strip. (b)(vii) Compliant. The building area would be accessible from a frontage. (b)(viii) Not applicable. Not a new lot.
10.4.9-(A2) A site or each lot on a plan of subdivision must have: (a) a frontage upon a road of not less than: (i) 3.6m for single dwelling; or (ii) 6.0m for multiple dwelling and non-residential use; or (b) access provided by a right-of-way to a road over land not required as the sole or principal means of access to any other	Compliant. (a) Frontage to Explorer Drive is 20m. (b) Not applicable - satisfied by (a). (c) Not applicable - satisfied by (a). (d) Access is an existing approved access.

land of a width not less than: (i) 3.6m for single dwelling; or (ii) 6.0m for multiple dwelling and non-residential use; or (c) an access strip to a road not required as the sole or principal means of access to any other land of a width not less than: (i) 3.6m for single dwelling; or (ii) 6.0m for multiple dwelling and non-residential use; and (d) vehicular access between the carriageway of a road and the frontage or access strip provided in accordance with the *Local Government (Highways) Act 1982* or the *Roads and Jetties Act 1935* [R1].	
10.4.9-(A3) A site or each lot on a plan of subdivision must have a water supply provided in accordance with the *Water and Sewerage Industry Act 2009.*	Compliant. The site is connected to the reticulated water system and connections to TasWater infrastructure would be required as part of a Building Permit application. Referral to TasWater was not required as part of this application.
10.4.9-(A4) A site or each lot on a plan of subdivision must drain sewage and wastewater to a sewage system provided in accordance with the *Water and Sewerage Industry Act 2009.*	Compliant. The site is connected to the reticulated sewerage system and connections to TasWater infrastructure would be required as

	part of a Building Permit application. Referral to TasWater was not required as part of this application.
10.4.9-(A5) A site or each lot on a plan of subdivision must drain stormwater to a stormwater system provided in accordance with the *Drains Act 1954.*	Compliant. The site is connected to the reticulated stormwater system. Connection of the proposal to the stormwater system would be required as part of a Building Permit application.
10.4.10 Dwelling density for single dwelling development	
10.4.10-(A1) The site area per dwelling for a single dwelling must: (a) be not less than 330m^2; (b) be not more than 830m^2; (c) be not less than one dwelling per lot if the site is a single lot approved for residential use on a plan of subdivision sealed before this planning scheme came into effect.	Compliant. (a) Site is 805m^2. (b) Site is 805m^2. (c) Site area per dwelling would be one dwelling per lot and the lot was approved after the Scheme came into effect.
10.4.11 Other development	
10.4.11.1 Location and configuration of development	
10.4.11-(A1) The wall of a building (other than for a dwelling) must be setback from a frontage:	Not applicable.

(a) not less than 4.5m from a primary frontage; and (b) not less than 3.0m from any secondary frontage; or (c) not less than and not more than the setbacks for any existing building on adjoining sites; (d) not less than for any building retained on the site; (e) in accordance with any building area shown on a sealed plan of subdivision; or (f) not less than 50.0m if the site abuts the Bass Highway.	Not "other" development.
10.4.11.1-(A2) All buildings (other than for a dwelling) must be contained within a building envelope determined by: (a) the applicable frontage setback; (b) a distance of not less than 4.0m from the rear boundary or if an internal lot, a distance of 4.5m from the boundary abutting the rear boundary of the adjoining frontage site; (c) projecting a line at an angle of 45 degrees from the horizontal at a height of 3.0m above natural ground level at each side boundary and at a distance of 4.0m from the rear boundary to a building height of not more than 8.5m above natural ground	Not applicable. Not "other" development.

level if walls are setback: (i) not less than 1.5m from each side boundary; or (ii) less than 1.5m from a side boundary if: a. built against an existing wall of an adjoining building; or b. the wall or walls: i. have the lesser of a total length of 9.0m or one-third of the boundary with the adjoining land; ii. there is no door or window in the wall of the building; and iii. overshadowing does not result in: a. less than two hours of continuous sunlight to a required minimum private open space area in an adjacent dwelling between 9.00am and 3.00pm on 21 June; or b. a further reduction in continuous sunlight to a required minimum	

private open space area in an adjacent dwelling if already less than two hours between 9.00am and 3.00pm on 21 June; or (d) in accordance with any building envelope shown on a sealed plan of subdivision.	
10.4.11.1-(A3) Site coverage (other than for a dwelling) must: (a) not be more than 50%; or (b) not be more than any building area shown on a sealed plan of subdivision.	Not applicable. Not "other" development.
10.4.11.1-(A4) A garage, carport or external parking area and any area for the display, handling, or storage of goods, materials or waste (other than for a dwelling), must be located behind the primary frontage of a building.	Not applicable. Not "other" development.
10.4.11.1-(A5) Other than for a dwelling, the total width of openings in the frontage elevation of a garage or carport (whether freestanding or part of any other building) must be the lesser of: (a) 6.0m; or (b) half the width of the frontage.	Not applicable. Not "other" development.

10.4.11.2 Visual and acoustic privacy for residential development	
10.4.11.2–(A1) A door or window to a habitable room or any part of a balcony, deck, roof garden, parking space or carport of a building (other than for a dwelling) must: (a) if the finished floor level is more than 1.0m above natural ground level: (i) be not less than 6.0m from any door, window, balcony, deck, or roof garden in a dwelling on the same site; (ii) be not less than 3.0m from a side boundary; (iii) be not less than 4.0m from a rear boundary; and (iv) if an internal lot, be not less than 4.5m from the boundary abutting a rear boundary of a lot of an adjacent frontage site; or (b) if less than the setbacks in clause A1(a): (i) be off-set by not less than 1.5m from the edge of any door or window of another dwelling; (ii) have a window sill height of not less than 1.8m above floor level;	Not applicable. Not “other” development.

(iii) have fixed glazing or screening with a uniform transparency of not more than 25% in that part of a door or window less than 1.7m above floor level; or (iv) have a fixed and durable external screen other than vegetation of not less than 1.8m height above the floor level with a uniform transparency of not more than 25% for the full width of the door, window, balcony, deck, roof garden, parking space, or carport.	
10.4.11.2-(A2) An access strip or shared driveway, including any pedestrian pathway and parking area (other than for a dwelling), must be separated by a distance of not less than 1.5m horizontally and 1.5m vertically from the door or window to a dwelling or any balcony, deck, or roof garden in a dwelling.	Not applicable. Not "other" development.
10.4.11.3 Frontage fences	
10.4.11.3-(A1) The height of a fence, including any supporting retaining wall, on or within a frontage setback (other than for a dwelling) must be: (a) not more than 1.2m if the fence is solid; or (b) not more than 1.8m provided that part of the fence above 1.2m has openings that provide a uniform transparency of not less than 30%.	Not applicable. Not "other" development.

10.4.12 Setback of sensitive use development	
10.4.12-(A1) A building containing a sensitive use must be contained within a building envelope determined by: (a) the setback distance from the zone boundary as shown on the Table to this clause; and (b) projecting upward and away from the zone boundary at an angle of 45 degrees above the horizontal from a wall height of 3.0m at the required setback distance from the zone boundary.	Not applicable. Adjoining zone is General Residential.
10.4.12-(A2) Development for a sensitive use must be not less than 50.0m from: (a) a major road identified in the Table to this clause; (b) a railway; (c) land designated in the planning scheme for future road or rail purposes; or (d) a proclaimed wharf area.	Compliant. (a) Site is over 600m from the Bass Highway. (b) Site is over 1km to Western Rail line. (c) Not applicable. There is no land designated in the Scheme for future road or rail purposes. (d) Not applicable. There is no proclaimed wharf in the municipality.

10.4.13 Subdivision	
10.4.13-(P1) Each new lot on a plan of subdivision must be: (a) intended for residential use; (b) a lot required for public use by the State Government, a Council, a statutory authority or a corporation all the shares of which are held by or on behalf of the State, a Council or by a statutory authority; or (c) for a purpose permissible in the zone.	Not applicable. No subdivision is proposed.
10.4.13-(P2) (a) A lot must have a frontage to a road; or (b) an internal lot on a plan of subdivision must be: (i) reasonably required for the efficient use of land as a result of a restriction on the layout of lots with a frontage imposed by: a. slope, shape, orientation and topography of land; b. an established pattern of lots and development; c. connection to the road network;	Not applicable. No subdivision is proposed.

d. connection to available or planned utilities; e. a requirement to protect ecological, scientific, historic, cultural or aesthetic values, including vegetation or a watercourse; or f. exposure to an unacceptable level of risk from a natural hazard; and (ii) without likely impact on the amenity of adjacent land.	
10.4.14 Reticulation of an electricity supply to new lots on a plan of subdivision	
10.4.14-(A1) Electricity reticulation and site connections must be installed underground.	Not applicable. No subdivision is proposed.
CODES	
E1 Bushfire-Prone Areas Code	
E1.2 Application of Code	Code applies because the land is located within a bushfire-prone area, i.e. within 60m of bushfire-prone vegetation on Rural Resource zoned land.
E1.4 Exemption	Not exempt. Bushfire Hazard Management Plan provided.

E1.6.3 New habitable buildings on pre-existing lots	
E1.6.3.1 Provision of hazard management areas for habitable buildings	
E1.6.3.1-(A1) (a) The TFS or an accredited person certifies that, having regard to the objective, there is an insufficient increase in risk from bushfire to habitable buildings to warrant the provision of hazard management areas; or (b) plans for habitable buildings, showing the location of hazard management areas, are accompanied by a bushfire hazard management plan certified by the TFS or an accredited person as being consistent with the objective; or (c) there are, in relation to habitable buildings, hazard management areas that: (i) have widths equal to, or greater than, the separation distances required for BAL 29 in Table 2.4.4 of AS3959 – 2009 Construction of Buildings in Bushfire Prone Areas; and (ii) will be managed in accordance with a bushfire hazard management plan that is certified by the TFS or an accredited person and that demonstrates how hazard	Compliant. (a) Not applicable. Satisfied by (c). (b) Not applicable. Satisfied by (c). (c) A Bushfire Report has been prepared by Practical Ecology. The report states that that property has a Bushfire Attack Level (BAL) of 12.5 (low). The report also confirms that there are, in relation to habitable buildings, hazard management areas that have widths equal to, or greater than, the separation distances required for BAL 29 in Table 2.4.4 of AS3959 – 2009 Construction of Buildings in Bushfire-Prone Areas.

management areas will be managed consistent with the objective.	
E1.6.3.1-(A2) If hazard management areas in relation to a habitable building are to be on land external to the lot where the building is located, the application must be accompanied by the written consent of the owner of that land to enter into a Part 5 agreement that will be registered on the title of the neighbouring property providing for the affected land to be managed in accordance with a bushfire hazard management plan certified by the TFS or an accredited person.	Not applicable. The hazard management area would be contained within the lot.
E1.6.3.2 Private access	
E1.6.3.2-(A1) It must be demonstrated in one of the following ways that private access provides safe access to habitable buildings: (a) the TFS or an accredited person certifies that, having regard to the objective, there is an insufficient increase in risk from bushfire to warrant specific measures for private access for the purposes of firefighting; or (b) plans showing private access to habitable buildings are included in a bushfire hazard management plan certified by the TFS or an accredited person as being consistent with the objective; or	Compliant. (a) Not applicable. Satisfied by (c). (b) Not applicable. Satisfied by (c). (c) Plans show private access would be provided within 30m of the furthest part of a habitable building measured as a hose lay.

(c) plans demonstrate that private access will be provided to within 30.0m of the furthest part of a habitable building measured as a hose lay.	
E1.6.3.2-(A2) Private access to all static water supply points must be provided: (a) as included in a bushfire hazard management plan certified by the TFS or an accredited person as being in accordance with the objective of the standard; or (b) to a hardstand area within 3.0m of the static water supply point.	Compliant. The site does not require a private access to static water supply as the property has access to reticulated water.
E1.6.3.2-(A3) Construction of private access, if required to provide access to habitable buildings and static water supply points, must as appropriate to the circumstances meet the requirements of Table E3 as follows: (a) single lane private access roads less than 6.0m carriageway width must have 20.0m long passing bays of 6.0m carriageway width, not more than 100m apart; (b) a private access road longer than 100m must be provided with a driveway encircling the building or a hammerhead "T" or "Y" turning head 4.0m wide and 8.0m long, or a trafficable circular turning area of 10.0m radius;	Not applicable. The site has direct access from Explorer Drive.

(c) culverts and bridges must be designed for a minimum vehicle load of 20.0 tonnes; (d) vegetation must be cleared for a height of 4.0m, above the carriageway, and 2.0m each side of the carriageway.	
E1.6.3.3 Water supply for fire fighting purposes	
E1.6.3.3-(A1) It must be demonstrated in one of the following ways that access to a water supply for fire fighting purposes is provided: (a) the TFS or an accredited person certifies that, having regard to the objective, there is an insufficient increase in risk from bushfire to warrant any specific water supply measures; or (b) a bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of the water supply is consistent with the objective; or (c) all external parts of habitable buildings that are at ground level, are within reach of a 120m long hose (measured as a hose lay) connected to a fire hydrant with a minimum flow rate of 600 litres per minute and minimum pressure of 200kPa; or (d) a minimum static water supply of 10,000 litres per habitable building is provided and that connections for fire fighting purposes are included.	Compliant. (a) Not applicable - satisfied by (c). (b) Not applicable - satisfied by (c). (c) Compliant. Report confirms that all external parts of habitable buildings that are at ground level are within reach of a 120m long hose (measured as a hose lay), connected to a fire hydrant with a minimum flow rate of 600 litres per minute and minimum pressure of 200kPa. (d) Not applicable - satisfied by (c).

E2 Airport Impact Management Code	Not applicable. No Airport Management Code in the Scheme.
E3 Clearing and Conversion of Vegetation Code	Not applicable. No clearing proposed.
E4 Change in Ground Level Code	Not applicable. There is no change to the ground level greater than 1m.
E5 Local Heritage Code	Not applicable. No places listed in the Local Heritage Code.
E6 Hazard Management Code	Not applicable. There is no hazard mapping applicable to the site that is part of the Scheme.
E7 Sign Code	Not applicable. No signage proposed.
E8 Telecommunication Code	Not applicable. No telecommunications infrastructure proposed.
E9 Traffic Generating Use and Parking Code	
E9.2 Application of Code	Applicable. Applies to all use or development except where a Local Area Parking Scheme applies.
E9.4 Exemption	Not exempt.

E9.5 Use Standards	
E9.5.1 Provision for parking	
E9.5.1-(A1) Provision for parking must be: (a) the minimum number of on-site vehicle parking spaces must be in accordance with the applicable standard for the use class as shown in the Table E9A; (b) motor bike parking at a rate of one space for every 20 vehicle parking spaces; (c) parking spaces for people with disabilities at the rate of one space for every 20 parking spaces or part thereof; and (d) bicycle parking at the rate of one space for every 20 vehicle parking spaces or part thereof.	Compliant. (a) Proposal provides two on-site car parking spaces within the garage. (b)-(d) Not applicable. This requirement is not triggered until at least 20 spaces are required or provided.
E9.5.2 Provision for loading and unloading of vehicles	
E9.5.2-(A1) There must be provision within a site for: (a) on-site loading area in accordance with the requirement in Table E9A; and (b) passenger vehicle pick-up and set-down facilities for business, commercial, educational and retail use at the rate of one space for every 50 parking spaces.	Not applicable. Table E9A does not require on-site loading for a residential use.

E9.6 Development Standards	
E9.6.1 Road access	
E9.6.1-(A1) There must be an access to the site from a carriageway of a road [R36]: (a) permitted in accordance with the *Local Government (Highways) Act;* (b) permitted in accordance with the *Roads and Jetties Act 1935;* or (c) permitted by a license granted for access to a limited access road under the *Roads and Jetties Act 1935.*	Compliant. (a) Access is an existing approved access. (b) Not applicable - satisfied by (a). (c) Not applicable - satisfied by (a).
E9.6.2 Design of vehicle parking and loading areas	
E9.6.2-(A1) The layout of a vehicle parking area, loading area, circulation aisle, and manoeuvring area must: (a) be in accordance with AS/NZS 2890.1-2004 - Parking Facilities - Off-Street Car Parking; (b) be in accordance with AS/NZS 2890.2-2002 - Parking Facilities - Off-Street Commercial Vehicles; (c) be in accordance with AS/NZS 2890.3-1993 - Parking Facilities - Bicycle Parking Facilities;	(a) Compliant. There is sufficient space provided on the driveway to enable an average sized vehicle to enter or exit the site in a forward direction without multiple point turns. (b) Not applicable. Listed parking types not provided or required. (c) Not applicable. Listed parking types not provided or required.

(d) be in accordance with AS/NZS 2890.6-2009 - Parking Facilities - Off-Street Parking for People with Disabilities; (e) each parking space must be separately accessed from the internal circulation aisle within the site; (f) provide for the forward movement and passing of all vehicles within the site other than if entering or leaving a loading or parking space; (g) be formed and constructed with compacted sub-base and surfaced with an all-weather dustless surface, such as bitumen, concrete, or brick or permeable paving blocks; and (h) provide for the collection, drainage, and disposal of stormwater.	(d) Not applicable. Listed parking types not provided or required. (e) Not applicable. No internal circulation aisles required. (f) Compliant. Forward movement is possible other than if entering or leaving a parking space. (g)-(h) Compliant by condition. If approved, the following condition could be imposed: "Vehicle parking and manoeuvring areas must provide for the collection, drainage and disposal of stormwater and must be formed and constructed with compacted sub-base and surfaced with an all-weather dustless surface, such as bitumen, concrete, brick or permeable paving blocks."
E9.6.2-(A2) Design and construction of an access strip and vehicle circulation, movement and standing areas for use or development on land within the Rural Living, Environmental Living, Open Space, Rural Resource, or Environmental Management zones must be in accordance with the principles and requirements for in the current edition of Unsealed Roads Manual – Guideline for Good Practice ARRB.	Not applicable. Site is zoned General Residential.

E10 Water and Waterways Code	Not applicable. Site is over 30m from the bank of a water body, watercourse or wetland.
Specific Area Plans	Not applicable. No Specific Area Plans apply to this location.

Issues –

1 Building envelope –

The proposed shed would be built approximately 150mm from the rear boundary within the 4m required rear setback. Assessment against the applicable Performance Criteria is therefore required.
The Performance Criteria per Clause 10.4.2–(P3) states that the siting and scale of a dwelling must:

(a) Not cause unreasonable loss of amenity by:

(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or

(ii) overshadowing the private open spaces of a dwelling on an adjoining lot; or

(iii) overshadowing of an adjoining vacant lot; or

(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and

(b) Provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area.

The adjoining properties are vacant, therefore (a)(i) and (a)(iii) above are not applicable. The amount of overshadowing from the proposed shed on the adjoining vacant lots would not cause an unreasonable loss of amenity. There would be some overshadowing to the property to the west and south but this would be minor. The visual impact from the proposed shed is also considered to not cause an unreasonable loss of amenity.

The separation between buildings on the site would be compatible with that prevailing in the surrounding area. In particular, it is noted a garage is located on the side boundary at 37 Explorer Drive, Turners Beach.

Referral advice –

Referral advice from the various Departments of the Council and other service providers is as follows:

SERVICE	COMMENTS/CONDITIONS
Environmental Health	No comments/conditions.
Engineering Services	No comments/conditions.
TasWater	No referral required.
Department of State Growth	No referral required.
Environment Protection Authority	No referral required.
TasRail	No referral required.
Heritage Tasmania	No referral required.
Crown Land Services	No referral required.
Other	No referral required.

CONSULTATION

In accordance with s.57(3) of the *Land Use Planning and Approvals Act 1993*:

- a site notice was posted;
- letters to adjoining owners were sent; and
- an advertisement was placed in the Public Notices section of The Advocate.

Representations –

One representation was received within the prescribed time, a copy of which is provided at Annexure 3.

The representation is summarised and responded to as follows:

MATTER RAISED	RESPONSE
1 Uncertain of the proposed retaining wall and fencing details to be located on the side boundary for the shed.	No detail of the proposed retaining wall and boundary fence was provided with the application. A Building Permit would be required if

	the retaining wall is over 1m in height or within 1.5m of the adjoining property. The following fence is exempt from requiring a Building Permit: . 2.1m high for a fence made of material other than masonry or concrete; and . 1.2m high for a fence made of masonry or concrete. The following fence is exempt from requiring a Planning Permit: . Side and rear boundary fences and retaining walls that do not adjoin a road or reserve or exceed a combined height of 2.1m; and . Front fences and retaining walls that do adjoin a road reserve but do not exceed 1.2m above natural ground level and are not on a site listed on the Tasmanian Heritage Register.
2 Excavation and stormwater drainage could intrude beyond the common boundary and onto the adjoining property.	It is the responsibility of the building surveyor and property owner to ensure the works proposed occur within the property boundaries and stormwater is not directed onto adjoining properties.

RESOURCE, FINANCIAL AND RISK IMPACTS

The proposal has no likely impact on Council resources outside those usually required for assessment and reporting, and possibly costs associated with an appeal against the Council's determination should one be instituted.

CORPORATE COMPLIANCE

The Central Coast Strategic Plan 2014-2024 includes the following strategies and key actions:

The Environment and Sustainable Infrastructure
- Develop and manage sustainable built infrastructure.

CONCLUSION

The proposal is for a dwelling and shed at 27 Explorer Drive, Turners Beach involving a variation to the rear boundary setback for the proposed shed. One representation was received during the public notification of the application. The main concern of the representor is the lack of information relating to any proposed retaining wall or boundary fencing.

The proposal has been assessed against the relevant Performance Criteria and relevant sections of the Scheme and it is considered to meet Performance Criteria 10.4.2-(P3)(a)(iii) and (iv) and (b). The overshadowing would not cause an unreasonable loss of amenity by overshadowing of an adjoining lot or result in an unreasonable visual impact when viewed from an adjoining lot. The separation between dwellings would be compatible with the prevailing in the surrounding area.

As such, the proposal is recommended for approval.

Recommendation -

It is recommended that the application for Residential (dwelling) and outbuilding (shed) - variation to rear boundary setback at 27 Explorer Drive, Turners Beach be approved subject to the following conditions and notes:

1 The development must be substantially in accordance with the application for this Permit, unless modified by a condition of this Permit.

2 Vehicle parking and manoeuvring areas must provide for the collection, drainage and disposal of stormwater and must be formed and constructed with compacted sub-base and surfaced with an all-weather dustless surface, such as bitumen, concrete, brick or permeable paving blocks.

3 A permanently fixed screen must be provided along the side of the deck facing the eastern side boundary, to a height of at least 1.7m

above the finished surface level or floor level of the deck, with a uniform transparency of not more than 25% to the satisfaction of the Director Development & Regulatory Services.

4 The site and development must be managed and maintained in accordance with the Bushfire Hazard Management Plan prepared by Practical Ecology dated February 2014, a copy of which forms part of this Permit (copy attached).

Please note:

1 A Planning Permit remains valid for two years. If the use or development has not substantially commenced within this period an extension may be granted if a request is made before this period expires. If the Permit lapses, a new application must be made.

2 "Substantial commencement" is the submission and approval of a Building Permit or engineering drawings and the physical commencement of infrastructure works on the site, or an arrangement of a Private Works Authority or bank guarantee to undertake such works.

3 Building and Plumbing Permits are required for the proposed development. A copy of this Planning Permit should be given to your building surveyor.'

The report is supported."

The Executive Services Officer reported as follows:

"A copy of the Annexures referred to in the Town Planner's report have been circulated to all Councillors."

■ Cr Broad moved and Cr Viney seconded, "That the application for Residential (dwelling) and outbuilding (shed) – variation to rear boundary setback at 27 Explorer Drive, Turners Beach be approved subject to the following conditions and notes:

1 The development must be substantially in accordance with the application for this Permit, unless modified by a condition of this Permit.

2 Vehicle parking and manoeuvring areas must provide for the collection, drainage and disposal of stormwater and must be formed and constructed with compacted sub-base and surfaced with an all-weather dustless surface, such as bitumen, concrete, brick or permeable paving blocks.

3 A permanently fixed screen must be provided along the side of the deck facing the eastern side boundary, to a height of at least 1.7m above the finished surface level or floor level of the deck, with a uniform transparency of not more than 25% to the satisfaction of the Director Development & Regulatory Services.

4 The site and development must be managed and maintained in accordance with the Bushfire Hazard Management Plan prepared by Practical Ecology dated February 2014, a copy of which forms part of this Permit (copy attached) (a copy being appended to and forming part of the minutes).

Please note:

1 A Planning Permit remains valid for two years. If the use or development has not substantially commenced within this period an extension may be granted if a request is made before this period expires. If the Permit lapses, a new application must be made.

2 'Substantial commencement' is the submission and approval of a Building Permit or engineering drawings and the physical commencement of infrastructure works on the site, or an arrangement of a Private Works Authority or bank guarantee to undertake such works.

3 Building and Plumbing Permits are required for the proposed development. A copy of this Planning Permit should be given to your building surveyor."

Carried unanimously

226/2015 Planning Scheme Amendment – Rezoning of land from Rural Resource to Rural Living, addition of Specific Area Plan and associated maps – Revell Lane precinct, Penguin – Application No. AMD2014.2 (155/2015 – 22.06.2015)

The Director Development & Regulatory Services reported as follows:

"*APPLICATION NO.:*	AMD2014.2 (Amendment No. 2/2015)
PROPOSED AMENDMENT:	Rezoning of the Revell Lane precinct from Rural Resource to Rural Living and the addition of a Specific Area Plan (SAP) and associated map
APPLICANT:	Central Coast Council
LOCATION:	Revell Lane precinct – comprising 9, 9A, 10, 11 and 13 Revell Lane, 28 Epsom Road,

	CT149934/2 Ashwater Crescent and CT85356/13 Preservation Drive, Penguin
PLANNING INSTRUMENT:	*Central Coast Interim Planning Scheme 2013* (the Scheme)
LEGISLATION:	*Land Use Planning and Approvals Act 1993* (the Act)
ADVERTISED:	4 July 2015 and 22 July 2015
REPRESENTATIONS EXPIRY DATE:	1 August 2015
REPRESENTATIONS RECEIVED:	One

PURPOSE

The purpose of this report is to consider the one representation received during the public exhibition period for the draft Amendment initiated by the Council on 22 June 2015 (Minute No. 155/2015). The Council is required to consider the merits of each representation, whether any modifications are necessary to the draft Amendment, and the impact of any representations on the draft Amendment as a whole.

The Council's response to any representations is then forwarded to the Tasmanian Planning Commission (the Commission) who will conduct public hearings if it deems necessary and make the final assessment of the draft Amendment.

BACKGROUND

At its meeting on 22 June 2015 (Minute No. 155/2015), the Council resolved to initiate an application to amend the Scheme whereby the Revell Lane precinct is rezoned from Rural Resource to Rural Living.

In accordance with the requirements of the Act, the draft Amendment was then placed on public exhibition for a period of 28 days during which time any person could inspect the draft Amendment and lodge representations to the Council in writing. One representation was received.

DISCUSSION

Section 39 of the Act provides that where representations are received in relation to a draft Amendment during the public exhibition period, the Council must consider each representation, and following that:

> '…forward to the Commission a report comprising –
>
> (a) a copy of each representation received by the authority in relation to the draft amendment…; and

(b) a statement of its opinion as to the merit of each such representation, including, in particular, its views as to –

(i) the need for modification of the draft amendment in the light of that representation; and

(ii) the impact of that representation on the draft amendment as a whole; and

(c) such recommendations in relation to the draft amendment as the authority considers necessary.'

Accordingly, this report will serve to satisfy s.39(2) of the Act.

Pursuant to s.40 of the Act, the Commission must hold a hearing in relation to each representation contained in the report. The Commission may dispense with a hearing if:

. the representations are in support of the draft Amendment; or

. the Commission has consulted with a person who made a representation and that person has advised the Commission in writing that he or she does not wish to attend a hearing.

The Act further provides that the Commission may:

. approve the draft Amendment;
. direct the Council to modify a draft Amendment before approval; or
. reject the draft Amendment.

CONSULTATION

The draft Amendment was placed on public exhibition from 4 July 2015 until 1 August 2015. A copy of the newspaper advertisements are provided as Annexure 1.

One representation was received during the public exhibition period. A copy of the representation is provided as Annexure 2.

A summary of the issues raised in the representation is provided in the table below. A response, as required by s.39(2) of the Act, is provided with each issue.

REPRESENTATION	*REPRESENTATION GROUNDS*	*MERIT STATEMENT*
1	Proposed Scheme Amendment is opposed as being in hoc [sic] and inappropriate, and the current zoning of Rural Resource reflects the lands' natural values and maintains its agricultural potential.	The current proposed Scheme Amendment has followed the correct process, as per the requirements of the Act. The reasons for the rezoning of the area to Rural Living as per Pitt & Sherry's report dated 9 June 2015 are to provide for a rural residential type living area and associated uses that are compatible with the surrounding residential land uses. This would bring the zoning into conformity with the areas' existing character and use and allow for the amenity within the surrounding residential areas to remain. No modification is recommended and the representation does not impact on the draft Amendment as a whole.

Referral advice –

Referral advice from the various Departments of the Council and other service providers is as follows:

SERVICE	COMMENTS/CONDITIONS
Environmental Health	No comments or conditions.
Engineering Services	No comments or conditions.
TasWater	No comments or conditions.
Department of State Growth	No further referral required.
Environment Protection Authority	No referral required.

TasRail	No comments or conditions.
Heritage Tasmania	No further referral required.
Crown Land Services	No comments or conditions.
Other	Not applicable.

CONSULTATION

In accordance with the Act:

- a site notice was posted;
- two advertisements were placed in the Public Notices section of The Advocate newspaper; and
- adjoining owners were sent a letter advising of the application and inviting comment; and
- the draft Amendment was made available for public inspection and open to public comment for a period of 28 days.

One representation was received.

RESOURCE, FINANCIAL AND RISK IMPACTS

The application will impact on staff time and administrative costs associated with the statutory processes involved in the process. No other impact on resources is anticipated.

CORPORATE COMPLIANCE

The Central Coast Strategic Plan 2014-2024 includes the following strategies and key actions:

The Environment and Sustainable Infrastructure
- Develop and manage sustainable built infrastructure.

CONCLUSION

There was one representation received in response to the draft Amendment during the public exhibition period.

The representation objects to the Amendment as being in hoc [sic] and inappropriate, and that the current zoning of Rural Resource reflects the lands' natural values and maintains its agricultural potential, however the correct process has been followed, as per the requirements of the Act. The reasons for the rezoning of the area to Rural Living, as per Pitt & Sherry's report dated 9 June 2015 are to provide for a rural residential type living area and associated uses that are compatible with the surrounding residential land uses.

There are no modifications recommended to the draft Amendment.

Recommendation -

It is recommended the Tasmanian Planning Commission be advised as follows:

1 There was one representation to the draft Amendment (identified as Amendment No. 2/2015) during the public exhibition period in respect of the proposed rezoning of land from Rural Resource to Rural Living, addition of Specific Area Plan and associated maps at the Revell Lane precinct, Penguin; and

2 The Council does not recommend any modifications to the draft Amendment."

The Executive Services Officer reported as follows:

"Copies of the Annexures referred to in the Director Development & Regulatory Services' report have been circulated to all Councillors."

■ Cr van Rooyen moved and Cr Howard seconded, "That the Tasmanian Planning Commission be advised that:

1 There was one representation to the draft Amendment (identified as Amendment No. 2/2015) during the public exhibition period in respect of the proposed rezoning of land from Rural Resource to Rural Living, addition of Specific Area Plan and associated maps at the Revell Lane precinct, Penguin; and

2 The Council does not recommend any modifications to the draft Amendment."

Carried unanimously

227/2015 Combined application for a Planning Scheme Amendment and development proposal at 52-54 Main Street, Ulverstone involving a boundary adjustment, rezoning from Utilities to General Business Zone and extension of existing Service industry (car wash) to provide a 24 hour automatic car wash - Application No. DA214133 (154/2015 - 22.06.2015)

The Director Development & Regulatory Services reported as follows:

"The Town Planner has prepared the following report:

'*DEVELOPMENT APPLICATION NO.:*	DA214133
AMENDMENT NO.:	1/2015
APPLICANT:	4 Planning Pty Ltd
LOCATION:	52-54 Main Street, Ulverstone
PROPOSAL:	Rezoning for Utilities to General Business
PLANNING INSTRUMENT:	*Central Coast Interim Planning Scheme 2013* (the Scheme)
LEGISLATION:	*Land Use Planning and Approvals Act 1993* (the Act)

PURPOSE

The purpose of this report is to receive advice of approval by the Tasmanian Planning Commission (the Commission) of the above-mentioned application (Amendment No. 1/2015).

BACKGROUND

The draft Amendment was initiated and certified by the Council on 16 March 2015 (Minute No. 71/2015). In accordance with the requirements of the Act, the draft Amendment was placed on public exhibition for a period of 28 days during which time any person could inspect the draft Amendment and lodge representations to the Council in writing. No representations were received.

Pursuant to a Council decision on 22 June 2015 (Minute No. 154/2015) the Commission was advised that there were no representations to the draft Amendment and that the Council did not recommend any modifications to the draft Amendment.

DISCUSSION

The Commission has now advised that the combined Scheme Amendment and development proposal has been approved and came into operation on 17 July 2015. A copy of the modified Planning Permit issued by the Commission is provided at Annexure 1.

The Commission also provided its reasons for recommendation and contained advice regarding Conditions 2 and 3 on the draft conditions of approved endorsed by the Council (Minute No. 71/2015 – 16.03.2015).

The Commission determined that the Permit conditions be modified as follows:

. Condition 3 of the Permit be deleted. The condition provided that activities on the site must be managed to ensure that no damage occurs to the Ulverstone History Museum building. The Commission determined that this condition be deleted as it considered it is designed for an ulterior motive (the control of damage to the building on adjoining land owned by the Council), rather than a proper planning purpose.

. Condition 9 of the TasWater notice (forming part of Condition 2 of the Permit) be deleted. The condition provided for the payment of a development assessment fee by the landowner. The Commission determined that this condition be deleted as it considered it is not for a proper planning purpose, rather it is designed to recover moneys owed as a debt by others for the assessment of the proposal after the event.

In accordance with s.42(3)(d) of the Act, notice of the Commission's decision has been placed in The Advocate newspaper (refer Annexure 2) and is available for inspection at the Council offices.

CONSULTATION

Formal consultation has been undertaken in accordance with legislated requirements.

RESOURCE, FINANCIAL AND RISK IMPACTS

The impact of the decision is administrative in nature.

CORPORATE COMPLIANCE

The Central Coast Strategic Plan 2014-2024 includes the following strategies and key actions:

The Environment and Sustainable Infrastructure
. Develop and manage sustainable built infrastructure.

CONCLUSION

The Commission's approval of the combined Scheme Amendment and development proposal will directly facilitate the development of the site with an automatic car wash.

Recommendation -

It is recommended that the Commission's advice that the combined Scheme Amendment and development proposal at 52-54 Main Street, Ulverstone has been approved be received.'

The report is supported."

The Executive Services Officer reported as follows:

"Copies of the Annexures referred to in the Town Planner's report have been circulated to all Councillors."

■ Cr van Rooyen moved and Cr Broad seconded, "That the Tasmanian Planning Commission's advice that the combined Scheme Amendment and development proposal at 52-54 Main Street, Ulverstone (Amendment 1/2015) has been approved be received."

Carried unanimously

GENERAL MANAGEMENT

228/2015 Minutes and notes of committees of the Council and other organisations

The Acting General Manager reported as follows:

> "The following (non-confidential) minutes and notes of committees of the Council and other organisations on which the Council has representation have been received:
>
> - Central Coast Community Shed Management Committee – Annual General Meeting and General meeting held on 6 July 2015
> - Central Coast Youth Engaged Steering Committee – meeting held on 23 July 2015
> - Development Support Special Committee – meeting held on 27 July 2015
> - Forth Community Representatives Committee – meeting held on 6 August 2015
> - Development Support Special Committee – meeting held on 10 August 2015.
>
> Copies of the minutes and notes have been circulated to all Councillors."

■ Cr Viney moved and Cr Downie seconded, "That the (non-confidential) minutes and notes of committees of the Council be received."

Carried unanimously

CORPORATE & COMMUNITY SERVICES

229/2015 Corporate & Community Services determinations made under delegation

The Director Corporate & Community Services reported as follows:

> "A Schedule of Corporate & Community Services Determinations made during the month of July 2015 is submitted to the Council for information. The information is reported in accordance with approved delegations and responsibilities."

The Executive Services Officer reported as follows:

> "A copy of the Schedule has been circulated to all Councillors."

■ Cr Carpenter moved and Cr Downie seconded, "That the Schedule of Corporate & Community Services Determinations (a copy being appended to and forming part of the minutes) be received."

Carried unanimously

230/2015 Contracts and agreements

The Director Corporate & Community Services reported as follows:

> "A Schedule of Contracts and Agreements (other than those approved under the common seal) entered into during the month of July 2015 has been submitted by the General Manager to the Council for information. The information is reported in accordance with approved delegations and responsibilities."

The Executive Services Officer reported as follows:

> "A copy of the Schedule has been circulated to all Councillors."

■ Cr Tongs moved and Cr Howard seconded, "That the Schedule of Contracts and Agreements (a copy being appended to and forming part of the minutes) be received."

Carried unanimously

231/2015 Correspondence addressed to the Mayor and Councillors

The Director Corporate & Community Services reported as follows:

"*PURPOSE*

This report is to inform the meeting of any correspondence received during the month of July 2015 and which was addressed to the 'Mayor and Councillors'. Reporting of this correspondence is required in accordance with Council policy.

CORRESPONDENCE RECEIVED

The following correspondence has been received and circulated to all Councillors:

- Letter raising concern over the width of Flinders Avenue and possible traffic flow issues
- Letter from the Minister for Health regarding the loss of endocrinologists in the North-West Coast
- Follow-up email from the National Animal Aid Society seeking support for recommendations to a Victorian Government inquiry
- Letter from the Minister for Health regarding the release of the Delivering Safe and Sustainable Clinical Services White Paper
- Letter regarding the establishment of a Turners Beach community garden
- Letter regarding a number of issues at Turners Beach
- Letter from Heartbeat Tasmania thanking the Council for the use of the Quadrant Car Park for their monthly market
- Letter raising issues concerning a subdivision approval.

Where a matter requires a Council decision based on a professionally developed report the matter will be referred to the Council. Matters other than those requiring a report will be administered on the same basis as other correspondence received by the Council and managed as part of the day-to-day operations."

■ Cr Tongs moved and Cr Downie seconded, "That the Director's report be received."

Carried unanimously

232/2015 Common seal

The Director Corporate & Community Services reported as follows:

"A Schedule of Documents for Affixing of the Common Seal for the period 21 July 2015 to 17 August 2015 is submitted for the authority of the Council to be given. Use of the common seal must first be authorised by a resolution of the Council.

The Schedule also includes for information advice of final plans of subdivision sealed in accordance with approved delegation and responsibilities."

The Executive Services Officer reported as follows:

"A copy of the Schedule has been circulated to all Councillors."

■ Cr Viney moved and Cr Tongs seconded, "That the common seal (a copy of the Schedule of Documents for Affixing of the Common Seal being appended to and forming part of the minutes) be affixed subject to compliance with all conditions of approval in respect of each document, and that the advice of final plans of subdivision sealed in accordance with approved delegation and responsibilities be received."

Carried unanimously

233/2015 Financial statements

The Director Corporate & Community Services reported as follows:

"The following principal financial statements of the Council for the period ended 31 July 2015 are submitted for consideration:

- Summary of Rates and Fire Service Levies
- Operating and Capital Statement
- Cashflow Statement
- Capital Works Resource Schedule."

The Executive Services Officer reported as follows:

"Copies of the financial statements have been circulated to all Councillors."

■ Cr Broad moved and Cr Downie seconded, "That the financial statements (copies being appended to and forming part of the minutes) be received."

Carried unanimously

234/2015 Rate remissions

The Director Corporate & Community Services reported as follows:

"The following rate remissions are proposed for the Council's consideration:

PROPERTY NO.	100810.0040
PROPERTY ADDRESS	3 Jermyn Street, Ulverstone
REMISSION	$186.00
REASON	Property charged multiple Waste Management Service Charges but only one unit constructed.

PROPERTY NO.	101130.0120
PROPERTY ADDRESS	40 Maskells Road, Ulverstone
REMISSION	$432.46
REASON	Remit 50% of General Rate for Club. (Refer Minute No. 448/2000 – 30.10.2000)

PROPERTY NO.	302330.0260
PROPERTY ADDRESS	Braddons Lookout Road, Leith
REMISSION	$214.14
REASON	Property deemed to be valueless. (Refer Minute No. 611/95 – 11.12.1995)

The Executive Services Officer reported as follows:

> "The *Local Government Act 1993* provides that a council, by absolute majority, may grant a remission of all or part of any rates."

■ Cr Viney moved and Cr Tongs seconded, "That the following remissions be approved:

. Property No. 100810.0040 – $186.00
. Property No. 101130.0120 – $432.46
. Property No. 302330.0260 – $214.14."

Carried unanimously and by absolute majority

235/2015 Budget reallocations for the year ending 30 June 2016 (177/2015 – 29.06.2015)

The Acting General Manager reported as follows:

> "The Director Engineering Services has provided the following report:
>
> *'PURPOSE*
>
> In accordance with the *Local Government Act 1993* Section 82 – Estimates, this report considers the allocation of additional Roads to Recovery (R2R) funding to projects for 2015-2016 Capital Estimates.

BACKGROUND

The *Local Government Act 1993* Section 82 – Estimates states:

"(1) The general manager must prepare estimates of the council's revenue and expenditure for each financial year.

(2) Estimates are to contain details of the following:

(a) the estimated revenue of the council;
(b) the estimated expenditure of the council;
(c) the estimated borrowings by the council;
(d) the estimated capital works of the council;
(e) any other detail required by the Minister.

(3) Estimates for a financial year must –

(a) be adopted by the council, with or without alteration, by absolute majority; and
(b) be adopted before 31 August in that financial year; and
(c) not be adopted more than one month before the start of that financial year.

(4) A council may alter by absolute majority any estimate referred to in subsection (2) during the financial year.

(5) A council may make adjustments to individual items within any estimate referred to in subsection (2) by a simple majority so long as the total amount of the estimate is not altered.

(6) A council, by absolute majority, may authorise the general manager to make minor adjustments up to specified amounts to individual items within any estimate referred to in subsection (2) so long as the total amount of the estimate is not altered.

(7) The general manager is to report any adjustment and an explanation of the adjustment at the first ordinary meeting of the council following the adjustment."

In accordance with subsections 1, 2 and 3 above, Estimates were prepared for, and adopted, at the Special Council meeting held on 29 June 2015 (Minute No. 177/2015).

The General Manager has delegation for changes up to $20,000 in accordance with Section 82(6). As the adjustment is above this threshold a list of proposed alterations is provided in this report to comply with Section 82(4).

DISCUSSION

At the time the Estimates are prepared many assumptions and forecasts are made on expected revenue, Financial Assistance Grant payments, other grant applications, contributions, contractor claims for payment and completion dates of works in progress.

Since adoption of the Estimates and capital works programs, the Australian Government has increased the amount of R2R funding to be received by councils in the 2015-2016 financial year due to the reintroduction of indexation of fuel excise. The additional amount being available in 2015-2016 is $490,209. The total available R2R funding in 2015-2016 is thus $1,633,759, (a further $1,315,396 is to be available in 2016-2017).

Due to carry-over balancing from 2014-2015 the total adjustment required for these projects is $495,000 (rounded from $495,209 for simplicity of reporting).

Proposed adjustments to allocation of funding are as follows:

Project Adjustments –

LOCATION	ORIGINAL ESTIMATE $	REVISED ESTIMATE $	DIFFERENCE $	R2R PORTION $
Urban sealed				
Hobbs Parade	300,000	300,000	–	150,000
Trevor Street	160,000	160,000	–	140,000
McDonald Street	110,000	310,000	200,000	290,000
Victoria Street	200,000	200,000	–	100,000
Leighlands Avenue	–	175,000	175,000	170,000
Thomas Street	–	70,000	70,000	60,000
Rural sealed				
Road resealing	750,000	650,000	–100,000	–
Pine Road Geofabric reseal	–	100,000	100,000	80,000
Nine Mile Road	800,000	1,000,000	200,000	–
Gunns Plains Road	200,000	200,000	–	190,000
Raymond Road landslip	90,000	90,000	–	80,000
Bridges				
Gawler River, Coxs Road	600,000	450,000	–150,000	375,000
TOTAL	*3,210,000*	*3,705,000*	*495,*000	*1,635,000*

The projects have been selected for the following reasons.

. *McDonald Street*

This project is currently listed to allow for replacement of displaced kerbs at current levels and provide additional drainage. It is proposed to utilise an additional $200,000 to provide not only new kerbs but adjust levels to improve drainage and driveway access. The intention is to change to a one-way crossfall allowing removal of several crossover plates which are currently bridging the kerb.

. *Leighlands Avenue/Thomas Street*

There are still many kerbs and pavements requiring rectification in this area. A particularly bad section of Leighlands Avenue has failed near the intersection with Eastland Drive which has been the subject of complaints and is proposed for inclusion. It is proposed to use $230,000 for this area.

. *Pine Road reseal*

The remaining $60,000 (approximately) has been allocated to the Pine Road project. Several other budgets have been rearranged to balance the allocations, including provision of an additional $200,000 for Nine Mile Road, lowering of the budget of Coxs Road bridge from $600,000 to $450,000 and splitting the rural road resealing budget into two components including the Pine Road reseal. Note the total reseal budget, including Pine Road was not changed, funding was simply partly transferred from Road Grant to R2R. As Nine Mile Road was successful in receiving $400,000 from the Heavy Vehicle Safety and Productivity Program (HVSPP) it is not possible to co-fund this project with R2R funding. It is therefore necessary to adjust these other budgets to compensate. The project was estimated based on widening only of the existing road. It has since been considered further that full width reseal and removal of the roughness and undulations would be preferred. The best opportunity to do this is while conducting these works and the additional funding has made this possible.

CONSULTATION

Consultation has been undertaken with Councillors at a workshop on Monday, 27 July 2015 to discuss the allocation of additional funding.

RESOURCE, FINANCIAL AND RISK IMPACTS

The impact of the changes on budgets is shown in the Discussion section of this report.

The impact on the Council's current design and works resources of additional funding through HVSPP, R2R, and Black Spot in 2015-2016 and 2016-2017 to road projects is being considered and will require external resources or additional resources over the next two years to complete the additional projects. There is a total additional amount of $400,000 in HVSPP, $1,805,605 in R2R and $410,000 from Black Spot over the next two years. Based on a 12% engineering overhead this equates to possible funding of additional resources of approximately $312,000 for design and project management. Other grant applications are also continuing as opportunity allows.

CORPORATE COMPLIANCE

The Central Coast Strategic Plan 2014-2024 includes the following strategies and key actions:

The Shape of the Place
- Improve the value and use of open space
- Conserve the physical environment in a way that ensures we have a healthy and attractive community

A Connected Central Coast
- Provide for a diverse range of movement patterns
- Connect the people with services

The Environment and Sustainable Infrastructure
- Contribute to a safe and healthy environment
- Develop and manage sustainable built infrastructure

Council Sustainability and Governance
- Improve corporate governance
- Improve service provision
- Improve the Council's financial capacity to sustainably meet community expectations.

CONCLUSION

It is recommended the following proposed budget reallocations for capital funding for 2015-2016 be accepted and approved by the Council:

Project Adjustments –

LOCATION	ORIGINAL ESTIMATE $	REVISED ESTIMATE $	DIFFERENCE $	R2R PORTION $
Urban sealed				
Hobbs Parade	300,000	300,000	–	150,000
Trevor Street	160,000	160,000	–	140,000
McDonald Street	110,000	310,000	200,000	290,000
Victoria Street	200,000	200,000	–	100,000
Leighlands Avenue	–	175,000	175,000	170,000
Thomas Street	–	70,000	70,000	60,000
Rural sealed				
Road resealing	750,000	650,000	–100,000	–
Pine Road Geofabric reseal	–	100,000	100,000	80,000
Nine Mile Road	800,000	1,000,000	200,000	–
Gunns Plains Road	200,000	200,000	–	190,000
Raymond Road landslip	90,000	90,000	–	80,000
Bridges				
Gawler River, Coxs Road	600,000	450,000	–150,000	375,000
TOTAL	*3,210,000*	*3,705,000*	*495,*000	*1,635,000'*

The report is supported."

■ Cr Bloomfield moved and Cr Howard seconded, "That the capital budget reallocations of:

Project Adjustments –

LOCATION	ORIGINAL ESTIMATE $	REVISED ESTIMATE $	DIFFERENCE $	R2R PORTION $
Urban sealed				
Hobbs Parade	300,000	300,000	–	150,000
Trevor Street	160,000	160,000	–	140,000
McDonald Street	110,000	310,000	200,000	290,000
Victoria Street	200,000	200,000	–	100,000
Leighlands Avenue	–	175,000	175,000	170,000
Thomas Street	–	70,000	70,000	60,000
Rural sealed				
Road resealing	750,000	650,000	–100,000	–
Pine Road Geofabric reseal	–	100,000	100,000	80,000
Nine Mile Road	800,000	1,000,000	200,000	–
Gunns Plains Road	200,000	200,000	–	190,000
Raymond Road landslip	90,000	90,000	–	80,000
Bridges				
Gawler River, Coxs Road	600,000	450,000	–150,000	375,000
TOTAL	*3,210,000*	*3,705,000*	*495,*000	*1,635,000*

for the 2015-2016 financial year be accepted and approved."

Carried unanimously and by absolute majority

ENGINEERING SERVICES

236/2015 Engineering Services determinations

The Director Engineering Services reported as follows:

> "A Schedule of Engineering Services Determinations made during the month of July 2015 is submitted to the Council for information. The information is reported in accordance with approved delegations and responsibilities."

The Executive Services Officer reported as follows:

> "A copy of the Schedule has been circulated to all Councillors."

■ Cr Downie moved and Cr Tongs seconded, "That the Schedule of Engineering Services Determinations (a copy being appended to and forming part of the minutes) be received."

Carried unanimously

237/2015 Public question time

The Mayor introduced public question time at 6.34pm as the business in the open part of the meeting had been dealt with and the Council was about to proceed into the closed section of the meeting.

The Mayor further advised that written questions were received prior to the meeting from Ms Caroline Smith, Mr Keith Antonysen, Mr Nick Towle, and Mr Mike and Mrs Anne Walker in respect of climate change. The Mayor invited Ms Smith to proceed to ask the questions on behalf of the group.

Ms Smith, by way of introduction, advised that the questions were being asked in the lead up to the Climate Change Conference to be held in Paris later in 2015.

> "It is clear that climate change is already having an impact on the Central Coast region and poses a number of risks to infrastructure, business, health, natural environment etc.
>
> Climate change policy set at state and federal level will affect local and regional responses. Efforts to reduce greenhouse gas emissions and prevent the worst effects of climate change require an unprecedented level of cooperation between different tiers of government and across the business and community sectors. Mitigation and adaptation measures may lead to very positive outcomes or result in

negative consequences if poorly considered. As concerned Central Coast citizens, we would like to be involved working with the Council to find innovate solutions.

The impacts and risks to our region are:

1 Rising sea levels and surges causing inundation and erosion – risk to infrastructure especially low-lying coastal housing and natural environment.

2 Rising temperatures and increased evaporation rates – risk to health, increasing frequency and intensity of bushfires; impacts on local agriculture, food security and biosecurity in the form of increased pests and diseases.

3 Increase in extreme weather events such as storms, high winds, drought, flooding, tornado – risk to infrastructure, business, health, natural environment.

4 Ocean changes such as lowering pH and rising temperatures – risk to fish catch which impacts local business and food security; marine biosecurity as new warm water pest species invade region.

In light of the above, our questions to Council are:

1 What is Council already doing, or prepared to do, to address each of these risks in order to keep local people and businesses informed, safe and prosperous?"

The Mayor responded as follows:

"I would like to thank for you your questions. I will provide my response to each of the questions asked and will keep my responses brief as per requirements of our meeting procedures, but I invite the authors to arrange to meet with the Council's Director Engineering Services, Mr John Kersnovski, to get a more detailed understanding of what the Council is doing with respect to climate change.

In answer to your first question, the Council adopted its Climate Change Action Plan in 2010. The Plan outlines the Council's response to climate change and involves management and reduction of its greenhouse gas emissions and making adjustments to existing activities and practices to reduce the potential impacts associated with climate change.

The Council's Climate Change Action Plan 2010 is due to be reviewed this financial year and that review will involve extensive community consultation.

The Council has also been involved in the Turners Beach/Leith Coastal Adaptation Pathways Project which involved a range of consultation with Turners Beach and Leith residents and the implementation of a range of erosion controls."

Second question from Ms Smith on behalf of the group:

"2 What opportunities does Council see that may come from efforts to mitigate and adapt to the impacts of climate change?"

The Mayor responded as follows:

"The Council is working with the Cradle Coast Waste Management Group to look at ways to divert material from landfill, implement regional recycling and an organics recycling facility.

We are also looking to make cost savings in power costs and energy efficiencies in street lighting and buildings, fuel efficiencies and costs savings hybrid vehicles and managing our infrastructure such as roads to maximise the effect of future design."

Third question from Ms Smith on behalf of the group:

"3 What avenues exist for Council to engage with Central Coast residents to develop innovative solutions?"

The Mayor responded as follows:

"In relation to climate change, we will be inviting consultation from the community in our review of our Climate Change Action Plan."

Fourth question from Ms Smith on behalf of the group:

"4 How might local residents with knowledge and skills play a role in enhancing the efforts of this Council?"

The Mayor responded as follows:

"I refer you to the previous question and answer in respect of consulting with the community on the Climate Change Action Plan. It is very early days, but I am really excited about our new approach to community engagement where we can come together to collectively address key challenges such as climate change."

There being no further written questions, the Mayor invited questions from the floor.

Mrs Marita Maywald asked:

Question 1 -

"I have been absent for three meetings. Can you please explain the outstanding compliance issues at Pineberry Retreat?"

The Mayor responded to this question, and to the following questions from Mrs Sarah-Jane Beswick (Questions 1 and 2) and Mr Robert Maywald (Question 2) as follows:

"I am unable to answer your question as this is a situation where legal proceedings have either begun or are being actively contemplated and I will not be answering questions on this matter during Public Question Time in the future. I would ask for your question in writing and it will be assessed carefully and answered by the General Manager as soon as possible."

Mrs Marita Maywald asked:

Question 2 -

"What is the purpose of not answering? Earlier in 2015 the Central Coast Council stated that it had closed Pineberry Retreat due to non-compliance. Will the Central Coast Council allow it to reopen without full compliance?"

The Mayor responded as follows:

"I refer to my previous answer and invite you to come and speak with the General Manager as you have on several occasions in the past, or ask that you put your questions in writing."

Mrs Sarah-Jane Beswick asked:

Question 1 -

"In view of the responses just given, you will possibly not answer the following questions. I have tried to make appointments with employees but it would seem you would prefer to have written questions. After talking to Crown Land Services about Crown land purchase for 468 West Pine Road, we would like to see a hard copy of any correspondence that the Council received on 16 July 2014 from DPIPWE [the Department of Primary Industries, Parks, Water and the Environment] regarding approval for a DN100 stormwater pipe to be placed or remain in a road reservation. The Crown Land Services is adamant they never given verbal or written approval for. When will this pipe be removed from Crown land?"

The Mayor responded to this question as per the response to Question 1 from Mrs Marita Maywald.

Mrs Sarah-Jane Beswick asked:

Question 2 -

"When was the plumbing Start Work Notice issued for 468 West Pine Road as the business had been in operation since the 2012 picking season and the plumbing plans were drawn up in April/May 2014?"

The Mayor responded to this question as per the response to Question 1 from Mrs Marita Maywald.

Mr Robert Maywald asked:

Question 1 -

"If I was to submit a discretionary application and then withdraw that application and resubmit it because planning asked for more information, how long will the application stay active for?"

The Mayor responded as follows:

"We will need to follow up the question and a response will be forwarded to you in writing."

Mr Robert Maywald asked:

Question 2 -

"In April 2014, I received correspondence from the Central Coast Council that increased accommodation at Pineberry Retreat, West Pine had been received, following the prior withdrawal of a similar development application from the same applicant that was submitted in March of that year. My question therefore is, does the development application from Pineberry Retreat continue to remain active and how close is the Planning Department to processing it?"

The Mayor responded to this question as per the response to Question 1 from Mrs Marita Maywald.

Mr Lionel Bonde asked:

Question 1 -

"On Tuesday, 11 August, The Advocate had a report where TasWater gave a donation to the Delta Society Australia. Why would we want them to get involved in going into donations or grants with ratepayers money?"

The Mayor, after confirming that Mr Bonde was referring to Delta Therapy Dogs, responded as follows:

"TasWater, like any corporation, has a social conscience and whilst I am not aware of the full details, believe the Society helps the community in many ways."

Mr Lionel Bonde asked:

Question 2 -

"Will the Council consider a tapered approach on the protection guards around trees in Reibey Street, or changing the shape of the guards to half-moon rather than oblong? I have watched people trying to get into parking bays and they can't access them properly."

The Mayor responded as follows:

"I cannot answer your question at this time but I will follow up with the Director Engineering Services and will provide you a response in writing."

Questions and replies concluded at 6.50pm.

CLOSURE OF MEETING TO THE PUBLIC

238/2015 Meeting closed to the public

The Executive Services Officer reported as follows:

> "The *Local Government (Meeting Procedures) Regulations 2015* provide that a meeting of a council is to be open to the public unless the council, by absolute majority, decides to close part of the meeting because one or more of the following matters are being, or are to be, discussed at the meeting.
>
> Moving into a closed meeting is to be by procedural motion. Once a meeting is closed, meeting procedures are not relaxed unless the council so decides.
>
> It is considered desirable that the following matters be discussed in a closed meeting:
>
> . Confirmation of Closed session minutes;
> . Minutes and notes of other organisations and committees of the Council;
> . Local Government Association of Tasmania – 2015 President By-election;
> . TasWater Quarterly Report to the Owners' Representatives;
> . Expressions of Interest 2015-2018; and
> . Public release authorisation.
>
> These are matters relating to:
>
> . information of a personal and confidential nature or information provided to the council on the condition it is kept confidential; and
>
> . contracts, and tenders, for the supply of goods and services and their terms, conditions, approval and renewal."

■ Cr Carpenter moved and Cr Viney seconded, "That the Council close the meeting to the public to consider the following matters, they being matters relating to:

. information of a personal and confidential nature or information provided to the council on the condition it is kept confidential; and

. contracts, and tenders, for the supply of goods and services and their terms, conditions, approval and renewal;

and the Council being of the opinion that it is lawful and proper to close the meeting to the public:

- Confirmation of Closed session minutes;
- Minutes and notes of other organisations and committees of the Council;
- Local Government Association of Tasmania – 2015 President By-election;
- TasWater Quarterly Report to the Owners' Representatives;
- Expressions of Interest 2015-2018; and
- Public release authorisation."

Carried unanimously and by absolute majority

The Executive Services Officer further reported as follows:

"1 The *Local Government (Meeting Procedures) Regulations 2015* provide in respect of any matter discussed at a closed meeting that the general manager is to record in the minutes of the open meeting, in a manner that protects confidentiality, the fact that the matter was discussed and a brief description of the matter so discussed, and is not to record in the minutes of the open meeting the details of the outcome unless the council determines otherwise.

2 While in a closed meeting, the council is to consider whether any discussions, decisions, reports or documents relating to that closed meeting are to be kept confidential or released to the public, taking into account privacy and confidentiality issues.

3 The *Local Government Act 1993* provides that a councillor must not disclose information seen or heard at a meeting or part of a meeting that is closed to the public that is not authorised by the council to be disclosed.

Similarly, an employee of a council must not disclose information acquired as such an employee on the condition that it be kept confidential.

4 In the event that additional business is required to be conducted by a council after the matter(s) for which the meeting has been closed to the public have been conducted, the Regulations provide that a council may, by simple majority, re-open a closed meeting to the public."

The meeting moved into Closed session at 6.50pm.

239/2015 Confirmation of Closed session minutes

The Executive Services Officer reported (reproduced in part) as follows:

"The Closed session minutes of the previous ordinary meeting of the Council held on 20 July 2015 have already been circulated. The minutes are required to be confirmed for their accuracy.

…

The *Local Government (Meeting Procedures) Regulations 2015* provide in respect of a matter discussed at a closed meeting –

'34(1)(b) in relation to a matter discussed at the closed meeting –

(i) the fact that the matter was discussed at the closed meeting; and

(ii) a brief description of the matter so discussed –

are to be recorded in the minutes of that part of the meeting that is open to the public, but are to be recorded in a manner that does not disclose any confidential information and protects confidentiality; and

(c) in relation to a matter discussed at the closed meeting, the details of the discussion of the matter, and the outcome of the discussion, are not to be recorded in the minutes of that part of the meeting that is open to the public unless the council, or council committee, determines otherwise.'

The details of this matter are accordingly to be recorded in the minutes of the closed part of the meeting."

GENERAL MANAGEMENT

240/2015 Minutes and notes of other organisations and committees of the Council

The Acting General Manager reported (reproduced in part) as follows:

"The following minutes and notes of committees of the Council and other organisations on which the Council has representation have been received:

…

The *Local Government (Meeting Procedures) Regulations 2015* provide in respect of a matter discussed at a closed meeting –

'34(1)(b) in relation to a matter discussed at the closed meeting –

(i) the fact that the matter was discussed at the closed meeting; and

(ii) a brief description of the matter so discussed –

are to be recorded in the minutes of that part of the meeting that is open to the public, but are to be recorded in a manner that does not disclose any confidential information and protects confidentiality; and

(c) in relation to a matter discussed at the closed meeting, the details of the discussion of the matter, and the outcome of the discussion, are not to be recorded in the minutes of that part of the meeting that is open to the public unless the council, or council committee, determines otherwise.'

The details of this matter are accordingly to be recorded in the minutes of the closed part of the meeting."

241/2015 Local Government Association of Tasmania – 2015 President By-election

The Acting General Manager reported (reproduced in part) as follows:

"The purpose of this report is to seek the Council's preferences for the filling out of the ballot paper for the position of President of the Local Government Association of Tasmania:

…

The *Local Government (Meeting Procedures) Regulations 2015* provide in respect of a matter discussed at a closed meeting –

'34(1)(b) in relation to a matter discussed at the closed meeting –

(i) the fact that the matter was discussed at the closed meeting; and

(ii) a brief description of the matter so discussed –

are to be recorded in the minutes of that part of the meeting that is open to the public, but are to be recorded in a manner that does not disclose any confidential information and protects confidentiality; and

(c) in relation to a matter discussed at the closed meeting, the details of the discussion of the matter, and the outcome of the discussion, are not to be recorded in the minutes of that part of the meeting that is open to the public unless the council, or council committee, determines otherwise.'

The details of this matter are accordingly to be recorded in the minutes of the closed part of the meeting."

242/2015 TasWater Quarterly Report to the Owners' Representatives

The Acting General Manager reported (reproduced in part) as follows:

"This report is to present the TasWater Quarterly Report to Owners' Representatives for the period ended 30 June 2015. This report is provided to all owner councils on an 'In Confidence' basis.

…

The *Local Government (Meeting Procedures) Regulations 2015* provide in respect of a matter discussed at a closed meeting –

'34(1)(b) in relation to a matter discussed at the closed meeting –

(i) the fact that the matter was discussed at the closed meeting; and

(ii) a brief description of the matter so discussed –

are to be recorded in the minutes of that part of the meeting that is open to the public, but are to be recorded in a manner that does not disclose any confidential information and protects confidentiality; and

(c) in relation to a matter discussed at the closed meeting, the details of the discussion of the matter, and the outcome of the discussion, are not to be recorded in the minutes of that part of the meeting that is open to the public unless the council, or council committee, determines otherwise.'

The details of this matter are accordingly to be recorded in the minutes of the closed part of the meeting."

ENGINEERING SERVICES

243/2015 Expressions of Interest 2015-2018

The Director Engineering Services reported (reproduced in part) as follows:

"The purpose of this report is to consider the expressions of interest for the supply and delivery of bitumen emulsion, supply of hotmix asphalt, supply and delivery of ready-mixed concrete, asphalt surfacing, sprayed bituminous surfacing, plant hire, and quarry and landscaping materials for the 2015-2018 financial years:

…

The *Local Government (Meeting Procedures) Regulations 2015* provide in respect of a matter discussed at a closed meeting -

'34(1)(b) in relation to a matter discussed at the closed meeting -

(i) the fact that the matter was discussed at the closed meeting; and

(ii) a brief description of the matter so discussed -

are to be recorded in the minutes of that part of the meeting that is open to the public, but are to be recorded in a manner that does not disclose any confidential information and protects confidentiality; and

(c) in relation to a matter discussed at the closed meeting, the details of the discussion of the matter, and the outcome of the discussion, are not to be recorded in the minutes of that part of the meeting that is open to the public unless the council, or council committee, determines otherwise.'

The details of this matter are accordingly to be recorded in the minutes of the closed part of the meeting."

244/2015 Public release authorisation

The Executive Services Officer reported as follows:

"The *Local Government (Meeting Procedures) Regulations 2015* provide that:

'15(8) While in a closed meeting, the council, or council committee, is to consider whether any discussions, decisions, reports or documents are to be kept confidential or released to the public, taking into account privacy and confidentiality issues.

15(9) Subject to the *Right to Information Act 2009*, any discussions, decisions, reports or documents relating to a closed meeting are to be kept confidential unless the council or council committee, after considering privacy and confidentiality issues, authorises their release to the public.'

…

The *Local Government (Meeting Procedures) Regulations 2015* provide in respect of a matter discussed at a closed meeting –

'34(1)(b) in relation to a matter discussed at the closed meeting –

(i) the fact that the matter was discussed at the closed meeting; and

(ii) a brief description of the matter so discussed –

are to be recorded in the minutes of that part of the meeting that is open to the public, but are to be recorded in a manner that does not disclose any confidential information and protects confidentiality; and

(c) in relation to a matter discussed at the closed meeting, the details of the discussion of the matter, and the outcome of the discussion, are not to be recorded in the minutes of that part of the meeting that is open to the public unless the council, or council committee, determines otherwise.'

The details of this matter are accordingly to be recorded in the minutes of the closed part of the meeting."

RESUMPTION OF MEETING OPEN TO THE PUBLIC

245/2015 Resumption of meeting open to the public

The Executive Services Officer reported as follows:

> "The *Local Government (Meeting Procedures) Regulations 2015* provide that a council, by simple majority, may re-open a closed meeting to the public."

■ Cr Viney moved and Cr Downie seconded, "That the Council re-open the meeting to the public."

Carried unanimously

The meeting re-opened to the public at 7.26pm.

RELEASE OF INFORMATION TO THE PUBLIC

246/2015 Release of information to the public

The Executive Services Officer reported as follows:

> "The *Local Government (Meeting Procedures) Regulations 2015* provide as follows:
>
> '15(8) While in a closed meeting, the council, or council committee, is to consider whether any discussions, decisions, reports or documents relating to that closed meeting are to be kept confidential or released to the public, taking into account privacy and confidentiality issues.
>
> 15(9) Subject to the *Right to Information Act 2009*, any discussions, decisions, reports or documents relating to a closed meeting are to be kept confidential unless the council or council committee, after considering privacy and confidentiality issues, authorises their release to the public.' "

The Mayor reported as follows:

> "At Minute No. 244A/2015, the Council authorised the release of the decision to the public relating to Minute No. 243A/2015 – Expressions of Interest 2015-2018, with the report being kept confidential except for its use as part of any debriefing session as allowed for in the Council's Code for Tenders and Contracts.

The decision is reproduced below –

Minute No. 243A/2015 – Expressions of Interest 2015-2018

■ Cr van Rooyen moved and Cr Viney seconded, "That the following suppliers be placed on Preferred Supplier Lists:

1 Supply of bitumen emulsion –
- Nil;

2 Supply of hotmix asphalt –
- Hardings Hotmix P/L;
- Roadways;

3 Ready-mixed concrete –
- Hanson Construction Materials;
- Hazell Bros;

4 Plant hire –
- G W M S;
- Hardings Hotmix P/L;
- G J French Excavator Hire;
- D & G Marshall;
- Danny French;
- Matt's Fencing, Landscaping & Earthworks;
- Coastal Weed Spraying;
- Walters Contracting P/L;
- Civilscape Contracting Tasmania;
- Sherrin Rentals P/L;
- River Road Pastoral ATF Monkaltia F/T T/A Wynyard Contracting Services;

5 Quarry and landscaping materials –
- G W M S;
- Walters Contracting P/L;
- D & G Marshall;
- Hazell Bros Group P/L;
- Tasmania Mines Ltd;
- Ulverstone Quarries;
- River Road Pastoral ATF Monkaltia F/T T/A Wynyard Contracting Services;

and that the following suppliers be placed on Multiple-Use Registers:

6 *Hotmix asphalt surfacing* –

- Hardings Hotmix P/L;
- Roadways P/L;

7 *Sprayed bituminous surfacing* –

- Hardings Hotmix P/L;
- Roadways P/L;

for the 2015-2016 to 2017-2018 financial years.

Carried unanimously"

Closure

There being no further business, the Mayor declared the meeting closed at 7.27pm.

CONFIRMED THIS 21ST DAY OF SEPTEMBER, 2015.

Chairperson

(lmm:dil)

Appendices

Minute No. 223/2015	–	Schedule of Development & Regulatory Services Determinations
Minute No. 225/2015	–	Bushfire Hazard Management Plan – Residential (dwelling) and outbuilding (shed) at 27 Explorer Drive, Turners Beach – Application No. DA214238
Minute No. 229/2015	–	Schedule of Corporate & Community Services Determinations
Minute No. 230/2015	–	Schedule of Contracts & Agreements
Minute No. 232/2015	–	Schedule of Documents for Affixing of the Common Seal
Minute No. 233/2015	–	Financial statements
Minute No. 236/2015	–	Schedule of Engineering Services Determinations

QUALIFIED PERSON'S ADVICE

The *Local Government Act 1993* provides (in part) as follows:

. A general manager must ensure that any advice, information or recommendation given to the council is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation.

. A council is not to decide on any matter which requires the advice of a qualified person without considering such advice unless the general manager certifies in writing that such advice was obtained and taken into account in providing general advice to the council.

I therefore certify that with respect to all advice, information or recommendation provided to the Council within these minutes:

(i) the advice, information or recommendation was given by a person who has the qualifications or experience necessary to give such advice, information or recommendation; and

(ii) where any advice was directly given by a person who did not have the required qualifications or experience that person has obtained and taken into account in that person's general advice the advice from an appropriately qualified or experienced person.

Sandra Ayton
GENERAL MANAGER

Appendices

Central Coast Council

List of Development Applications Determined

Period From: 01-Jul-2015 **To** 31-Jul-2015

Application Number	Property Address	Development Application Type	Description of Proposed Use	Application Date	Decision Date	Day Determined
DA210239	9a Revell Lane Penguin 7316	Discretionary Development Application	Residential dwelling and outbuilding (2)	28-Jan-2011	16-Jul-2015	31
DA214130	115 Penguin Road Ulverstone 7315	Discretionary Development Application	Subdivision (20 lots)	12-Feb-2015	30-Jul-2015	48
DA214173	39 Sice Avenue Heybridge 7316	Discretionary Development Application	Residential (dwelling extension)	14-Apr-2015	17-Jul-2015	41
DA214175	89 Medici Drive Gawler 7315	Discretionary Development Application	Residential (dwelling) and outbuildings (two sheds)	14-Apr-2015	02-Jul-2015	42
DA214168	3 Levenview Court Ulverstone 7315	Discretionary Development Application	Residential (dwelling) and outbuilding (shed)	17-Apr-2015	23-Jul-2015	17
DA214192	10 Marion Street Ulverstone 7315	Discretionary Development Application	Residential (two multiple dwellings)	01-May-2015	24-Jul-2015	37
DA214195	27 Esplanade Turners Beach 7315	Discretionary Development Application	Visitor accommodation (change of use and building extension) - variation to standards for rear boundary setback and building height	05-May-2015	16-Jul-2015	31
DA214199	12 Vista Court Ulverstone 7315	Discretionary Development Application	Residential (deck extension)	07-May-2015	02-Jul-2015	41
DA214201	142 Frenchs Road Riana 7316	Discretionary Development Application	Resource development (outbuilding)	12-May-2015	01-Jul-2015	42
DA214206	205 West Ridge Road Penguin 7316	Discretionary Development Application	Visitor accommodation (farmstay)	15-May-2015	01-Jul-2015	38
DA214203	River Road Ulverstone 7315	Discretionary Development Application	Sports and recreation (greyhound training track)	20-May-2015	23-Jul-2015	18
DA214205	45 Jordans Road North Motton 7315	Discretionary Development Application	Subdivision (three lots)	26-May-2015	15-Jul-2015	41
DA214224	76 Dial Road Penguin 7316	Discretionary Development Application	Outbuilding (garage) - variation to standards for front and side boundary setbacks and provision of on-site turning	02-Jun-2015	28-Jul-2015	32

Application Number	Property Address	Development Application Type	Description of Proposed Use	Application Date	Decision Date	Day Determined
DA214212	144 Allison Road North Motton 7315	Discretionary Development Application	Residential (BBQ shelter)	04-Jun-2015	15-Jul-2015	41
DA214227	123A South Road Ulverstone 7315	Discretionary Development Application	Residential (outbuilding - carport and deck)	09-Jun-2015	28-Jul-2015	28
DA214228	6 Crawford Street Ulverstone 7315	Discretionary Development Application	Extension to outbuilding (garage)	10-Jun-2015	23-Jul-2015	32
DA214229	30 Hales Street Penguin 7316	Discretionary Development Application	Residential (dwelling)	17-Jun-2015	29-Jul-2015	30
DA214223	8 Jesamel Place West Ulverstone 7315	Discretionary Development Application	Residential (dwelling) - variation to standards for access to private open space, slope of the private open space area, orientation of habitable room window and on-site turning provision	17-Jun-2015	30-Jul-2015	31
DA214143-1	21 Dennison Close Heybridge 7316	Permitted Development Application	Residential (dwelling) and outbuilding (shed - temporary dwelling)	19-Jun-2015	10-Jul-2015	20
DA214219	22 Waterford Drive Sulphur Creek 7316	Discretionary Development Application	Residential (dwelling) and outbuilding (shed)	19-Jun-2015	28-Jul-2015	32
DA214236	5 Albert Street Turners Beach 7315	Discretionary Development Application	Residential (additions to dwelling)	24-Jun-2015	30-Jul-2015	36
DA214232	U 2/59 Leighlands Avenue Ulverstone 7315	Discretionary Development Application	Residential (sunroom addition)	25-Jun-2015	31-Jul-2015	35
DA214239	12 Explorer Drive Turners Beach 7315	Discretionary Development Application	Residential (dwelling)	26-Jun-2015	30-Jul-2015	23
DA214235	33 Hull Street Leith 7315	P1 Use DA	Awning addition	29-Jun-2015	10-Jul-2015	7
DA214216	27-29 Forth Road Turners Beach 7315	Discretionary Development Application	Food services (café)	14-Jul-2015	30-Jul-2015	42
DA215013	39 Fieldings Way Ulverstone 7315	Permitted Development Application	Storage shed extension	20-Jul-2015	24-Jul-2015	3

SCHEDULE OF DEVELOPMENT & REGULATORY SERVICES DETERMINATIONS
Period: 1 July 2015 to 31 July 2015

Building Approvals - 21

Type	*No.*	*Total Value ($)*
Dwellings	8	3,077,912
Flats/Units	3	631,200
Additions	2	44,096
Alterations	0	0
Outbuildings	7	584,940
Other	3	334,900
The estimated cost of building works totalled		$4,673,048

Minor Works Applications - 2

Plumbing Permits - 20

Special Plumbing Permits (on-site wastewater management systems) - 2

Food Business registrations (renewals) - 17

Food Business registrations - 1

Place of Assembly licences (renewals) - 1

Public Health Risk Activity Premises Registration - 1

Public Health Risk Activity Operator Licences - 3

Temporary Food Business registrations - 2

Paul Bidgood
DIRECTOR DEVELOPMENT & REGULATORY SERVICES

CENTRAL COAST COUNCIL
I certify that this is the schedule referred to in Minute No. 223/2015 of a meeting of the Council held on 17/08/2015
Executive Services Officer

PRACTICAL ECOLOGY
ecological restoration & consulting

Bushfire Hazard Management Plan
Explorer Drive Subdivision; Lots 2-52, Turners Beach

February 2014

CENTRAL COAST COUNCIL
I certify that this is the Bushfire Hazard Management Plan - Residential (dwelling) and outbuilding (shed) at 27 Explorer Drive, Turners Beach - Application No. DA214-238 referred to in Minute No. 225/2015 of a meeting of the Council held on 17 / 08 / 2015

Executive Services Officer

CENTRAL COAST COUNCIL
DEVELOPMENT & ENVIRONMENTAL SERVICES
Received 03 JUL 2015
Application No. DA214238
Doc No. 211447

PRACTICAL ECOLOGY
ecological restoration & consulting

Bushfire Hazard Management Plan

February 2014

Report by Michelle Hayman and GIS Mapping by Colin Broughton

Cover image: Subject site

PRACTICAL ECOLOGY Pty Ltd

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MOB: 0408 141 366

PE project number: 01806ABS

Version	Date	Reviewer
0.1	08/02/14	Andrew Stephens

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Disclaimer: The information provided and works carried out are conducted by an accredited person (Accreditation number BFP – 117) to undertake Bushfire Hazard Management Plans, BAL Assessments and Exemptions under Part4A of the Fire Services Act 1979. Recommendations made to the client adhere to the standards that comply with AS3959 – 2009 Construction of buildings in Bushfire Areas. We advise that the Building Attack Levels (BAL) prescribed in AS3959 reflect the minimal building requirements when building in a bushfire prone area. Although the standard is designed to improve building performance there is no guarantee that a building will survive a bushfire event.

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1. INTRODUCTION

Peter Stubbs (the proponent) has commissioned Practical Ecology to undertake a Bushfire Hazard Management Plan (BHMP) for the Explorer Drive Subdivision in Turners Beach. The site is located within 100m of bushfire prone vegetation and must therefore comply with Clause E1Bushfire Prone Areas Code of the Central Coast Planning Scheme (planning scheme). As such, it is required that the Acceptable Solutions and/or Performance Criteria within the code are addressed. Although the subject site is a subdivision, planning approval was granted for the site previous to the E1 Bushfire Code, therefore each lot within the subject site must meet E1. 6.3 New habitable buildings on pre-existing lots standards, specifically clause E1.6.3.1 A1(c) (i) which requires a bushfire hazard management plan to be submitted demonstrating how hazard management areas will be managed for each Lot. A Bushfire Attack Level (BAL) rating is required for each lot which assists in determining the hazard management areas. The BAL is determined through the application of the mandatory method contained within the Australian Standards 3959 (AS3959-2009), specifically Table 2.4.4.

The entire subdivision contains 64 lots however for the purposes of this BHMP only lots 2-52 will be assessed. Lots 1 & 53-64 have already been developed and therefore do not need a BHMP. Lots 2-52 will be referred to as the "Subject Site". The subject site comprises variable shaped Lots ranging from approximately 800m² to 1600m² in area. Lot 27 furthest to the east of the subject site is 2693m² in area. The BHMP purpose is to serve as an overlay for the subject site, that considers the planning and building requirements for each lot contained within the subdivision. Where applicable, an overall hazard management area will be assigned accordingly.

Practical Ecology has been engaged to prepare a document that contains two components:

A Bushfire report that:

- Details the existing conditions of the site and surrounds to inform all relevant authorities and the land owner of the environment surrounding the subject site so that predictions can be made for potential fire behaviour and effective hazard management planning.
- a map detailing the conditions of the subject site and surrounds. Refer to Map 1 for details relating to the existing conditions,

A bushfire hazard management plan which:

- addresses the planning requirements that include relative hazard management areas and water supply, and, demonstrates how the application meets the relevant objectives, acceptable solutions or performance criteria and decision guidelines of the planning scheme Clause E1.6.3,
- Provides guidance for the way in which hazard management areas shall be maintained in accordance with this BHMP and additional considerations such as access and water supply requirements, in alignment with prescriptions contained in the Tasmanian Fire Service's (TFS) *Guidelines For Development in Bushfire Prone Areas of Tasmania* (2005) and the

University of Technology Sydney Professional Development - *Development and Building in Bushfire Prone Areas* Short Course guide (2012).

- maps detailing the required hazard management areas, water provisions, additional considerations such as access, vegetation types, building construction requirements and hazard management areas in conjunction with subdivision staging. Refer to maps 2,3,4,5 & 6.

2. BUSHFIRE REPORT

2.1 Existing Conditions

The existing conditions description must use a site plan and may use photographs or other methods to accurately describe the site and surrounding land within 140 metres of the subject site boundary and must include the following information:

- In relation to the site, an accurate description of:
  - site shape, dimensions, size, orientation and contours
  - the existing use and siting of buildings or works on the land
  - existing access arrangements
  - existing vegetation types, condition and coverage
  - any other features and constraints of the site relevant to bushfire hazard.
- In relation to the surrounding area, an accurate description of:
  - existing land uses
  - access to infrastructure
  - existing road networks
  - the landscape, including any major landscape features, significant vegetation and topography
  - any other features or characteristics in the area relevant to bushfire hazard .

The following sections provide the response to these requirements.

2.2 The site

A site assessment was conducted on the 12th December 2013 to gather information to inform this BHMP. The site was traversed on foot to obtain slope measurements, classify vegetation, to assess the area for bushfire risk and to gather the other information outlined in Section 2.1 above.

Refer to Appendix 4 - site photographs and Map 1 which depict the existing conditions of the site. Figure 1 below provides an overview of the site.

Figure 1. Subject site: Explorer Drive Subdivision, Turners Beach (Image: LISTmap)

Note: Figure 1 is an older aerial photograph which does not depict dwellings built within the last 12 months.

2.2.1 Site shape, dimensions, size and planning controls

Title Reference:	CT251710/01
PID Reference:	3150012
The shape of the site is:	Roughly rectangular pointing out to the east
The subject site has a total area of:	64,290m² (approximately)
The zoning of the site is:	General Residential
The planning scheme codes that apply to the site are:	E1 Bushfire Prone Area Code

2.2.2 Existing use and development on the site

The current use of the site	There are several stages of lot development involved with the subject site, and are as follows: **Subdivision stages** **Stage** / **Lot numbers** 1 — 2,3 2 — 52 3 — 4-9, 43 & 48-50 4 — 44-47 5 — 10-14 & 38-42 6 — 15-20 & 34-37 7 — 21-24 & 30-33 8 — 25-29 As such, lots allocated to specific stage numbers are at various stages of development; Stage 1 being at a greater stage of development and Stage 8 the furthest from development. Lots 2-14 & 39-52 contain a bitumen road approximately 310.5m in length and the remaining lots 15-38 are contained within a large area of vacant land with a dirt track/road running through the centre of the proposed lots and concluding to the east at lot 27. Refer to figure 2 for layout of lot plan.
The buildings or works located on the site are:	Small concrete driveways allocated to lots within the bitumen road section, vacant lots in the entire subject site

2.2.3 Existing access arrangements

The main vehicle access to the subject site is:	The main entrance to the subject site is from Stubbs Road to the west. Explorer Drive runs through the subject site and is proposed to connect through to Forth Road to the north-east of the site. To the east, the road for lots 19-35 ends in a court.
Roads and access within the site are currently constructed from the following materials:	The entrance of Explorer Drive from Stubbs road is a bitumen road until it reaches lots 15-38. Beyond that point is a dirt road/track the divides the remaining lots within the subject site. All driveways within the bitumen area contain concrete driveways.

2.2.4 Existing vegetation and topography

The subject site comprises undeveloped lots on former farming land (pasture). Due to regular maintenance and management of the pasture grass by the proponent, the surrounding vacant lots are considered to contain Low Threat Vegetation. All lots located within the subject site occur on flat land (0°)

There are residential dwellings in near-by properties to the west, north and north-east with landscaped gardens. These properties are considered to contain Low Threat Vegetation and are located on flat land in conjunction with the subject site.

To the south, directly adjacent to the subject site boundary, is a large area of treed vegetation classified as Forest for the purposes of this BHMP. The TASVEG vegetation classification for the Forest patch is DOB *Eucalyptus obliqua* which is a dry *obliqua* forest *and* WOU *Eucalyptus obliqua Wet Forest*. These vegetation communities are not listed under the *Nature Conservation Act* 2002

Figure 2 below provides the TASVEG map.

Figure 2. Subject site: Turners Beach TASVEG Classification. (Source: LISTMap)

2.3 Locality and surrounds

Refer to Appendix 4 - site photographs, Map 1 shows the adjacent land. Figure 3 below provides location map.

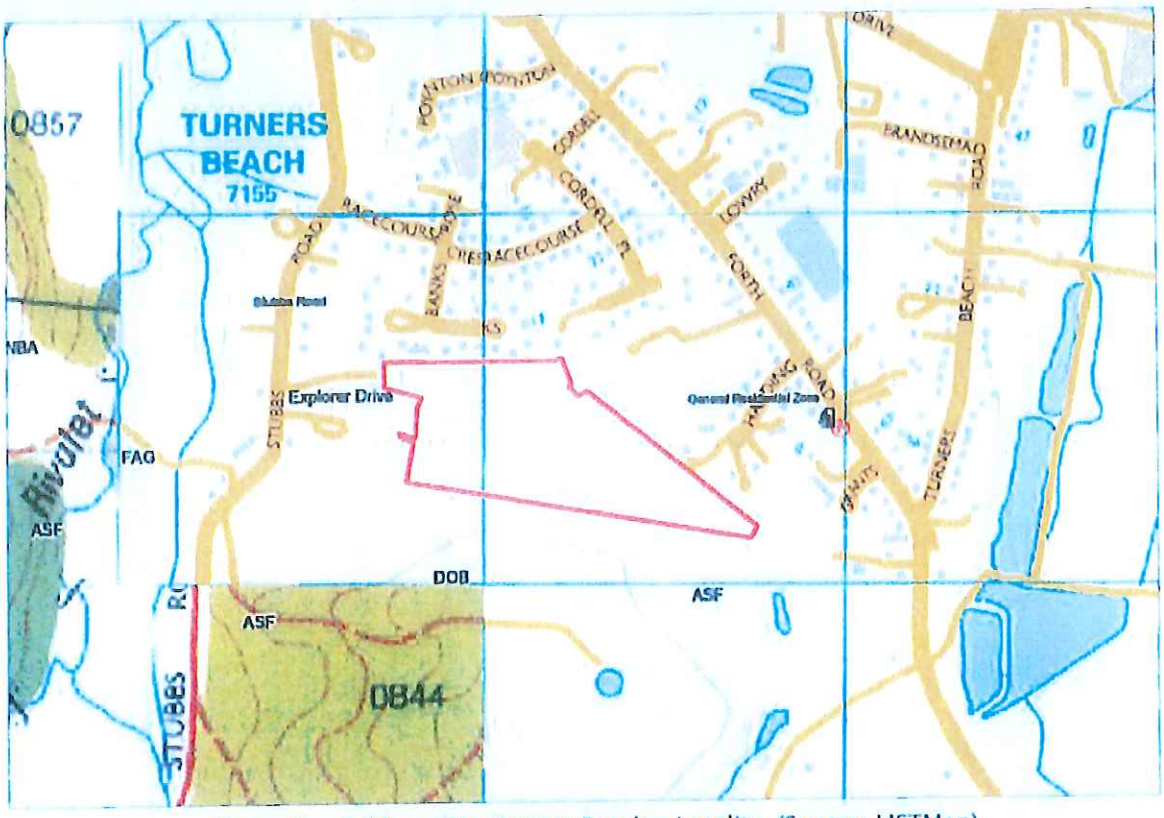


Figure 3. Subject site: Turners Beach - Locality. (Source: LISTMap)

2.3.1 Existing use and development on adjacent sites

Describes the land and existing land uses in all directions around the subject land:	The subject site is located on the fringe of a residential area and rural landscape. The lots within the site are variable sizes, with slightly larger lots to the far east. There are residential dwellings in near-by properties to the north and east with landscaped gardens. Further to the west, approximately 140m from the subject site, is a large area of farmland consisting of grassland (sown pasture) with patches of contiguous forest interwoven throughout the landscape. To the south for the entire length of the subject site boundary is treed vegetation classified Forest for the purposes of this BHMP. The subject site, to the north and east is zoned General Residential. To the south and far west is zoned Rural Resource.

2.3.2 Access to infrastructure and existing road networks

Describes the infrastructure and constraints on the site and in the surrounding area (where relevant) including the roads, town water and power supply to the site:	The site is serviced by town water and power supply. Access to the subject site is via Stubbs Road. Stubbs road is a bitumen through-road that runs from Kindred Road to the south and Westella Drive to the north - or straight on to the Bass Highway. The Bass Highway is the main duel highway linking the coastal towns in the north-west of Tasmania.

2.3.3 Landscape

Describe the surrounding landscape	The subject site is located at the divide between an urban/rural landscape. Although the area surrounding the subject site to the north and east is zoned General Residential, Further to the west, approximately 140m from the subject site, is a large area of farmland consisting of grassland (sown pasture) with patches of contiguous forest interwoven throughout the landscape and to the immediate south a large forested area. To the far north is the outer Township of Turners Beach, to the far east the Forth River Estuary. The surrounding landscape is shown below in figure 4.

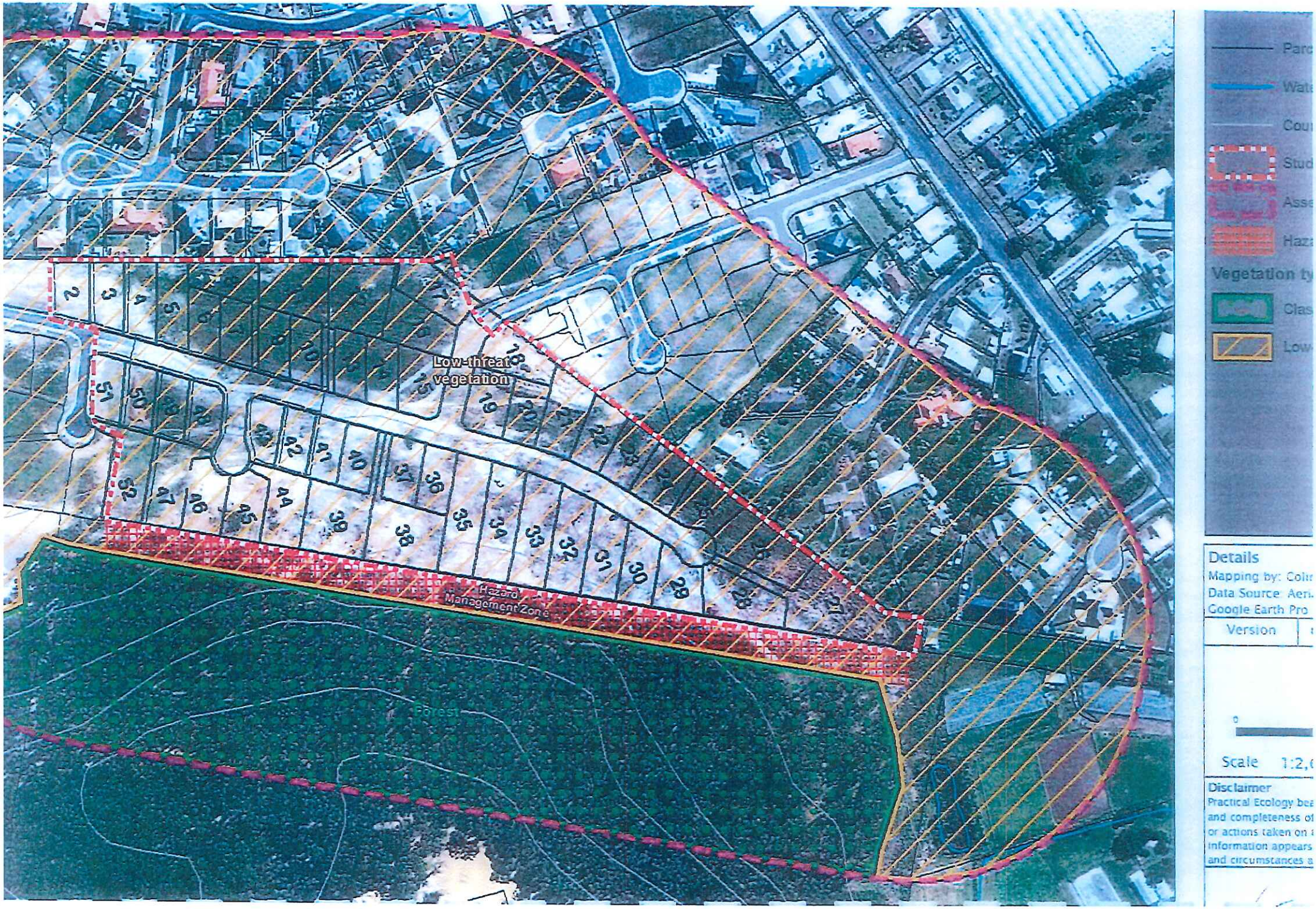
Figure 4. Subject site: Explorer Drive, Turners Beach - Landscape Context. (Source: LISTMap)

2.4 Bushfire Scenario

To the west and north-west are large areas of farmland consisting of grassland (sown pasture). Prevailing winds from the westerly direction are usually the driving factor causing high fire risk conditions. Grassland fires can contribute greatly in a fire event and this particular area runs directly from the west, to 140m from the subject site. However, an area of residential dwellings separates the grassland and subject site.

Analysis of aerial photography of the site and surrounding landscape indicate that any bushfire scenario would be more characteristic of the combination between a grassland and forest fire. A grassfire from the west could ignite the forest directly to the south of the subject site. The worst case for a forest fire to threaten the site would require a southerly component to the wind which may occur with a cool change following hotter conditions. However as the forest patch is located upslope of the subject site the fire's intensity would diminish as it travels down the slope toward the site.

Refer to figure 4 above for landscape context and map 1 below for location of forest patch to the south.


Low-threat vegetation
Hazard Management Zone
Forest
Vegetation ty
Details
Mapping by: Colir
Data Source Aeri
Google Earth Pro
Version
Scale 1:2,
Disclaimer
Practical Ecology bea
and completeness of
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3. BUSHFIRE HAZARD MANAGEMENT PLAN

3.1 Planning Requirements

This section of the Bushfire Hazard Management Plan seeks to:

- Satisfy the relevant provisions in the planning scheme in accordance with E1 Bushfire Prone Areas Code (BPAC);
- address other relevant provisions within the planning scheme

3.1.1 Development proposal

Each Lot within the subdivision shall comply with cause E1.6.3 New habitable buildings on pre-existing lots in accordance with the planning scheme.

Refer to Map 2, 3, 4 & 5 for each Bushfire Hazard Management Plan that show the proposed Lot developments and necessary fire protection measures including the location of the building zones allocated to Lots 27-35, 38, 39, 44-47, 52 and associated Hazard Management Zones adjacent to these Lots, identified hazard management areas, water supply and access.

3.1.2 Application requirements

The provisions within the planning scheme that apply to this application are as follows:

- E1.6.3.1 Provision of hazard management areas for habitable buildings:

  A1 (C) There are, in relation to habitable buildings, hazard management areas that-

  (i) Have widths equal to, or greater than, the separation distances required for BAL 29 in Table 2.4.4 of AS 3959-2009 *Construction of Buildings in Bushfire Prone Areas*

- E1.6.3.3 Water supply for firefighting purposes:

  A1 (C) all external parts of habitable buildings that are at ground level, are within reach of a 120m long hose (measured as a hose lay) connected to a fire hydrant with a minimum flow rate of 600 litres per minute and minimum pressure of 200kPa

3.1.3 Definition of objectives, acceptable solutions and performance criteria

To fulfil the purpose, and allow application of Clause E1 of the Planning Scheme, Objectives, Acceptable Solutions and Performance Criteria have been set out in order to reduce the bushfire risk to any development.

According to Clause E1 of the Planning Scheme the following definitions apply:

- **Objectives.** An objective describes the desired outcome to be achieved in the completed development. A development proposal can be considered to reduce bushfire risk to an acceptable level where it demonstrates meeting these objectives.
- **Acceptable Solutions.** A standard which contains the requirements to meet the objective. This standard should normally be met.
- **Performance Criteria.** If the responsible authority is satisfied that an application for an alternative design through Performance Criteria solution meets the objective, the alternative design solution may be considered.

3.2 Relevant standards

The following table details the standards from Clause E1-BPAC of the municipal planning scheme that are applicable to this development proposal.

Table 1. BPAC standards applicable to development

Standard	Applicable	Justification for any standards which are considered not applicable.
E1.4 Use or development exempt from this Code	No	Not Applicable
E1.5 Use Standards	No	Not applicable
E1.6 Development Standards		
E1.6.1 Subdivision	No	Not Applicable
E1.6.2 Habitable buildings on approved lots	No	The subject site Lot application was approved prior to the current interim planning scheme therefore is not applicable to this standard
E1.6.3 New habitable buildings on pre-existing lots	Yes	The subject site Lot application was approved prior to the current interim planning scheme therefore is applicable to this standard
E1.6.3.1 Provision of hazard management areas for habitable buildings	Yes	
E1.6.3.2 Private access	No	Site provides easy accessibility, and is not private with regard to the definition under the current planning scheme
E1.6.3.3 Water supply for fire fighting purposes	Yes	
E1.6.4 Extensions to pre-existing habitable buildings	No	Not Applicable
E1.6.5 Vulnerable uses	No	Not Applicable

3.3 New habitable buildings on pre-existing lots

3.3.1 Provision of hazard management areas for habitable buildings

Requirement	Response
Clause E1.6.3.1 Objective: Hazard management areas, as appropriate, for new habitable buildings on pre-existing lots: (a) provide sufficient separation from bushfire prone vegetation, taking into consideration the nature and scale of the hazard; (b) reduce the radiant heat levels, direct flame attack and ember attack likely to be experienced at the site of habitable buildings in the event of a bushfire; (c) provide an area which offers protection to fire fighters and occupants exposed to bushfire while defending property; and (d) are maintained in a minimum fuel condition.	☒Meets Objective ☐Does Not Meet Objective
Acceptable Solution A1 (c) There are, in relation to habitable buildings, hazard management areas that: (i) have widths equal to, or greater than, the separation distances required for BAL 29 in Table 2.4.4 of *AS 3959 - 2009 Construction of Buildings in Bushfire Prone Areas* ; and	☒Meets Acceptable Solution ☐Does Not Meet Acceptable Solution

BAL calculation outcome:

Lots 2-21 are considered BAL LOW. No hazard management areas will be required for these Lots.

A BAL 12.5 standard has been achieved for Lots 21-26, 36, 37, 40-43, 48-50. It is proposed that the hazard management areas are maintained within each property boundary and managed in accordance with the above provision.

Lots 27-35, 38, 39, 44-47, 52 abut the southern section of the subject site and are therefore adjacent to the classified fire hazard; Forest. A proposed Hazard Management Zone (HMZ) to the south of the subject site boundary will be created to provide a buffer between Lots contained within the subject site and the fire hazard. Therefore, hazard management areas for each lot aligned to the southern boundary of the subject site must include the allocated HMZ for the purposes of this Bushfire Hazard Management Plan. Each property owner must manage their property in accordance with the above provision and maintain a 20m strip adjacent to their Lot (to the south). The buffer provides the opportunity for each potential property owner to choose between two building zones. Building Zone A provides for a building area in which the proposed dwelling can be developed within and be built to a BAL 19 standard. The setback requirements from the southern boundary will be between >3m to <12m. Building Zone B provides for a building area in which the proposed dwelling can be developed within and be built to a BAL 12.5 standard. The setback requirements from the southern boundary will be from >12m.

The required Hazard Management Area provisions are met.

See Discussion for details relating to the HMZ located on the adjacent property and the proposed Part 5 Agreement in accordance with Clause E.1.6.3.1 A2 of the Planning Scheme, which enables management to occur. Refer below 2.8 BAL Calculations and Hazard Management Areas and photographs illustrating Lot sites

3.3.2 Bushfire Attack Level (BAL) calculations and Hazard Management Areas

In accordance with clause E1.6.3.1of the planning scheme, hazard management areas must have distances equal to or greater than the separation distances required for BAL 29 (table 2.4.4 AS3959-2009).

The figures presented in the AS3959 table represent the required separation distance between the proposed building and the classified hazard. A BAL corresponds to a modelled level of bushfire exposure considering factors such as embers, flying debris, radiant heat, wind and exposure to flames. As the BAL increases so does level of exposure of the development to bushfire.

The following table details the conditions within the 140m assessment area to determine the building requirements as per AS3959-2009 and predicts appropriate hazard management areas for each lot (See Appendix 3 - Subdivision Site Plans for actual distances and dimensions of each lot).

Table 2. BAL Calculations and Hazard Management for Lots 2-21.

Direction	South	East	North	West
Vegetation type	Forest	Low Threat Vegetation	Low Threat Vegetation	Low Threat Vegetation
Slope	Upslope/flat 0°	N/A	N/A	N/A
Distance to Veg.(m)	>100	N/A	N/A	N/A
BAL LOW				
Hazard Management Area	No Hazard Management Requirements	No Hazard Management Requirements	No Hazard Management Requirements	No Hazard Management Requirements

Justification:
Properties to the north and west of Lots 2-21 are residential dwellings containing ornamental gardens. The vacant Lots to the immediate east and south are allocated to the proposed subdivision and will be managed accordingly by the proponent until the development of residential dwellings commences. Therefore all vegetation in these directions are classified as Low Threat Vegetation.

The classified fire hazard; Forest (to the south), is greater than 100m distance from Lots 2-21. A BAL LOW standard has been achieved for Lots 2-21due to insufficient risk to warrant specific bushfire construction requirements. No hazard management areas will be required for these Lots. See below photographs illustrating Lot sites.

North-west aspect: Lots 2-5

North aspect: Lots 4,5, 6 & 8 (to the rear)

North aspect: Lots 6,7 & 8 (to the rear)

North aspect: Lots 9, 10 & 11 (to the rear)

North aspect: Lots 12 (to the rear)-15, 16-17 (to the rear)

North-east aspect: Lots 18 (to the rear), 19-21

Table 3. BAL Calculations and Hazard Management for Lots 22-2636, 37, 40-43, 48-50..

Direction	South	East	North	West
Vegetation type	Forest	Low Threat Vegetation	Low Threat Vegetation	Low Threat Vegetation
Slope	Upslope/flat 0°	N/A	N/A	N/A
Distance to Veg.(m)	32-<100 (including HMZ)	N/A	N/A	N/A
BAL 12.5				
Hazard Management Area	To property boundary	To property boundary	To property boundary	To property boundary

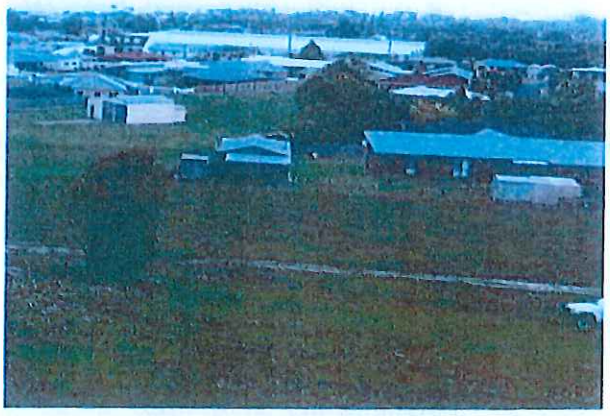
Justification:

Properties to the north of Lots 22-26, 36, 37, 40-43, 48-50 are residential dwellings containing ornamental gardens. The vacant Lots to the immediate south, west and east are allocated to the proposed subdivision and will be managed accordingly by the proponent until the development of residential dwellings commences. Therefore all vegetation in these directions are classified as Low Threat Vegetation.

The classified fire hazard; Forest (to the south), is greater than 32 and less than100 m from Lots 22-26, 36, 37, 40-43, 48-50. The proposed adjacent HMZ that will border the southern subject site boundary has provided a greater buffer between lots contained within the subject site and the fire hazard (See Discussion for details relating to the HMZ). A BAL 12.5 standard has been achieved for Lots 22-26.

It is proposed that the hazard management areas are maintained within each property boundary. See below photographs illustrating Lot sites.

North-east aspect: Lots 22 & 23



North-east aspect: Lots 24 & 25

North-east aspect: Lot 26

North aspect: Lots 48, 49 & 50

West aspect: Lots 36, 37, 40-43, 48-50

North aspect: Lots 36, 37 & 40

South aspect: Lots 41,42 & 43

South aspect: Lots 43 & 48

Table 4. BAL Calculations and Hazard Management for Lots 27-35, 38, 39, 44-47, 52.

Direction	South	East	North	West
Vegetation type	Forest	Low Threat Vegetation	Low Threat Vegetation	Low Threat Vegetation
Slope	Upslope/flat 0°	N/A	N/A	N/A
Building Zone A. Distance to Veg.(m)	23-<32 (including HMZ)	N/A	N/A	N/A
BAL 19				
Building Zone B. Distance to Veg. (m)	32-<100 (including HMZ)	N/A	N/A	N/A
BAL 12.5				
Hazard Management Area	To property boundary	To property boundary	To property boundary	To property boundary

Justification:
Properties to the west of Lots 27-35, 38, 39, 44-47, 52 are residential dwellings containing ornamental gardens. The vacant Lots to the north and east are allocated to the proposed subdivision and will be managed accordingly by the proponent until the development of residential dwellings commences. All vegetation in these directions are classified as Low Threat Vegetation.

Lots 27-35, 38, 39, 44-47, 52 abut the southern section of the subject site and are therefore adjacent to the classified fire hazard; Forest. The proposed HMZ to the south of the subject site boundary will be created to provide a buffer between Lots contained within the subject site and the fire hazard (See Discussion for details relating to the HMZ). The HMZ will include a 20m buffer from the hazard to each Lot abutting the southern boundary. The buffer provides the opportunity for each potential property owner to choose between two building zones. Building Zone A provides for a building area in which the proposed dwelling can be developed within and be built to a BAL 19 standard. The setback requirements from the southern boundary will be between >3m to <12m. Building Zone B provides for a building area in which the proposed dwelling can be developed within and be built to a BAL 12.5 standard. The setback requirements from the southern boundary will be from >12m.

Therefore, hazard management areas for each lot aligned to the southern boundary of the subject site must include the allocated HMZ for the purposes of this Bushfire Hazard Management Plan. Each property owner must maintain a 20m strip adjacent to their Lot (to the south) and manage their entire property in accordance with the recommendations provided in section 3.5 Maintaining Hazard Management Areas.

See below photographs illustrating Lot sites.

East aspect: Lots 27 (to the rear)28, 29 & 30

South-west aspect: Lots 31 & 32 (to the rear)

East aspect: Lots 33 (to the rear), 34, 35 & 38 (in the foreground)

North-east aspect: Lot 39 (in the foreground)

North-east aspect: Lots 44 (to the rear), 45 & 46 (in the foreground)

North-east aspect: Lot 47 (in the foreground)

North aspect: Lot 52

Refer to Map 2, 3, 4 & 5 Hazard Management Plans for all lots contained within the subject site and Appendix 1 BAL Assessment for details.

2.2.5 Hazard Management Areas for each stage of development

The subject site comprises several stages of lot development. Hazard management areas must be considered for each stage separate to those proposed for each lot. Refer to Map 6 illustrations depicting for various stages of development.

Table 5. Overview of Hazard Management Areas for each stage of development.

Subdivision stages				
Stage	Lot numbers	BAL Standard for Lots	HMA for title owners	Management beyond Lot Boundaries (any lots undeveloped within the subject site and the HMZ will be managed by proponent to LOW threat conditions until completion of subdivision)
1	2,3	LOW	No HMA Required	
2	52	12.5 or 19	To Property Boundary and include HMZ to the south	To the west - established residential dwellings; LOW threat vegetation. To the north and east managed by proponent; Low Threat Vegetation

Subdivision stages				
Stage	Lot numbers	BAL Standard for Lots	HMA for title owners	Management beyond Lot Boundaries (any lots undeveloped within the subject site and the HMZ will be managed by proponent to LOW threat conditions until completion of subdivision)
3	4-9	LOW	No HMA Required	To the west - established residential dwellings; LOW threat vegetation. To the north, south and east managed by proponent; Low Threat Vegetation
	43 & 48-50	12.5	To Property Boundary	To the north and west - established residential dwellings; LOW threat vegetation. To the south and east managed by proponent; Low Threat Vegetation
4	44-47	12.5 or 19	To Property Boundary and include HMZ to the south	To the north and west established residential dwellings; LOW threat vegetation. To the east managed by proponent; Low Threat Vegetation
5	10-14	LOW	No HMA Required	
	38, 39	12.5 or 19	To Property Boundary and include HMZ to the south	To the west - established residential dwellings; LOW threat vegetation. To the north and east managed by proponent; Low Threat Vegetation
	40-42	12.5	To Property Boundary	To the north, west and south - established residential dwellings; LOW threat vegetation. To the east managed by proponent; Low Threat Vegetation
6	15-20	LOW	No HMA required	
	34,35	12.5 or 19	To Property Boundary and include HMZ to the south	To the north and west - established residential dwellings; LOW threat vegetation. To the east managed by proponent; Low Threat Vegetation
	36,37	12.5	To Property Boundary	To the north, south, east and west established residential dwellings; LOW threat vegetation.
7	21	LOW	No HMA required	

Subdivision stages				
Stage	Lot numbers	BAL Standard for Lots	HMA for title owners	Management beyond Lot Boundaries (any lots undeveloped within the subject site and the HMZ will be managed by proponent to LOW threat conditions until completion of subdivision)
	22-24	12.5	To Property Boundary	To the north and west- established residential dwellings; LOW threat vegetation. To the east and south managed by proponent; Low Threat Vegetation
	30-33	12.5 or 19	To Property Boundary and include HMZ to the south	To the north and west- established residential dwellings; LOW threat vegetation. To the east managed by proponent; Low Threat Vegetation
8	25,26	12.5	To Property Boundary	To the north and west- established residential dwellings; LOW threat vegetation. To the east and south managed by proponent; Low Threat Vegetation
	27-29	12.5 or 19	To Property Boundary and include HMZ to the south	To the north, east and west established residential dwellings; LOW Threat vegetation.

3.3.3 Water supply for fire fighting purposes

Requirement	Response
Clause E1.6.3.3 Objective: Adequate, accessible and reliable water supply for fire-fighting purposes on pre-existing lots is available to allow for the protection of life and property from the risks associated with bushfire.	☒Meets Objective ☐Meets Objective in Part
Acceptable Solution A1 (c) all external parts of habitable buildings that are at ground level, are within reach of a 120m long hose (measured as a hose lay) connected to a fire hydrant with a minimum flow rate of 600 litres per minute and minimum pressure of 200kPa, or .	☒Meets Acceptable Solution ☐Must Meet Acceptable Solution
Justification: All existing and proposed fire hydrants within the subdivision are located within reach of a 120m long hose (measured as a hose lay). All hydrants have and will be installed to Australian Standard 2419.1(10L per second of 200kPa-Fire Hydrant Installations 2006) requirements therefore minimum flow rates and pressure are met. The positioning of fire hydrants and the required reticulated water supply flow rate and pressure are met. Refer to Map's 3,4 & 5 for location of each existing and proposed fire hydrant within the subject site and Section 3.7 for water supply requirements	

3.4 Other relevant planning provisions

7.5 Compliance with Applicable Standards

7.5.1 - A use or development must comply with each applicable standard in a zone, specific area plan or code.

7.5.2 - A standard in a zone, specific area plan or code is an applicable standard if:

(a) the proposed use or development will be on a site within a zone or the area to which a specific plan relates, or is a use or development to which the code applies; and

(b) the standard deals with a matter that could affect, or could be affected by, the proposed use or development.

7.5.3 - Compliance for the purposes of subclause 7.5.1 consists of complying with the acceptable solution or the performance criterion for that standard.

7.5.4 - The planning authority may consider the relevant objective in an applicable standard to help determine whether a use or development complies with the performance criterion for that standard.

E3 Clearing and Conversion of Vegetation Code

E3.1 The purpose of this provision is to assist protection and conservation of -E3.1.1

a) threatened native vegetation communities within the meaning of the Nature Conservation Act 2002;

b) habitat for a threatened species within the meaning of the Threatened Species Protection Act 1995;

c) areas of vegetation identified on the planning scheme map as significant for scenic or landscape value;

d) vegetation on land susceptible to landslide in accordance with Code E6 -Hazard Management under this planning scheme; and

e) vegetation within 30m of a water body, watercourse, wetland, or coastal shoreline

E6 Hazard Management Code

E6.1 Purpose of the Code

The purpose of this provision is to -

(a) identify areas of likely risk for use or development from exposure to a natural or environmental hazard;

(b) minimise exposure of use or development to an unacceptable level of community risk from a natural or environmental hazard;

(c) minimise likelihood for use or development to trigger, spread, or intensify a natural or environmental hazard; and

(d) requires a tolerable level of risk can be achieved and maintained for the type, scale, intensity, and anticipated life of a use or development.

3.5 Maintaining hazard management areas

Separation distances for BAL 29 or greater for new habitable buildings on pre-existing lots provide the space for hazard management areas. Appropriately created and maintained fuel management areas provide defendable space for a building from bushfires.

Potential fuel loads directly adjacent to the dwelling must be kept to a minimum. Listed below are instructions consistent with an appropriate hazard management regime:

- Include non-flammable areas such as paths, driveways, and short cropped lawns;
- locate dams, orchards, vegetable gardens and effluent disposal areas (septic tank trenches, drains, etc) on the fire prone side of the building
- use radiation shields and windbreaks such as colour-bond/stone fences and hedgerows, avoiding highly flammable plants
- remove fire hazards such as wood piles, rubbish heaps and stored fuels;
- replace highly flammable plants with low flammability species such as dogwood, white flag iris, native frangipani etc
- ensure there is horizontal separation between tree crowns as well as vertical separation between ground litter and the canopy by pruning low branches;
- minimise fine fuels at ground level (mowing, slashing, raking, etc).and
- maintain the area in a minimum fuel condition

See Maps 2,3,4,5 & 6 for hazard management areas allocated to each lot. Refer to *Guidelines For Development In Bushfire Prone Areas Of Tasmania (2005)* for details on Defendable Space.

3.6 Access

3.6.1 Access Standards

- All roads and accesses are constructed and maintained to allow ease of access/egress by fire-fighting and ordinary two wheel drive vehicles at all times for a minimum design speed of 15 kmph.
- Driveways which will not be used by fire fighting vehicles are not required to meet the access requirements.
- Where passing bays are required; to avoid obstruction to fire-fighting and other vehicles, the amount and location of parking places needs to be sufficient to discourage people from parking vehicles within passing bays and on roads and fire trails.
- At the end of all non-through accesses there are suitable turning areas.
- The width of the carriageway may be reduced from six (6) metres to a minimum of four (4) metres provided passing bays (a minimum two (2) metres wide and 20 metres long) are installed a maximum of 90 metres apart. (NB: The combined width of the passing bay and roadway should be a minimum 6 metres wide).

Table 6. Access Requirements (TFS Guidelines, 2005)

Element	Requirement
Pavement type	All-weather Construction
Minimum load limit	20 tonnes (including bridges, culverts and other road structures)
Minimum trafficable width	Dual lane access with 6-metre carriageway (includes Consolidated, formed surfaced and drained shoulders). Single lane access with a 4-metre carriageway for 90 metres length without turning areas or passing bays. Where the fire access is less than 6 metres trafficable width, passing bays of a minimum length of 20 metres must be provided every 100 metres along the fire access. The combined width of the fire access and the passing bay must be a minimum 6 metres.
Minimum clearance	4m on each side of the centre line of the fire access for a height of 4m
Maximum gradient	1 in 8 (12.5%)
Curves	Minimum inner radius of 10m
Dips	Not more than 1 in 8 (12.5%) entry and exit angle

Minimum cross fall	1 in 33 (3%)
Minimum turning area	(a) A circular turning area with a minimum trafficable radius of 10m (shoulders, seal or other consolidated edges may be acceptable), or (b) hammerhead 'T' or 'Y' turnarounds with minimum 4m width and total length of 16m.
Passing bays	Width 2m length 20m.

3.6.2 Additional requirements

Lots 38 & 39 are internal Lots and directly adjacent to the classified vegetation. Access to each property is provided by 40m x 4m private driveways. It is proposed that the driveway is designed so that it is neutral; no fence dividing the driveway boundaries, which would enable adequate space for large fire trucks to enter during a bushfire event.

Although there is not a standard relating to public access as per E1.6.3 provisions of the planning scheme, it is prudent to highlight the access points throughout the subject site in alignment with the existing conditions of this document, to inform the authorities should a significant fire event occur.

All lots contained within the subject site, during all stages of the subdivision development, have direct access to and are within 200m of a through road. Explorer Drive provides for a through-road access to Forth Road, a main arterial link from the Forth township to the Bass Hwy.

Currently the subject site is incomplete therefore there is ample space for manoeuvrability as each stage progresses. The subdivision, at the competed stage, will be designed for easy access and manoeuvrability with several turning areas provided from 3 courts and one through-road.

The HMZ enables provisions for a fire access trail between the lots and bushfire prone vegetation and access to the trail is provided from Stubbs Road to the west.

All water supply points are located within 3m of the main bitumen road areas.

Refer to Map 4 for duel driveway location, maps 1-6 for location of access points and below for access standards.

3.7 Water supply requirements

3.7.1 Reticulated Areas

In areas serviced by reticulated water mains built to modern standards, the fire hydrants provided are sufficient, provided they are no more than 120 metres from all building envelopes. Reticulated water supply flow rates must meet 600 litres per minute and a minimum pressure of 200kPa.

3.7.2 Non Reticulated Areas

In areas without a reticulated water supply, or where the flow rate is insufficient, an adequate stored static water supply with good access will need to be provided, either for each property or for groups of properties. Dams, tanks and swimming pools may be used. It is important that water supplies (including pipelines, hydrants, fittings and storages) are:

- provided before building construction commences;
- designed, located and fitted to ensure reliability during a fire (eg polypipes are buried or shielded); and
- properly maintained and accessible at all times

Water tanks must:

1. Contain at least 10,000 litres stored for use for fire fighting;

2. (Including above ground pipes and fittings) be made of non-rusting, non-combustible, and non-heat-deforming materials (so as not to be affected by radiant heat or the effects of bushfire ember attack);

3. Have an opening in the top of not less than 250 mm diameter or be fitted with a DIN or NEN Standard compliant forged Storz 65mm adaptor fitted with a suction washer;

4. Be located at least six metres away from a building but no more than three metres away from a hard standing area where a fire fighting appliance/ truck can park to pump water from the tank. If a hose is to be connected to the fire fighting water supply tank it must be long enough to be able to encircle the habitable building to put out a fire at any point;

5. With regard to property size, contain:

- 10,000 litres of stored water for a property less than 2500 square metres in area, or
- at least 20,000 litres of stored water for a property 2500 square metres or larger. Note some development may require more water to comply with the Building Code of Australia (BCA);

6. All below-ground water pipelines need to be installed to the depth specified in the National Plumbing and Drainage Code AS3500 (commonly 300 millimetres); and

7. Are properly maintained and accessible at all times.

*Effectively item (2) above means that a plastic tank and any plastic fittings cannot be used as a fire fighting water supply in a bushfire prone areas as it will deform when subject to radiant heat. Steel or concrete tanks are the only types of tanks that are fit for purpose in these areas without any significant modification.

Water supply for firefighting purposes can be in the same tank as other water supply.

In a domestic situation a water supply for firefighting purposes may be in the same tank as other water supply provided they are separated with different outlets (figure 5).

In a commercial situation where there are requirements for structural firefighting water, that water supply may also be used for bushfire requirements.

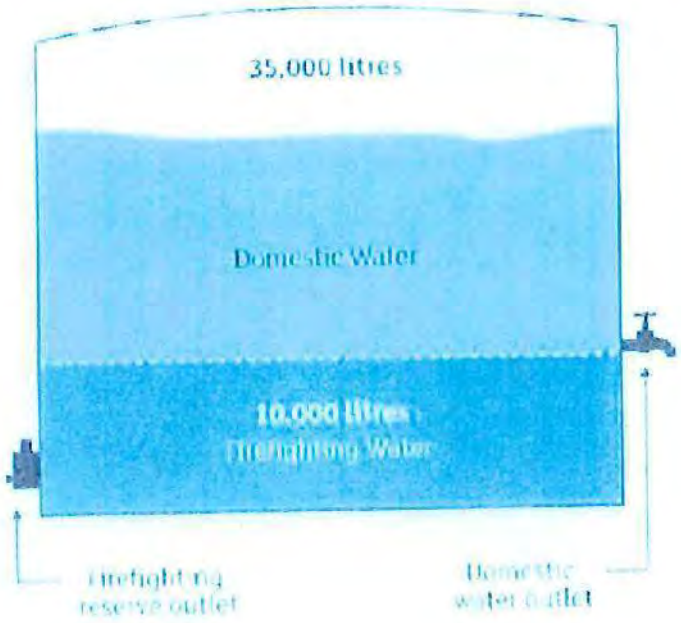


Figure 5. Firefighting water and domestic water in shared tank

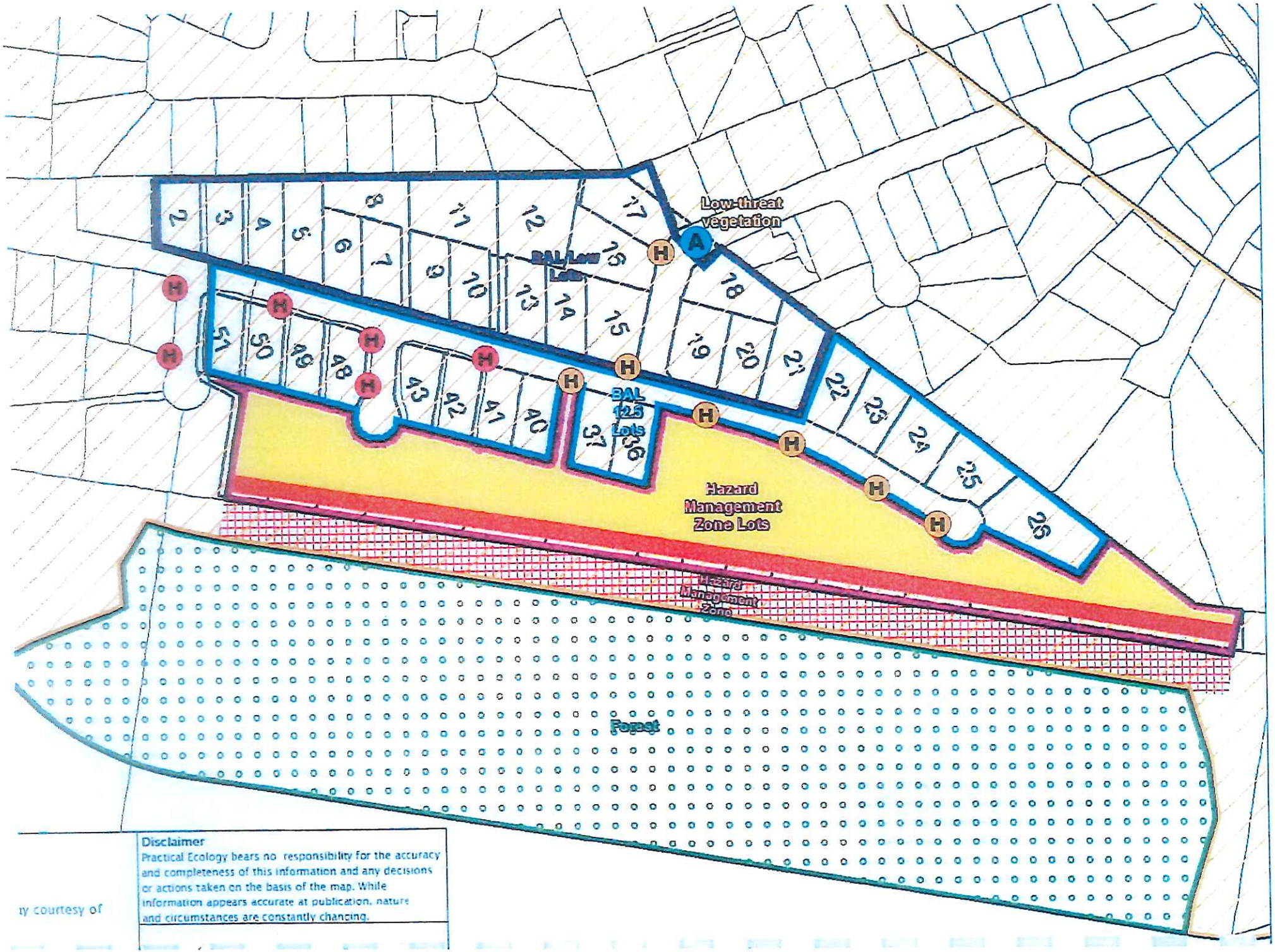
3.8 Building Application requirements

Below is a table summarising the BAL standards for each lot and the associated HMA requirements that may be submitted with a Form 55 (see appendix 2) in conjunction with a building application.

Table 7. BAL Standards and Hazard Management Area Requirements

Lot numbers	BAL Standard	Hazard Management Area	HMA requirements
2-21	LOW	No HMA	Must be managed to minimum growth of scrub, grass or weeds which is, or is likely to be, a fire hazard, in alignment with council requirements
[illegible]	12.5	Maintained within each property boundary	As per the provisions of this BHMP section 3.5 Maintaining Hazard Management Areas
27-35, 38, 39, 44-47, 52	12.5 (>12m setback from boundary)	Maintained within each property boundary + HMZ	As per the provisions of this BHMP section 3.5 Maintaining Hazard Management Areas for entire Lot + HMZ
	19 (3-12m setback from southern boundary)	Maintained within each property boundary + HMZ	As per the provisions of this BHMP section 3.5 Maintaining Hazard Management Areas for entire Lot + HMZ

Refer below to maps 2-6, which illustrate the subject site, each Lot BAL Standard and HMA requirements. See Discussion for details relating to the HMZ located on the adjacent property and the proposed Part 5 Agreement.



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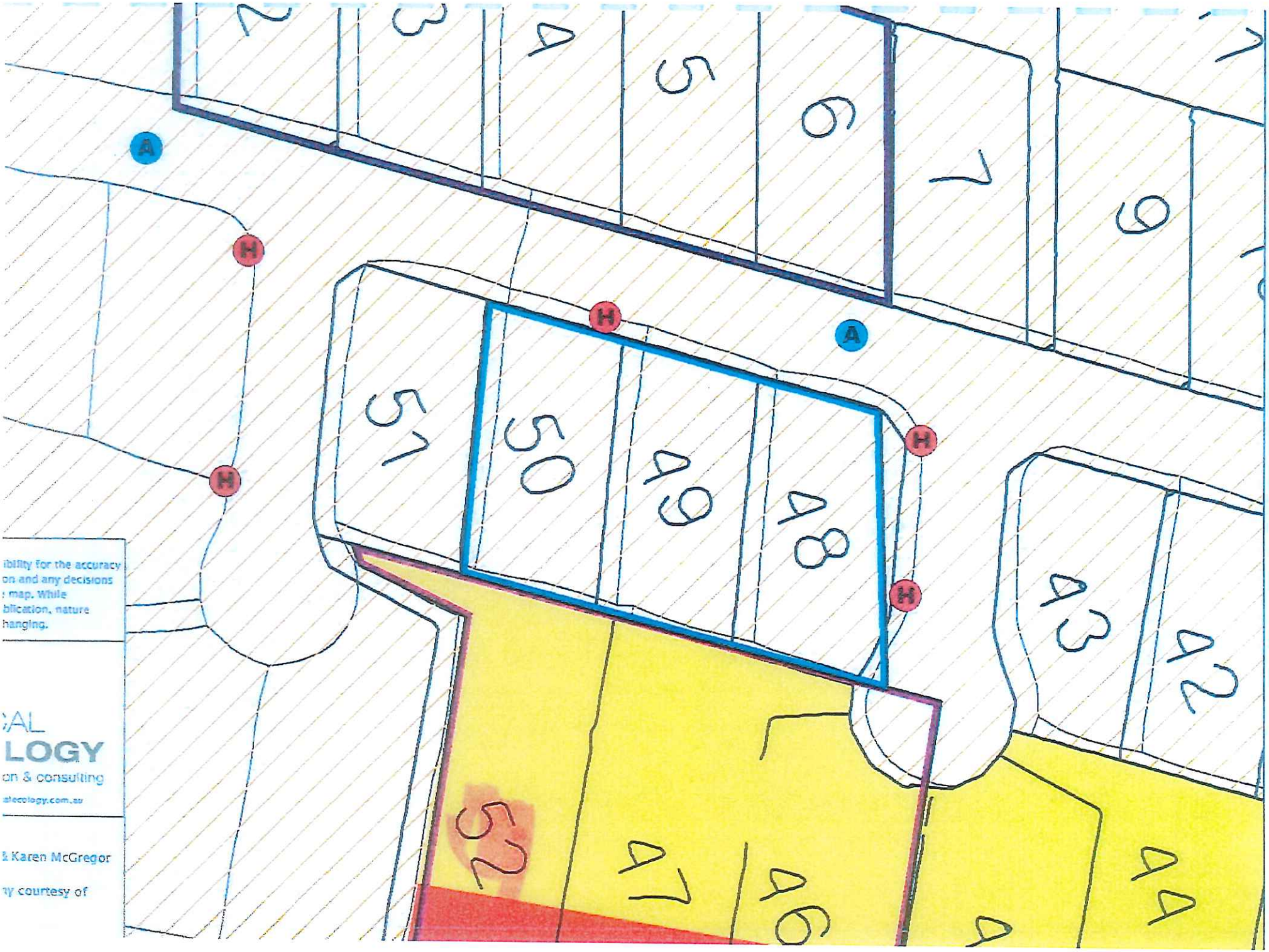

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Lots 48-
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HMZ Lots

Lots 34-
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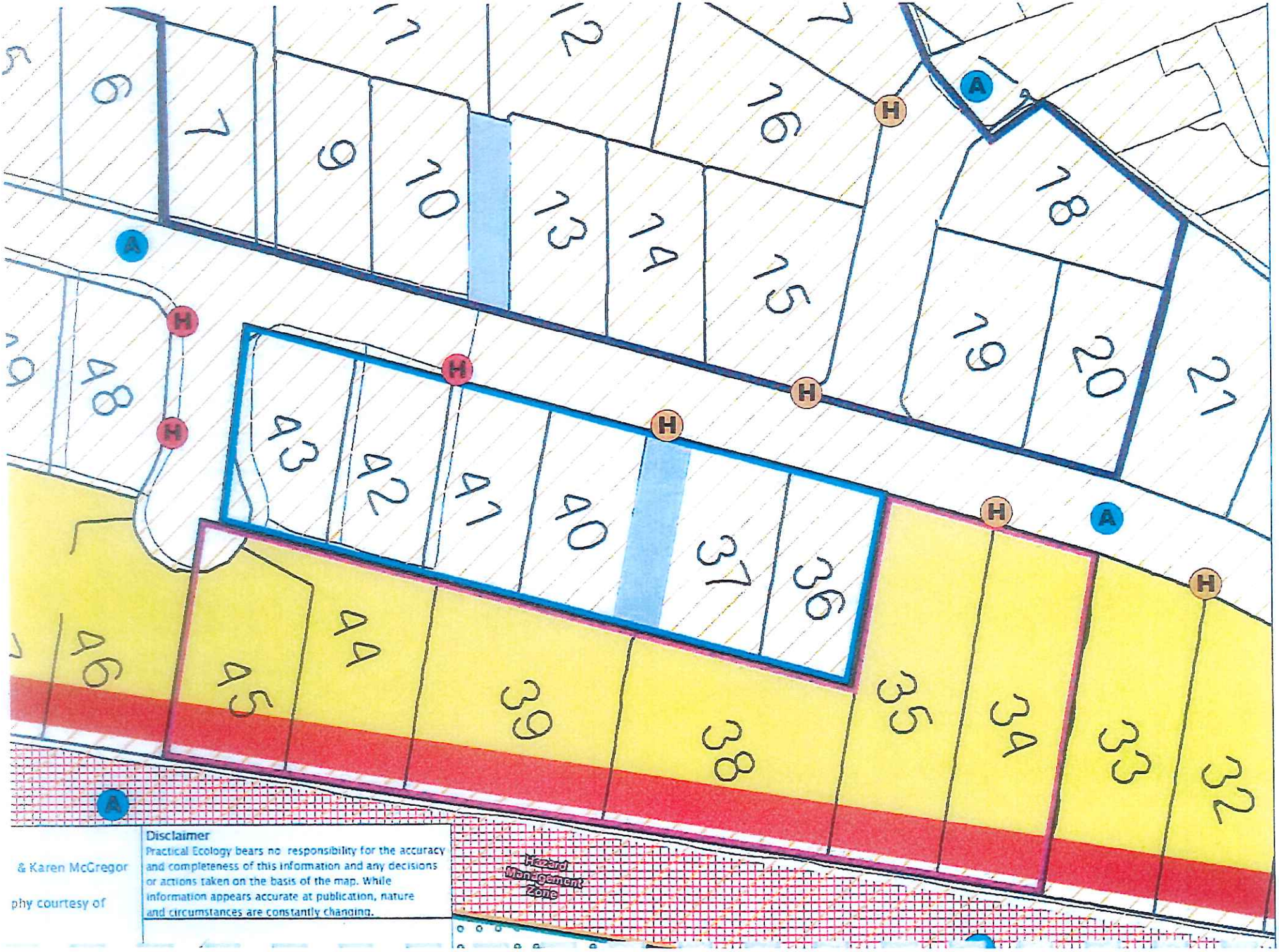
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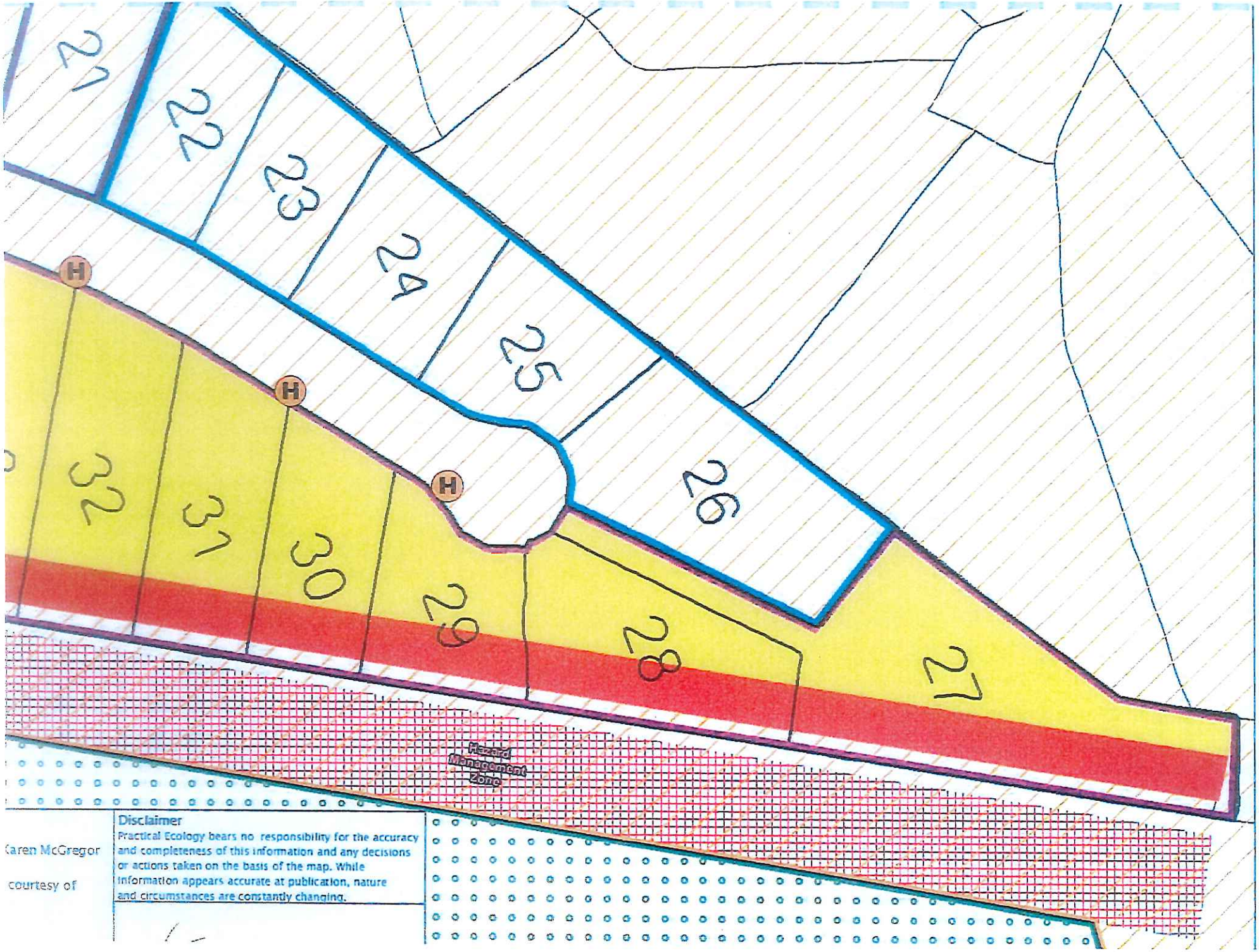
Hazard Management Zone



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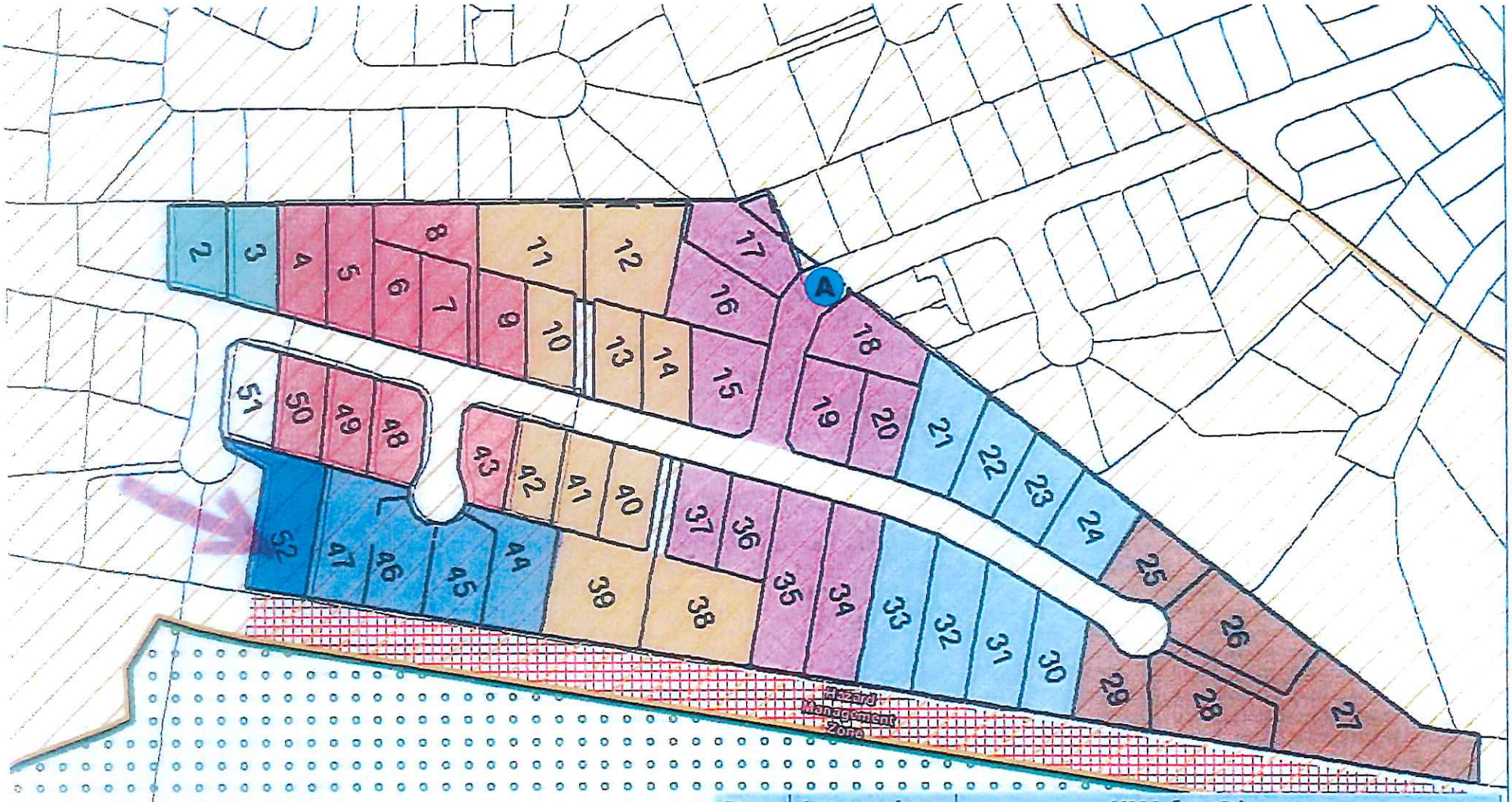

Stage	Lot numbers	HMA for title owners
1	2,3	No HMA Required
2	52	To Property Boundary and include HMZ to the south
3	4–9 *	No HMA Required
	43 & 48–50	To Property Boundary
4	44–47	To Property Boundary and include HMZ to the south
5	10 –14 *	No HMA Required
	38, 39	To Property Boundary and include HMZ to the south
	40–42	To Property Boundary
6	15–20	No HMA required
	34,35	To Property Boundary and include HMZ to the south

Disclaimer
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4. DISCUSSION

A 20m Hazard Management Zone (HMZ) must be created directly adjacent to the southern boundary-lines of Lots 27-35, 38-39, 44-47 & 52. The HMZ enables all proposed dwellings of these Lots to be developed closer to the southern boundary-line (which is on a rise and allows title owners to harness ocean views) and provides for the option of the builder to choose between two BAL standard building requirements; BAL 12.5 or BAL 19. The adjacent property to the south is owned by the proponent, Peter Mason and therefore Peter must enter into a Part 5 Agreement in accordance with Clause E1.6.1.1 A1 (iv) of the planning scheme with the Central Coast council, giving consent for the affected land to be managed for the purposes of this BHMP. All existing and future title owners shall be given permission to enter on to the adjacent property and manage the area to minimal fuel conditions in accordance with Clause E.1.6.1.1 A1 (B) (i) of the Planning Scheme and adhere to the recommendations made in section 5.1 maintaining hazard management areas

Access

Lots 38 & 39 are internal Lots and directly adjacent to the classified vegetation. Access to each property is provided by 40m x 4m private driveways. It is proposed that the driveway is designed so that it is neutral; no fence dividing the driveway boundaries, which would enable adequate space for large fire trucks to enter during a bushfire event.

Although there is not a standard relating to public access as per E1.6.3 provisions of the planning scheme, it is prudent to highlight the access points throughout the subject site in alignment with the existing conditions of this document, to inform the authorities should a significant fire event occur.

All lots contained within the subject site, during all stages of the subdivision development, have direct access to and are within 200m of a through road. Explorer Drive provides for a through-road access to Forth Road, a main arterial link from the Forth township to the Bass Hwy.

Currently the subject site is incomplete therefore there is ample space for manoeuvrability as each stage progresses. The subdivision, at the competed stage, will be designed for easy access and manoeuvrability with several turning areas provided from 3 courts and one through-road.

The HMZ enables provisions for a fire access trail between the lots and bushfire prone vegetation and access to the trail is provided from Stubbs Road to the west.

All water supply points are located within 3m of the main bitumen road areas.

Refer to section 6.2 Access Standards, Map 4 for duel driveway and maps 1-6 for location of access points

5. CONCLUSION

The proposed subdivision and associated Lots have had regard to the bushfire hazard present and incorporated fire protection measures to address this hazard.

The proposed development will have the required hazard management areas and be managed in accordance with this BHMP to ensure risks are reduced to an acceptable level. All vacant and residential dwelling properties directly adjacent to and surrounding the subject site are located within an existing subdivision, except to the south which has been cleared for the purposes of the Hazard Management Zone. All associated gardens and vacant blocks are maintained in alignment with the management expectations of this BHMP and in accordance with the planning scheme provisions.

Hazard Management Areas and BAL requirements

Lots 2-21 are considered BAL LOW in accordance with Clause 2.2.3.2 (f) "Low threat vegetation, including grassland managed in a minimal fuel condition...". No hazard management areas will be required for these Lots only those applicable to council standard (Central Coast Council Website, 2013), which stipulates that properties must be managed to minimum growth of scrub, grass or weeds which is, or is likely to be, a fire hazard.

A BAL 12.5 standard has been achieved for Lots 21-26, 36, 37, 40-43, 48-50. It is proposed that the hazard management areas are maintained within each property boundary and managed in accordance with clause E1.6.3.1 A1 (C) (i) of the planning scheme and in alignment with this BHMP section 3.5 Maintaining Hazard Management Areas.

Lots 27-35, 38, 39, 44-47, 52 abut the southern section of the subject site and are therefore adjacent to the classified fire hazard; Forest. A proposed Hazard Management Zone (HMZ) to the south of the subject site boundary will be created to provide a buffer between Lots contained within the subject site and the fire hazard. The buffer provides the opportunity for each potential property owner to choose between two building zones. Building Zone A provides for a building area in which the proposed dwelling can be developed within and be built to a BAL 19 standard. The setback requirements from the southern boundary will be between >3m to <12m. Building Zone B provides for a building area in which the proposed dwelling can be developed within and be built to a BAL 12.5 standard. The setback requirements from the southern boundary will be from >12m.

Therefore, hazard management areas for each lot aligned to the southern boundary of the subject site must include the allocated HMZ for the purposes of this Bushfire Hazard Management Plan. Each property owner must manage their property in accordance with clause E1.6.3.1 A1 (C) (i) of the planning scheme and maintain a 20m strip adjacent to their Lot (to the south) in alignment with this BHMP section 3.5 Maintaining Hazard Management Areas.

Water Supply

All external parts of the proposed dwelling for each existing and proposed lot located within the subdivision are within reach of a 120m long hose (measured as a hose lay) connected to a fire hydrant with the minimum flow rates and pressure requirements.

The following must occur to satisfy the requirements of the planning scheme and therefore this BHMP:

- In accordance with Clause E1.6.1.1 A1 (iv) of the planning scheme a Part 5 Agreement between the proponent and the Central Coast council must be entered into, which provides consent for the affected land to be maintained as a Bushfire Hazard Management Zone in accordance with this BHMP
- Lots 38 & 39 driveways shall be designed so that they are neutral; no fence dividing the driveway boundaries, which would enable adequate space for large fire trucks to enter during a bushfire event.
- All other specifications within this Bushfire Hazard Management Plan must meet the proposed requirements.

Note: Alternatives to the above solution for each Lot are not permitted and are outside of the scope of this BHMP. A separate BHMP must be provided for each individual Lot if the provisions of this BHMP are not suitable to individual Lot owners.

The measures in this Bushfire Hazard Management Plan cannot guarantee safety during an extreme fire event. Residents need to develop a Personal Bushfire Plan to clearly understand and plan for how they are going to act in response to a fire event. Residents should refer to the current TFS's Bushfire: Prepare to survive guide.

6. REFERENCES

Central Coast Council Interim Planning Scheme (2013)
http://www.centralcoast.tas.gov.au/webdata/resources/files/Final%20CC%20Interim%20Planning%20Scheme%202013.pdf

Central Coast Council Website (2013)
http://www.centralcoast.tas.gov.au/page.aspx?u=241

Committee FP-020 (2009) *Australian Standards 3959 Construction of Buildings in Bushfire Prone Areas*, SAI Global Limited, Sydney, Australia

Department of Primary Industries, Parks, Water and Environment (2013) Land Information Systems Tasmania: http://www.thelist.tas.gov.au/

Harris, S and Kitchener, A (2005). *From Forest to Fjaeldmark*: Descriptions of Tasmania's Vegetation. Department of Primary Industries, Water and Environment, Printing Authority of Tasmania, Hobart

The Bushfire Planning Group (2005) *Guidelines For Development In Bushfire Prone Areas Of Tasmania* www.fire.tas.gov.au/publications/Bush_Guide.pdf

UTS Professional Development (2012) *Development and Building in Bushfire Prone Areas* Short Course

APPENDIX 1 – BAL Assessment

PROPERTY DETAILS

Applicant's Name:	Peter Stubbs
Contact Phone Number:	(M) 0408 141 366
Municipality:	Central Coast
Lots:	2-52
Address:	Explorer Drive Subdivision, Turners Beach
Type of building work: Note: Class 1a, a single dwelling being: • a detached house; or • one of a group of two or more attached dwellings, each being a building, separated by a fire-resisting wall, including a row house, terrace house, town house or villa unit.	New Class 1 buildings

INTRODUCTION

Explorer Drive Subdivision, Turners Beach is located within a Bushfire Prone Area, therefore the subject site; the existing and proposed Lots must be considered for bushfire hazard management. A Bushfire Attack Level assessment is designed to understand the potential fuel management requirements for each Lot located within the site and to determine the best location for the building zones.

Assessment

The assessment is derived from the guide, AS3959-2009 Construction of buildings in bushfire-prone areas (AS3959) and comprises five steps:

- Determine the Fire Danger Index (FDI);
- Determine the site's vegetation types;
- Determine the distance from the Lots within the subdivision to the vegetation;
- Determine the slope of the land under the vegetation; and
- Determine the BAL standard for each Lot within the subdivision.

Step 1. Fire Danger Index

The Fire Danger Index (FDI) is a measure of the probability of a bushfire starting, its rate of spread, intensity and difficulty of suppression according to various combinations of temperature, relative humidity, wind speed and estimate of fuel state, all of which is influenced by daily rainfall and the time elapsed since the last rainfall. In Tasmania the FDI is 50.

The FDI for the site is 50.

Step 2. Determining the vegetation

Table 1. Vegetation within 100m of the existing and proposed Lots 2-21 in all directions

Vegetation classification	North	East	South	West
Group A Forest				
Group B Woodland				
Group C Shrub-land				
Group D Scrub				
Group E Mallee/Mulga				
Group F Rainforest				
Group G (i) Grassland				
Group G (ii) Tussock Moorland				

Exclusions (where applicable)	Circle relevant class descriptor from clause 2.2.3.2			
	(b) (c) (d) (e) (f)	(b) (c) (d) (e) (f)	(b) (c) (d) (e) (f)	(b) (c) (d) (e) (f)

Table 2. Vegetation within 100m of the existing and proposed Lots 22-26 in all directions

Vegetation classification	North	East	South	West
Group A Forest			X	
Group B Woodland				
Group C Shrub-land				
Group D Scrub				
Group E Mallee/Mulga				
Group F Rainforest				
Group G (i) Grassland				
Group G (ii) Tussock Moorland				

Exclusions (where applicable)	Circle relevant class descriptor from clause 2.2.3.2			
	(b) (c) (d) (e) (f)	(b) (c) (d) (e) (f)	(b) (c) (d) (e) (f)	(b) (c) (d) (e) (f)

Table 3. Vegetation within 100m of the existing and proposed Lots 27-35, 38, 39, 44-47, 52 in all directions

Vegetation classification	North	East	South	West
Group A Forest			X	
Group B Woodland				
Group C Shrub-land				
Group D Scrub				

Group E Mallee/Mulga				
Group F Rainforest				
Group G (i) Grassland				
Group G (ii) Tussock Moorland				

Exclusions (where applicable)	Circle relevant class descriptor from clause 2.2.3.2			
	(b) (c) (d) (e) (f)	(b) (c) (d) (e) (f)	(b) (c) (d) (e) (f)	(b) (c) (d) (e) (f)

Table 4. Vegetation within 100m of the existing and proposed Lots 36, 37, 40–43, 48–50 in all directions

Vegetation classification	North	East	South	West
Group A Forest			X	
Group B Woodland				
Group C Shrub land				
Group D Scrub				
Group E Mallee/Mulga				
Group F Rainforest				
Group G (i) Grassland				
Group G (ii) Tussock Moorland				

Exclusions (where applicable)	Circle relevant class descriptor from clause 2.2.3.2			
	(b) (c) (d) (e) (f)	(b) (c) (d) (e) (f)	(b) (c) (d) (e) (f)	(b) (c) (d) (e) (f)

Step 3. Determining the distance to vegetation (see clause 2.2.4 AS3959)

Measured horizontally from the edge of the vegetation to the Lot boundary (closest to the vegetation) or building zone. Each Lot within the subdivision is allocated a BAL rating based on their distance to the vegetation and the feasible BAL standard relative to the distance. For details on exact Lot to vegetation distances, refer to Appendix 3 Subdivision Site Plans

Table 5. Distance of Lots 2–21 from classified vegetation

Distance to classified vegetation	Show distances in metres			
	North	East	South	West
	N/A	N/A	>100	N/A

Table 6. Distance of Lots 22–26 from classified vegetation

Distance to classified vegetation	Show distances in metres			
	North	East	South	West
	N/A	N/A	32–<100 (including HMZ)	N/A

Table 7. Distance of Lots 27–35, 38, 39, 44–47, 52 from classified vegetation

Distance to classified vegetation	Show distances in metres			
	North	East	South	West
Building Zone A	N/A	N/A	23–<32 (including HMZ)	N/A
Building Zone B	N/A	N/A	32–<100	N/A

			(including HMZ)	

Table 8. Distance of Lots 36, 37, 40–43, 48–50 from classified vegetation

Distance to classified vegetation	Show distances in metres			
	North	East	South	West
	N/A	N/A	32 - < 100 (including HMZ)	N/A

Step 4. Determining the slope of the land under the vegetation

The slope of the land under the vegetation has a direct influence on the severity of a bushfire and consequently is considered in assessing your site's BAL. Bushfires have a tendency to move up more rapidly than down hills. The slope under the classified vegetation in relation to the building must be measured, not the slope between the classified vegetation and the building.

Table 9. Effective slope of land under the classified vegetation (see clause 2.2.5 AS3959)

Effective slope	North	East	South	West
	Upslope			
Upslope/0° ✓	Upslope/0°	Upslope/0°	Upslope/0° ✓	Upslope/0°
	Downslope			
	>0 to 5	>0 to 5	>0 to 5	>0 to 5
	>5 to 10	>5 to 10	>5 to 10	>5 to 10
	>10 to 15	>10 to 15	>10 to 15	>10 to 15
	>15 to 20	>15 to 20	>15 to 20	>15 to 20

Step 5. Determining the BAL

Table 10. BAL for subdivision lots

BAL value for lots	Building Zone	North	East	South	West
2–21		LOW	LOW	LOW	LOW
22–26, 36, 37, 40–43, 48–50		LOW	LOW	12.5	LOW
27–35, 38, 39, 44–47, 51	A	LOW	LOW	19	LOW
	B	LOW	LOW	12.5	LOW

APPENDIX 2 – Form 55

CERTIFICATE OF SPECIALIST OR OTHER PERSON (BUILDING WORK)

Regulation 13

Form 55

To: Peter Stubbs *Owner / Agent*
PO Box 27 Tuners Beach 7315 *Address*
MOB: 0408 141 366 *Suburb/postcode*
A.B.N. 17 009 489 445

Certifier details:

From:	Michelle Hayman		
Business Name:	Practical Ecology PTY LTD	Phone No:	0447 447 587
Business Address:	PO Box 321 Penguin Tasmania 7316	Fax No:	
Accreditation No: *(if applicable)*	BFP - 117	Email address:	michelleh@practicalecology.com.au
Or qualifications and Insurance details:	Accredited to report on bushfire hazards under Part 1VA of the *Fire Service Act 1979*	*(description from Column 3 of Schedule 1 of the Director of Building Control's Determination)*	
Speciality area of expertise:	Analysis of hazards in bushfire-prone areas	*(description from Column 4 of Schedule 1 of the Director of Building Control's Determination)*	

Details of work:

Address:	Explorer Drive Subdivision	Lot No:	2-52
		Certificate of title No	CT251710/01
The work related to this certificate:	Bushfire Attack Level (BAL), Exemptions & Bushfire Hazard Management Plans	*(description of the work or part work being certified)*	

Certificate details:

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

This certificate is in relation to an application for a new building permit. *OR* ☐

This certificate is in relation to any stage of building work before completion. ✓

In issuing this certificate the following matters are relevant –

Documents:	• Bushfire Hazard Management Plan & Bushfire Attack Level Assessment
Relevant calculations:	• N/A
References:	• Australian Standard 3959 • Central Coast Council Interim Planning Scheme 2013 • Guidelines for development in bushfire prone areas of Tasmania

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

Assessment of the site Bushfire Attack Level (BAL) to Australian Standards 3959

Scope and/or Limitations

Scope

This report was commissioned to identify the Bushfire Attack Level for the existing property. All comment, advice and fire suppression measures are in relation to compliance with Clause E1 Bushfire Prone Area Code of the Planning Scheme, the Building Code of Australia and Australian Standards *3959-2009, Construction of buildings in bushfire-prone areas.*

Limitations

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

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

I certify the matters described in this certificate.

	Signed:	*Date:*	*Certificate No.*
Certifier:		22/01/2013	015/2013

Director of Building Control Date Approved: 28 November 2012: *Building Regulations 2004* Approved Form No. 55

PEACOCK, DARCEY & ANDERSON

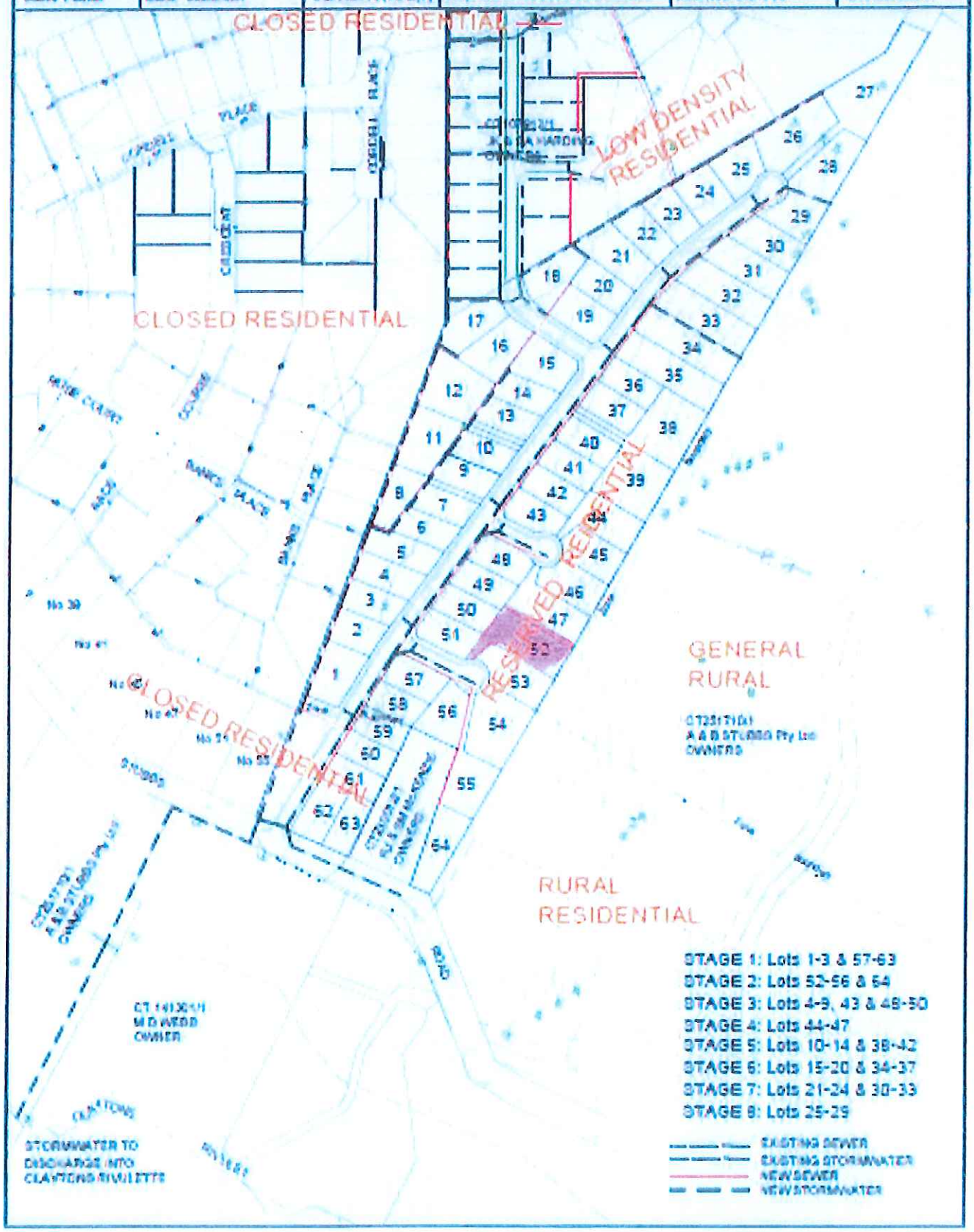
SURVEYORS, ENGINEERS & PLANNERS

PROPOSED SUBDIVISION

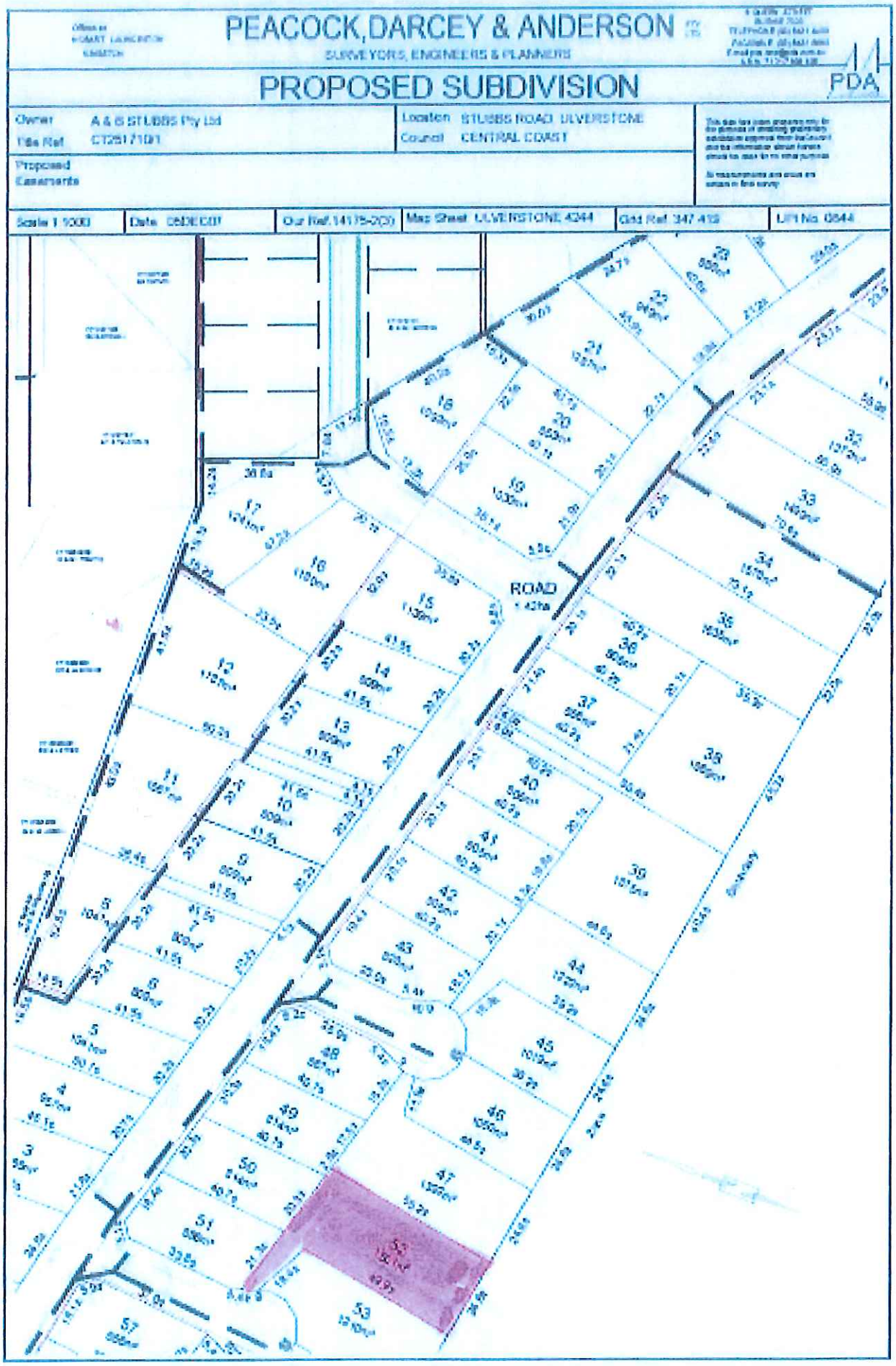
PDA

Owner	A & B STUBBS Pty Ltd	Location	STUBBS ROAD, ULVERSTONE
Title Ref	CT25171D/1	Council	CENTRAL COAST
Proposed Easements	AS NECESSARY		

Scale 1:2500	Date: 05DEC07	Our Ref 14175-2(1)	Map Sheet: ULVERSTONE 4244	Grid Ref: 347 419	UPI No. 0844



PEACOCK,DARCEY & ANDERSON
SURVEYORS, ENGINEERS & PLANNERS
PROPOSED SUBDIVISION
PDA
Owner A & B STUBBS Pty Ltd
Location STUBBS ROAD LEVERSTON
Council CENTRAL COAST
Proposed
Easements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SURVEYORS, ENGINEERS & PLANNERS
PROPOSED SUBDIVISION
PDA
Owner A & B STUBBS Pty Ltd
Title Ref CT251710/1
Location STUBBS ROAD ULVERSTONE
Council CENTRAL COAST
Proposed Easements
Scale 1:1000
Date 06DEC07
Our Ref 14175-2(3)
Map Sheet ULVERSTONE 4244
Grid Ref 347 419
LPI No. 0844
ROAD

PEACOCK, DARCEY & ANDERSON

SURVEYORS, ENGINEERS & PLANNERS

PDA

PROPOSED SUBDIVISION

Owner A & S STUBBS Pty Ltd

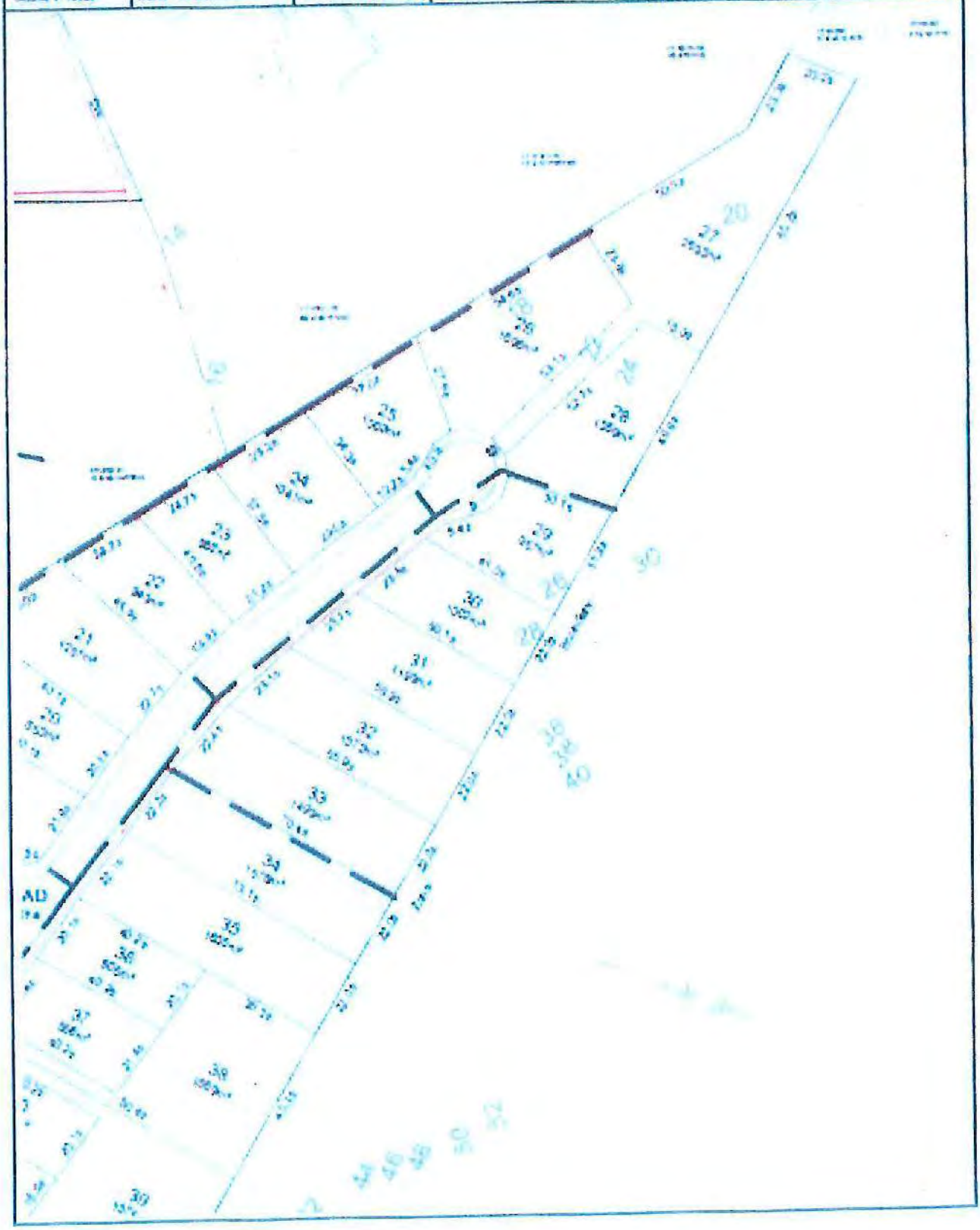
Title Ref CT 251719/1

Location STUBBS ROAD, LEVERSTONE

Council CENTRAL COAST

Proposed Easements

Scale 1:1000 | Date 26.6.07 | Our Ref 14175-2(4) | Map Sheet LEVERSTONE 4044 | Grid Ref 347 419 | Lot No 2644



APPENDIX 4- Site Photographs

Figure 6. Classified vegetation: Forest, Aspect: SW, Lots 52, 47

Figure 7. Classified vegetation: Forest, Aspect : S, Lots 45 & 46 Mid-ground: Rear HMZ

Figure 8. Classified vegetation: Forest, Aspect : SE, Lots 44 & 39, Mid-ground: Rear HMZ

Figure 9. Classified vegetation: Forest, Aspect : SE, Lots 38, 35, 36 & 33

Figure 10.Classified vegetation: Forest, Aspect : SE, Lots 29, 30 & 31

Figure 11.Classified vegetation: Forest, Aspect: E, Lots 27 & 28

CENTRAL COAST COUNCIL

SCHEDULE OF CORPORATE & COMMUNITY SERVICES DETERMINATIONS MADE UNDER DELEGATION
Period: 1 to 31 July 2015

Abatement notices issued

Nil

Kennel Licence issued

ADDRESS	*OWNER*
736 Forth Road, Forth	Montana Rowell-Triffett
21 Ashwater Crescent, Penguin	Harry George Chapman

Cor Vander Vlist
DIRECTOR CORPORATE & COMMUNITY SERVICES

CENTRAL COAST COUNCIL
I certify that this is the schedule referred to in Minute No. 229/2015 of a meeting of the Council held on 17/08/2015
Executive Services Officer

PO Box 220 / DX 70506
19 King Edward Street
Ulverstone Tasmania 7315
Tel 03 6429 8900
Fax 03 6425 1224
admin@centralcoast.tas.gov.au
www.centralcoast.tas.gov.au

CENTRAL COAST COUNCIL

SCHEDULE OF CONTRACTS AND AGREEMENTS

(Other than those approved under the Common Seal)
Period: 1 to 31 July 2015

CENTRAL COAST COUNCIL
I certify that this is the schedule referred to in Minute No. 230/2015 of a meeting of the Council held on 17/08/2015
Executive Services Officer

Contracts

- Contract No. 2/2014-15
  Grant Wescombe Mechanical Services
  Supply of mobile crushing plant
  Net Price $43,350.00 (incl. GST)

- Contract No. 6/2014-15
  CJD Equipment Pty Ltd
  Supply and delivery of Fuso Canter 515 Truck
  Net Price $42,787.00 (incl. GST)

- Contract No. 8/2014-15
  CJD Equipment Pty Ltd
  Supply and delivery of Fuso Canter 515 Truck
  Net Price $67,466.00 (incl. GST)

- Contract No. 9/2014-15
  CJD Equipment Pty Ltd
  Supply and delivery of Fuso Canter 515 Truck
  Net Price $64,734.05 (incl. GST)

- Contract No. 12/2014-15
  Hardings Hotmix Pty Ltd
  Resurfacing of River Road Recreation Ground car park
  Net Price $24,246.75 (incl. GST)

- Contract No. 14/2014-15
  Hardings Hotmix Pty Ltd
  Resurfacing of Turners Beach Recreation Ground car park
  Net Price $22,591.25 (incl. GST)

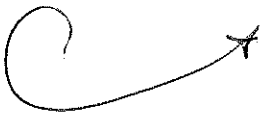
- Contract No. 17/2014-15
  Lester Franks
  Engineering surveying services as per consultants brief.
  Net Price $11,825.00 (incl. GST)

- Contract No. 1/2015-16
  Stubbs Construction Pty Ltd
  Ulverstone History museum internal works
  Net Price $211,404.00 (incl. GST)

PO Box 220 / DX 70506
19 King Edward Street
Ulverstone Tasmania 7315
Tel 03 6429 8900
Fax 03 6425 1224
admin@centralcoast.tas.gov.au
www.centralcoast.tas.gov.au

Agreements

. Contract for Services
Economic Development and Marketing
Cradle Coast Authority



Cor Vander Vlist
ACTING GENERAL MANAGER

CENTRAL COAST COUNCIL

CENTRAL COAST COUNCIL
I certify that this is the schedule referred to in Minute No. 232/2015 of a meeting of the Council held on 17/08/2015
Executive Services Officer

SCHEDULE OF DOCUMENTS FOR AFFIXING OF THE COMMON SEAL
Period: 21 July to 17 August 2015

Documents for affixing of the common seal

- Nil

Final plans of subdivision sealed under delegation

- Final Plan and Schedule of Easements
  Pengana Heights Estate, Hales Street, Penguin
  Application No. SUB2003.20

Sandra Ayton
GENERAL MANAGER

PO Box 220 / DX 70506
19 King Edward Street
Ulverstone Tasmania 7315
Tel 03 6429 8900
Fax 03 6425 1224
admin@centralcoast.tas.gov.au
www.centralcoast.tas.gov.au

CENTRAL COAST COUNCIL
I certify that this is the Financial Statements referred to in Minute No. 233/2015 of a meeting of the Council held on 17/08/2015
Executive Services Officer

A SUMMARY OF RATES & FIRE SERVICE LEVIES FOR THE PERIOD ENDED 31 JULY 2015

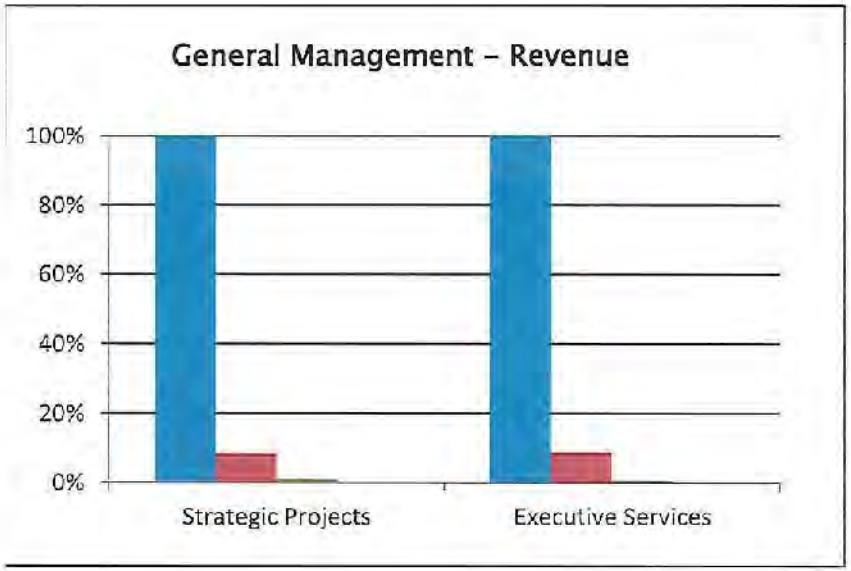
	2014/2015		2015/2016	
	$	%	$	%
Rates paid in Advance	- 743,602.69	-5.38	- 837,326.01	-5.97
Rates Receivable	500,471.99	3.62	295,911.64	2.11
Rates Demanded	14,074,395.59	101.76	14,561,987.40	103.86
Supplementary Rates	-	0.00	-	0.00
	13,831,264.89	100.00	14,020,573.03	100.00
Collected	1,422,275.07	10.28	1,724,245.85	12.30
Add Pensioners - Government	796,996.18	5.76	807,148.09	5.76
Pensioners - Council	29,820.00	0.22	30,205.00	0.22
	2,249,091.25	16.26	2,561,598.94	18.27
Remitted	-	0.00	228.39	0.00
Discount Allowed	93,451.61	0.68	113,434.76	0.81
Paid in advance	- 191,545.38	-1.38	- 203,679.79	-1.45
Outstanding	11,680,267.41	84.44	11,548,990.73	82.37
	13,831,264.89	100.00	14,020,573.03	100.00

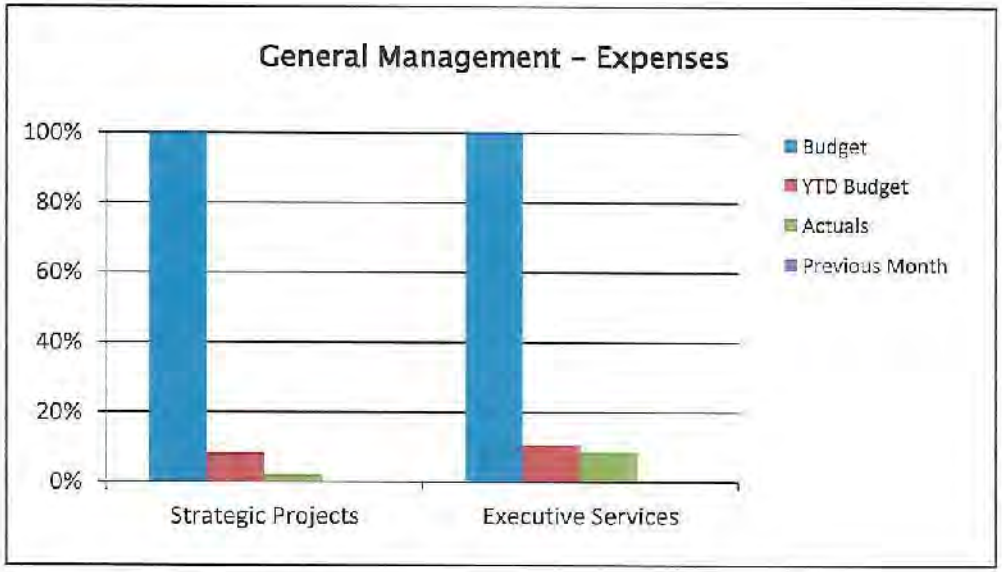
Andrea O'Rourke
ASSISTANT ACCOUNTANT

3-Aug-2015

Finance Report – July 2015

GENERAL MANAGEMENT	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Revenue							
Strategic Projects	(2,056,000)	(171,480)	(16,563)	–	(154,917)	(2,039,437)	1%
Executive Services	(16,000)	(1,370)	(93)	–	(1,277)	(15,907)	1%
	$ (2,072,000)	**$ (172,850)**	**$ (16,656)**	**$ –**	**$ (156,194)**	**$ (2,055,344)**	
Expenses							
Strategic Projects	184,000	15,260	3,576	–	11,684	180,424	2%
Executive Services	1,492,000	156,230	125,365	–	30,865	1,366,635	8%
	$ 1,676,000	**$ 171,490**	**$ 128,941**	**$ –**	**$ 42,549**	**$ 1,547,059**	

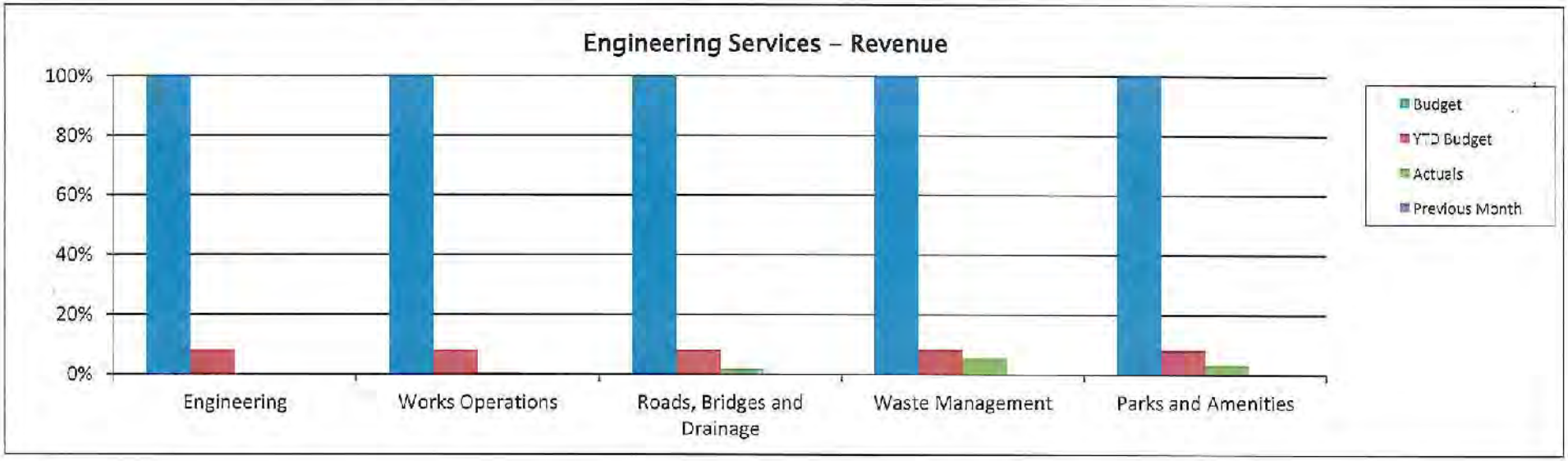




Variance

Strategic Projects	Revenue less than YTD budget – Budget timing – sale of property.
Strategic Projects	Expenditure less than YTD budget – Budget timing.
Executive Services	Expenditure less than YTD budget – Budget timing.

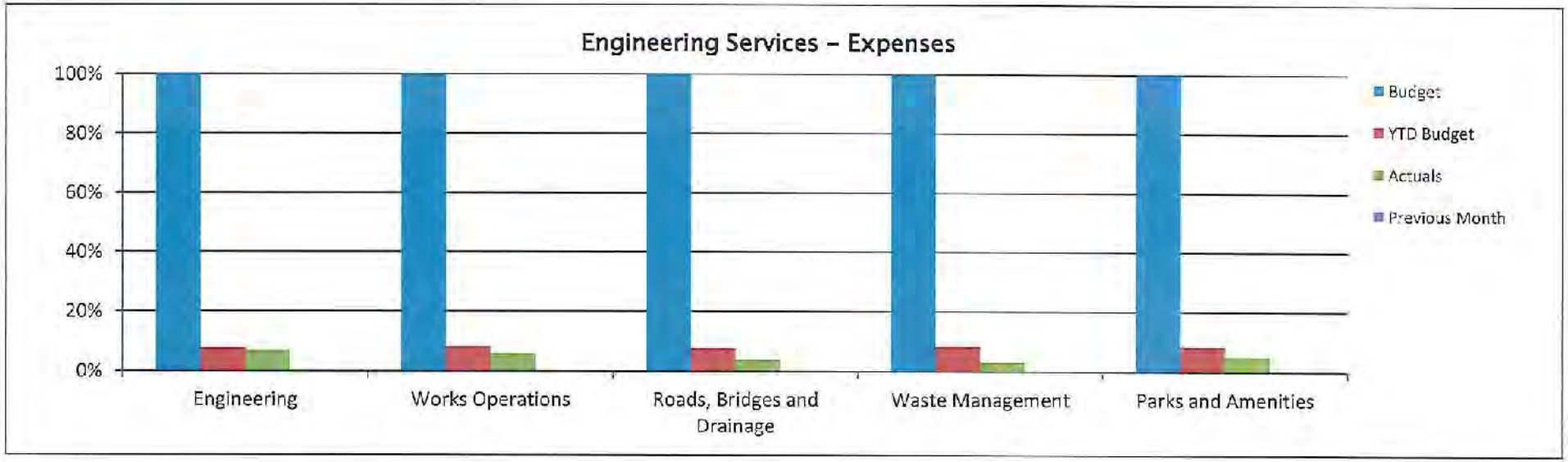
ENGINEERING SERVICES	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Revenue							
Engineering	(1,406,000)	(117,130)	(3,818)	-	(113,312)	(1,402,182)	0%
Works Operations	(1,157,000)	(96,490)	(5,730)	-	(90,760)	(1,151,270)	0%
Roads, Bridges and Drainage	(3,260,000)	(271,740)	(57,989)	-	(213,751)	(3,202,011)	2%
Waste Management	(652,000)	(54,370)	(36,632)	-	(17,738)	(615,368)	6%
Parks and Amenities	(405,000)	(33,750)	(12,628)	-	(21,122)	(392,372)	3%
	$ (6,880,000)	**$ (573,480)**	**$ (116,798)**	**$ -**	**$ (456,682)**	**$ (6,763,202)**	



Variance

Engineering	Revenue under YTD budget – Engineering allocations and Plant allocations not done for July.
Works Operations	Revenue under YTD budget – Works allocations not done for July.
Roads, Bridges and Drainage	Revenue under YTD budget – Capital grants and contribution not yet received.
Waste Management	Revenue under YTD budget – Mainly Resource Recovery Centre entry fees.
Parks and Amenities	Revenue under YTD budget – Budget timing – plant allocated, sale of property and cemetery fees.

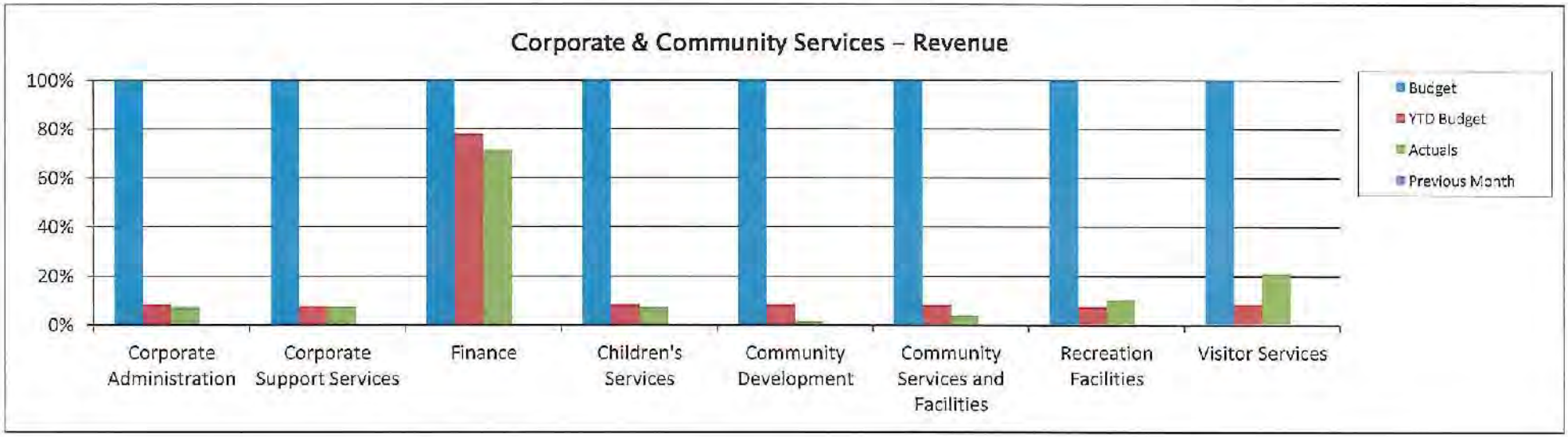
ENGINEERING SERVICES	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Expenses							
Engineering	1,406,000	108,980	98,340	–	10,640	1,307,660	7%
Works Operations	1,195,000	99,466	69,983	–	29,483	1,125,017	6%
Roads, Bridges and Drainage	6,900,000	529,771	269,548	–	260,223	6,630,452	4%
Waste Management	3,565,000	295,490	114,654	–	180,836	3,450,346	3%
Parks and Amenities	2,521,000	209,900	124,306	–	85,594	2,396,694	5%
	$ 15,587,000	$ 1,243,607	$ 676,830	$ –	$ 566,777	$ 14,910,170	



Variance

Engineering	Expenditure under YTD budget – Timing in general.
Works Operations	Expenditure under YTD budget – Timing in general.
Roads, Bridges and Drainage	Expenditure under YTD budget – Timing in general.
Waste Management	Expenditure under YTD budget – Garbage and recycling collection costs for July not received.
Parks and Amenities	Expenditure under YTD budget – Timing in general.

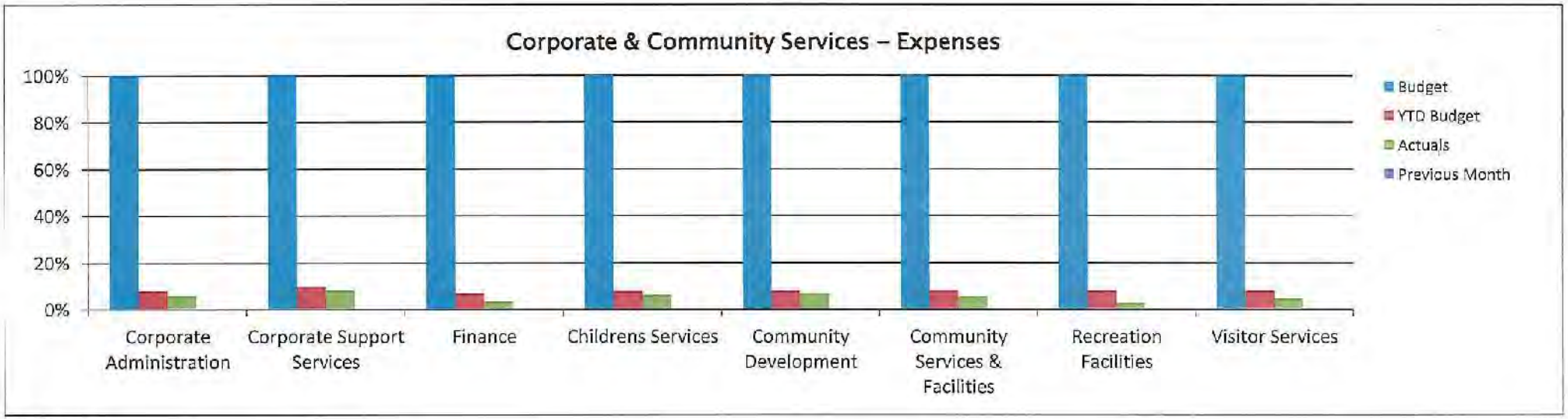
CORPORATE & COMMUNITY SERVICES	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Revenue							
Corporate Administration	(36,200)	(2,980)	(2,587)	-	(393)	(33,613)	7%
Corporate Support Services	(3,276,000)	(252,160)	(247,305)	-	(4,855)	(3,028,695)	8%
Finance	(20,383,000)	(15,899,650)	(14,581,081)	-	(1,318,569)	(5,801,919)	72%
Children's Services	(1,323,300)	(110,110)	(97,510)	-	(12,600)	(1,225,790)	7%
Community Development	(40,300)	(3,380)	(559)	-	(2,821)	(39,741)	1%
Community Services and Facilities	(1,102,500)	(91,530)	(42,862)	-	(48,668)	(1,059,638)	4%
Recreation Facilities	(500,500)	(36,440)	(49,967)	-	13,527	(450,533)	10%
Visitor Services	(86,200)	(7,220)	(18,062)	-	10,842	(68,138)	21%
	$ (26,748,000)	$ (16,403,470)	$ (15,039,933)	$ -	$ (1,363,537)	$ (11,708,067)	



Variance

Finance	Revenue greater than YTD budget - Rates levied off set by Commonwealth Financial Assistance Grant not received.
Children's Services	Revenue less than YTD budget - Timing of DEEWR receipts.
Community Services and Facilities	Revenue less than YTD budget - Budget timing in general.
Recreation facilities	Revenue greater than YTD budget - Timing differences related to recreation facilities.
Visitor Services	Revenue greater than YTD budget - Bookings revenue received.

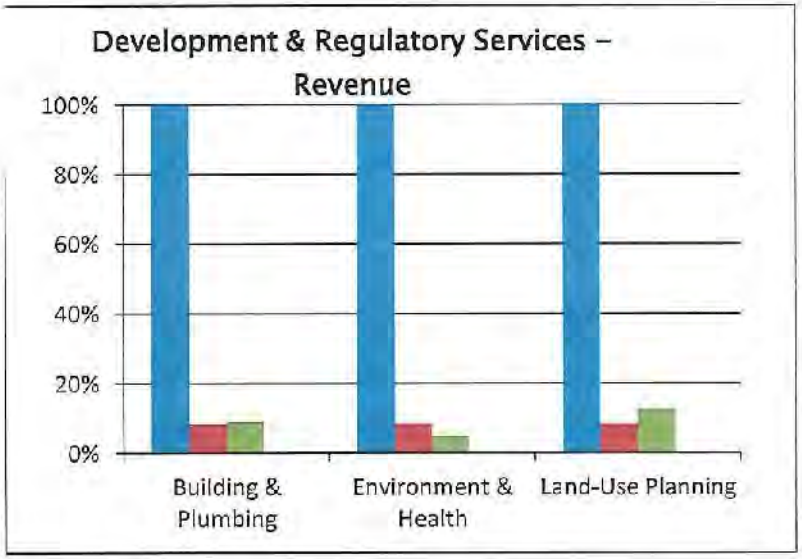
CORPORATE & COMMUNITY SERVICES	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Expenses							
Corporate Administration	693,200	55,420	40,522	–	14,898	652,678	6%
Corporate Support Services	4,090,000	405,090	335,083	–	70,007	3,754,917	8%
Finance	1,713,000	116,620	55,193	–	61,427	1,657,807	3%
Children's Services	1,319,300	104,600	85,011	–	19,589	1,234,289	6%
Community Development	712,300	56,080	49,339	–	6,741	662,961	7%
Community Services and Facilities	1,552,500	127,540	85,982	–	41,558	1,466,518	6%
Recreation Facilities	1,907,500	153,100	49,892	–	103,208	1,857,608	3%
Visitor Services	286,200	22,640	12,783	–	9,857	273,417	4%
	$ 12,274,000	$ 1,041,090	$ 713,804	$ –	$ 327,286	$ 11,560,196	

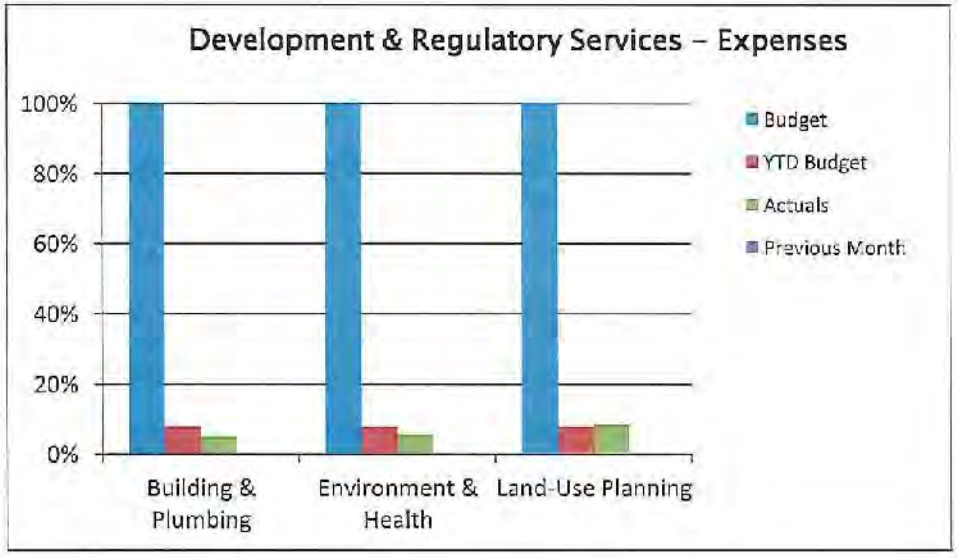


Variance

Corporate Administration	Actuals less than YTD budget – Timing of expenses in general.
Corporate Support Services	Actuals less than YTD budget – Timing of expenses mainly on costs.
Finance	Actuals less than YTD budget – Timing of expenses mainly Fire Service Contribution.
Children's Services	Actuals less than YTD budget – Lower staff costs to balance attendance numbers.
Community Services and Facilities	Actuals less than YTD budget – Timing of expenses in general.
Recreation Facilities	Actuals less than YTD budget – Timing of expenses in general.

DEVELOPMENT & REGULATORY SERVICES	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Revenue							
Building and Plumbing	(294,000)	(24,610)	(26,180)	-	1,570	(267,820)	9%
Environment and Health	(70,000)	(5,870)	(3,474)	-	(2,396)	(66,526)	5%
Land-Use Planning	(147,000)	(12,250)	(18,743)	-	6,493	(128,257)	13%
	$ (511,000)	**$ (42,730)**	**$ (48,396)**	**$ -**	**$ 5,666**	**$ (462,604)**	
Expenses							
Building and Plumbing	578,000	45,520	28,570	-	16,950	549,430	5%
Environment and Health	355,000	27,690	19,767	-	7,923	335,233	6%
Land-Use Planning	551,000	42,950	46,101	-	(3,151)	504,899	8%
	$ 1,484,000	**$ 116,160**	**$ 94,438**	**$ -**	**$ 21,722**	**$ 1,389,562**	

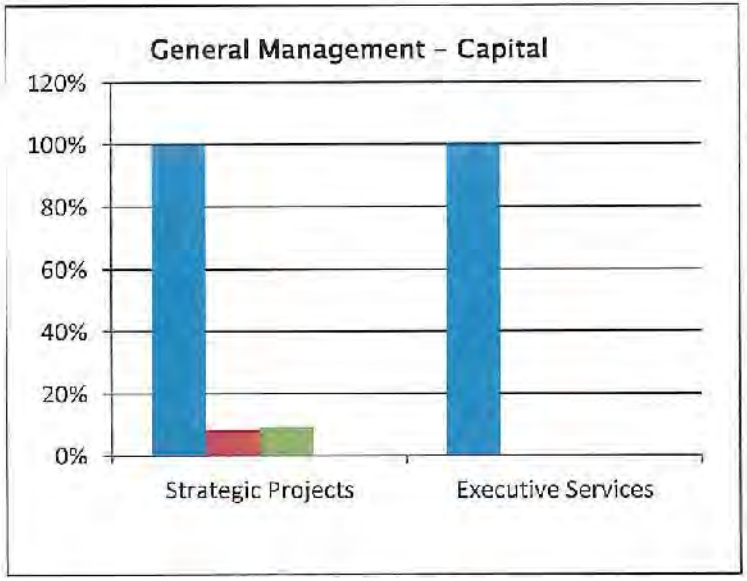


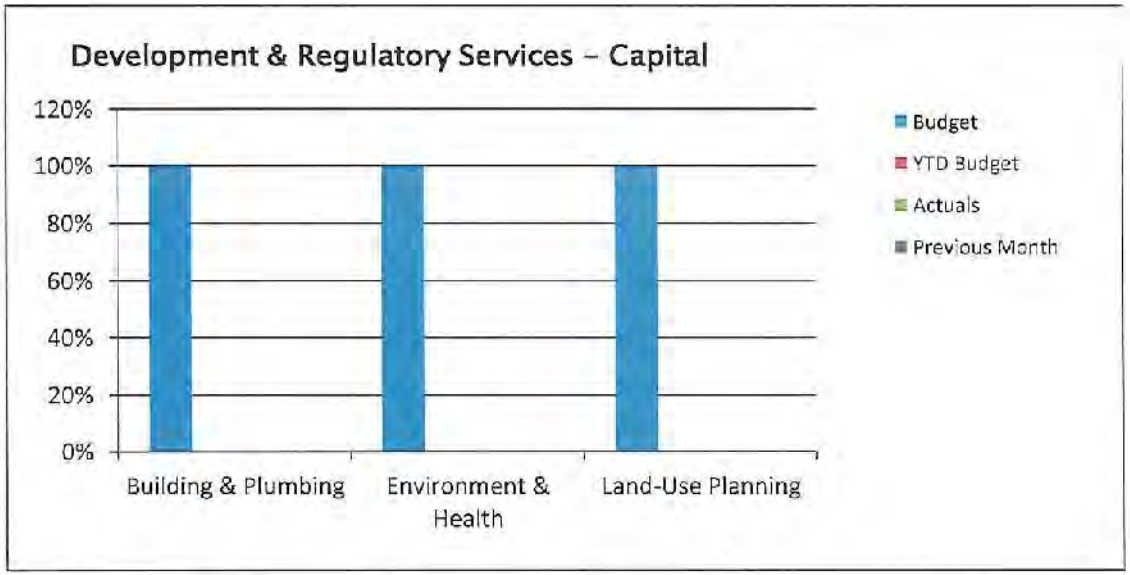


Variance

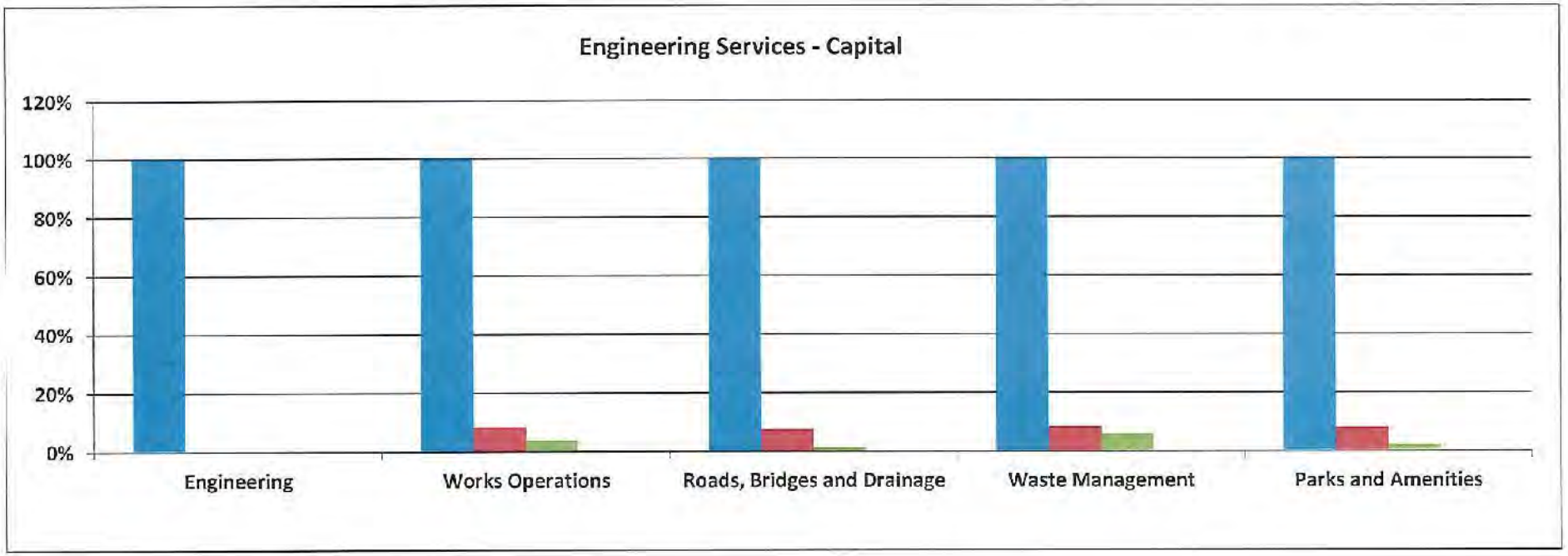
Land-Use Planning	Revenue greater than YTD Budget - Revenue ahead of budget.
Building and Plumbing	Expenses greater than YTD Budget - Timing in general.
Environment and Health	Expenses less than YTD Budget - Timing related to Building Act & Building Industry Training levies.

	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
GENERAL MANAGEMENT							
Strategic Projects	2,466,000	205,500	226,552	–	(21,052)	2,239,448	9%
Executive Services	–	–	–	–	–	–	0%
	$ 2,466,000	**$ 205,500**	**$ 226,552**	**$ –**	**$ (21,052)**	**$ 2,239,448**	
DEVELOPMENT & REGULATORY SERVICES							
Building and Plumbing	–	–	–	–	–	–	0%
Environment and Health	30,000	–	–	–	–	30,000	0%
Land-Use Planning	–	–	–	–	–	–	0%
	$ 30,000	**$ –**	**$ –**	**$ –**	**$ –**	**$ 30,000**	

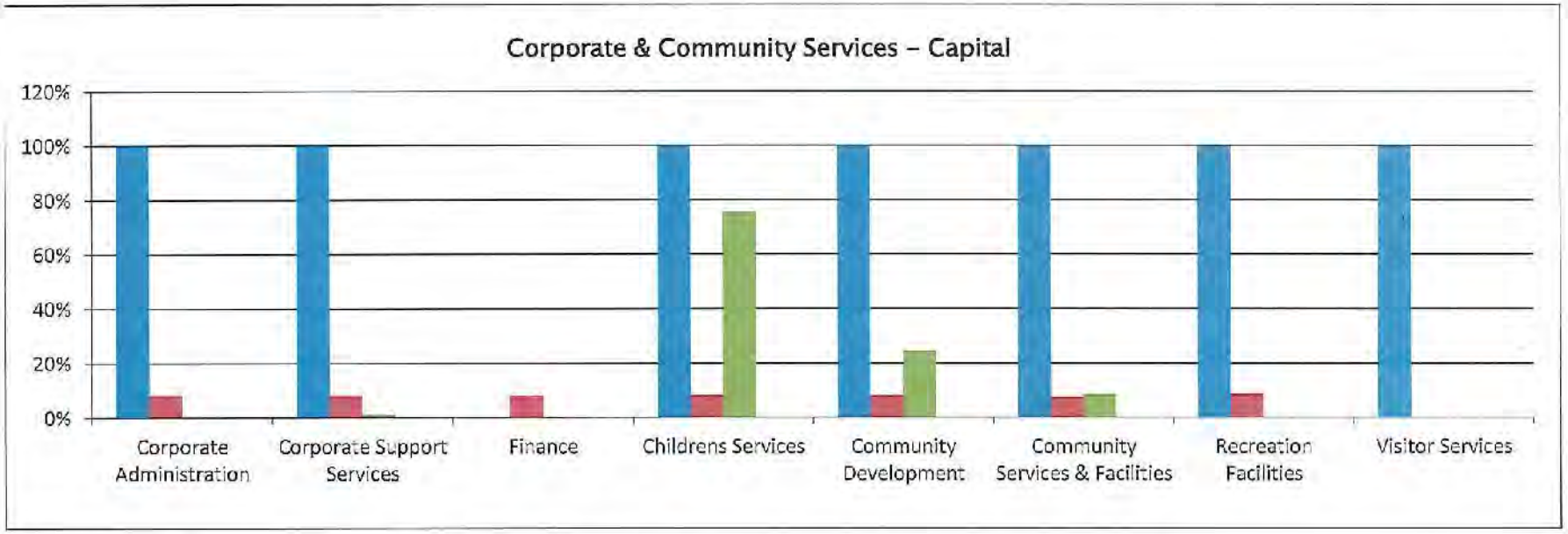




	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
ENGINEERING SERVICES							
Engineering	90,000	–	–	–	–	90,000	0%
Works Operations	205,000	17,120	7,921	–	9,199	197,079	4%
Roads, Bridges and Drainage	6,510,000	486,366	83,482	–	402,884	6,426,518	1%
Waste Management	380,000	31,410	21,970	–	9,440	358,030	6%
Parks and Amenities	585,000	46,360	11,977	–	34,383	573,023	2%
	$ 7,770,000	**$ 581,256**	**$ 125,350**	**$ –**	**$ 455,906**	**$ 7,644,650**	



	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
CORPORATE & COMMUNITY SERVICES							
Corporate Administration	82,000	6,870	174	-	6,696	81,826	0%
Corporate Support Services	120,000	10,000	1,244	-	8,756	118,756	1%
Finance	-	-	-	-	-	-	0%
Children's Services	35,000	2,880	-	-	2,880	35,000	0%
Community Development	261,000	21,860	197,591	-	(175,731)	63,409	76%
Community Services & Facilities	287,000	23,770	70,585	-	(46,815)	216,415	25%
Recreation Facilities	280,500	21,420	23,754	-	(2,334)	256,746	8%
Visitor Services	10,000	870	-	-	870	10,000	0%
	$ 1,075,500	$ 87,670	$ 293,349	$ -	$ (205,679)	$ 782,151	



Strategic Projects	Expenses greater than budget - Timing related to Leven River Walls project .
Roads, Bridges and Drainage	Expenses less than budget - Timing of projects.
Parks and Amenities	Expenses less than budget - Timing of projects.
Community Development	Expenses greater than budget - Timing of projects mainly Ulverstone History Museum.
Community Services & Facilities	Expenses greater than budget - Timing related carry over projects - Ulverstone Surf Club and Storage Building.

BANK RECONCILIATION

FOR THE PERIOD 1 JULY TO 31 JULY 2015

Balance Brought Forward (30/6/2015)	7,100,774.38
Add, Revenue for month	2,263,945.32
	9,364,719.70
Less, Payments for month	2,945,004.68
Balance as at 31 July 2015	6,419,715.02

Balance as at Bank Account as at 31 July 2015	511,352.82
Less, Unpresented Payments	- 203,073.05
	308,279.77
Cash on Hand	- 188,526.40
Operating Account	119,753.37
Interest Bearing Term Deposits	6,299,961.65
	6,419,715.02

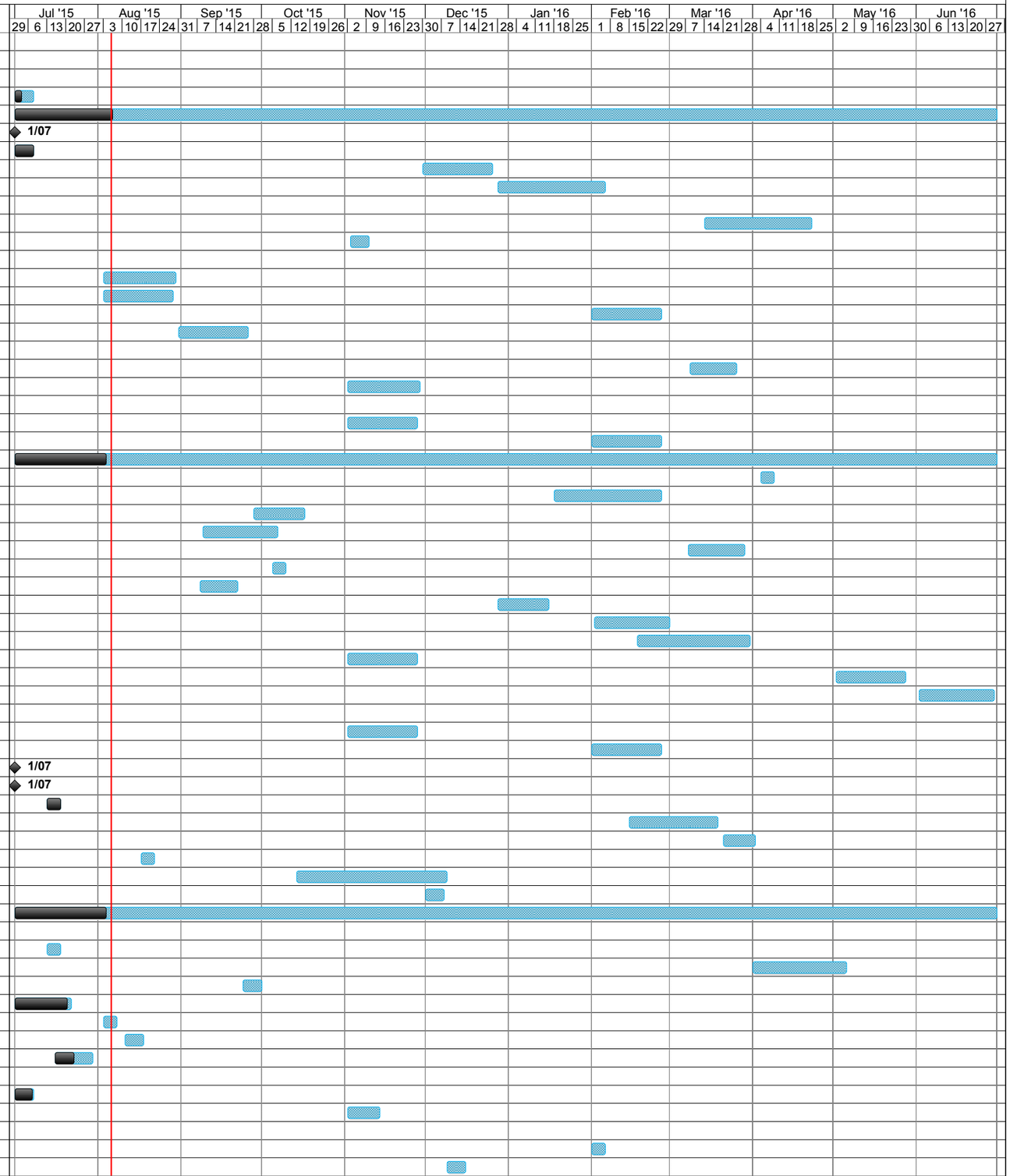
Andrea O'Rourke
ASSISTANT ACCOUNTANT

05-August-2015

Works Program 2015-2016

(Schedule indicates site construction only)

Status	Task Name	Budget	Notes
	Works Schedule 2015-2016	**$9,441,499**	
	CAPITAL WORKS PROGRAM 2015-16	**$9,441,499**	
	Strategic Projects	**$1,061,000**	
	Reibey Street Beautification	$20,000	Eastern Block
	Dial Regional Sports Complex	$481,000	Design/Consultation...
	Wongi Lane Bus Interchange	$320,000	
	Leven River Seawall & Pathway	$0	
	Wharf Mooring Bollards	$40,000	Power & water
	Hiscutt Park Pond	$200,000	Siltation & weir improvements
	Property Management	**$505,000**	
	Dial Road Development	$400,000	
	East Ulverstone Industrial Estate	$105,000	
	Works Depot	**$120,000**	
	Painting Program	$5,000	
	Office Building	$25,000	External Refurbishment
	Training/Meeting Room	$20,000	
	Washdown Bay	$70,000	Stage 1
	Emergency Services	**$15,000**	
	Buttons Creek - Flood Resilience Program	$5,000	
	SES Building and Equipment	$10,000	
	Roads - Urban Sealed	**$1,949,000**	
	Street Resealing	$0	Preparation Works
	Street Resealing	$250,000	Sealing Works
	Traffic Management/Safety Improvements	$12,000	
	Victoria Street Laneway	$2,000	
	Hobbs Parade	$300,000	Tasma Parade to Queen Street Rehab
	McDonald Street	$110,000	Dunning Street to Leven Street
	Trevor Street	$160,000	Laurel Place to Reservoir
	Ironcliffe Road Retaining Wall	$80,000	No.58 replacement
	Safe Cycling Routes	$5,000	
	Railway Crossings	$30,000	
	Kerb Ramp Improvements	$40,000	
	Crescent Street/Reibey Street/Kings Parade	$100,000	
	Kings Parade/Queen's Gardens	$250,000	
	Queen Street	$190,000	Blackspot Project
	Jermyn Street/Leven Street Intersection	$230,000	Blackspot Project
	Main Road Pedestrian Crossing	$190,000	Vulnerable Road User
	Roads - Rural Sealed	**$1,970,000**	
	Road Resealing	$0	Preparation Works
	Road Resealing	$750,000	Sealing Works
	Raymond Road Landslip	$10,000	1/07
	Penguin Road Landslip	$50,000	Lonah 1/07
	South Road Guardrail	$35,000	No.530 Extension
	Gunns Plains Road	$200,000	Bank Stabilisation
	Raymond Road Landslip	$90,000	West
	Raymond Road Parking	$10,000	Preston Falls
	Nine Mile Road	$800,000	Widening & Safety Improvements
	Intersection Improvements	$20,000	Ironcliffe Road/Gardiner Place Bench
	Traffic Management	$5,000	
	Footpaths	**$480,000**	
	Dial Street	$0	Interpretation signage
	Victoria Street	$250,000	The Quadrant to Patrick Street - West Side
	Midway Point	$30,000	Link Formation - Preservation Drive
	West Ulverstone Shared Pathway	$80,000	Complete link behind tennis courts
	Arnold Street	$30,000	Northern end
	Reibey Street	$40,000	Paver Replacement
	Trevor Street	$50,000	East of Lovett St
	Bridges	**$600,000**	
	Penguin Creek - Browns Lane	$0	Replacement and Road Reservation
	Gawler River - Coxs Road	$600,000	Replacement
	Car Parks	**$696,000**	
	West Ulverstone Recreation Ground	$80,000	Reseal
	Disabled Parking Spaces	$50,000	

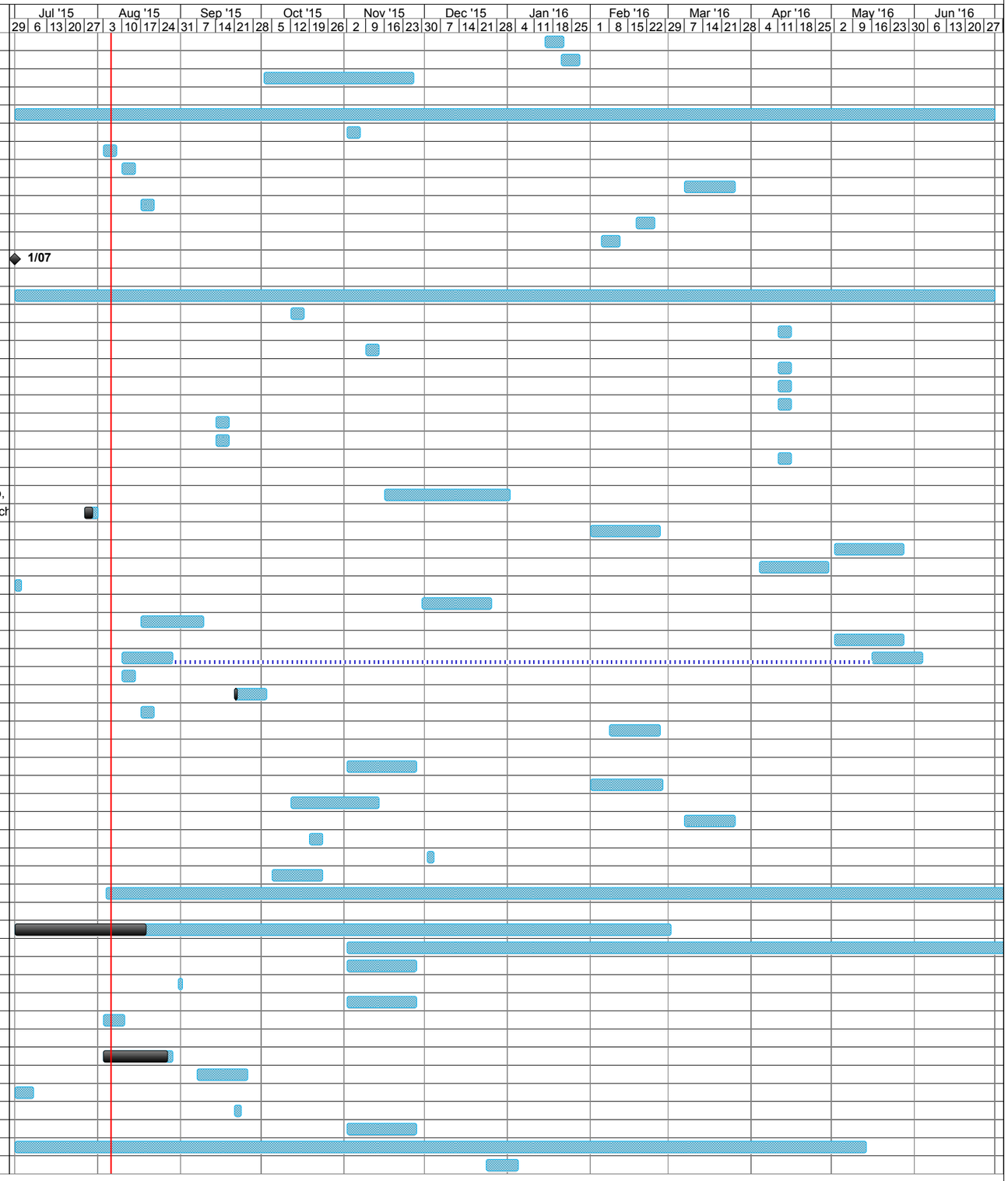


Date: Thu 6/08/15 19 | Task | Progress

Works Program 2015-2016

(Schedule indicates site construction only)

Status	Task Name	Budget	Notes
	Car Park Signage	$50,000	
	Strategy Items	$66,000	Safety, On-street linemarking
	Ulverstone CBD	$450,000	Furners/Coles
	Drainage	**$180,000**	
	Side Entry Pits	$20,000	
	Leven Street	$20,000	Alexandra Road to James Street
	Risby Street	$20,000	Side Entry Pits
	Deviation Road	$10,000	No.63 Improvements
	South Road/Lyndara Drive	$40,000	1A Lyndara Drive Augmentation
	Fairway Park	$20,000	Outfall Extension
	Main Road	$20,000	No.160 Improvements
	Bertha Street	$10,000	Outfall Improvements
	Miscellaneous Drainage	$20,000	1/07
	Household Garbage	**$380,000**	
	Penguin Refuse Disposal Site	$197,000	Site Rehabilitation
	Resource Recovery Centre - Site Development	$50,000	Layout Improvements
	Resource Recovery Centre - Rehabilitation	$30,000	Environmental Improvements
	Resource Recovery Centre - Leachate Improvements	$50,000	Subsoil Drainage
	Castra Transfer Station - Site & Rehabilitation	$3,000	Environmental Improvements
	Preston Transfer Station - Site & Rehabilitation	$3,000	Environmental Improvements
	South Riana Transfer Station - Site & Rehabilitation	$2,000	Environmental Improvements
	Preston Transfer Station - Safety Improvements	$20,000	Fall Arrest Gate
	Preston Transfer Station - Retaining Wall	$20,000	Replacement
	Ulverstone Transfer Station - Site & Rehabilitation	$5,000	Environmental Improvements
	Parks	**$301,000**	
	Playground Renewals	$100,000	West Beach, Fairway Park, Beach Road BB Hoop,
	Parks Asset Renewals	$7,000	Taylors Flats - BBQ, Car Barriers - Johnsons Beach
	Fairway Park - Beach Road	$10,000	
	Beach Access Upgrades	$10,000	
	Flagpole Replacements	$5,000	
	Park Signage Upgrade	$10,000	
	Heybridge Playground	$60,000	
	Nicholsons Point Redevelopment - Stage 2	$20,000	
	Industrial Estate	$15,000	Greenbelt
	Forth Recreation Ground	$10,000	Tree Planting
	Sulphur Creek Hall Reserve	$7,000	Tennis Court Removal
	Johnsons Beach Master Plan	$12,000	Stage 1
	Ulverstone Rowing Club	$5,000	Car Barriers
	Josephine Street Beach Access	$30,000	
	Public Amenities	**$204,000**	
	Toilet Refurbishments	$30,000	
	Bus Shelter Renewals	$10,000	
	Coles Toilet Renewal	$120,000	
	Nicholsons Point Boat Ramp	$25,000	
	Toilet Furniture Upgrade	$5,000	
	Public Toilets	$5,000	Minor Works External
	Drinking Water Stations	$6,000	
	Public Toilet	$3,000	Lighting Upgrade
	Cemeteries	**$50,000**	
	Memorial Park - Watering System	$10,000	
	Memorial Park - New Plinths	$15,000	
	Memorial Park - Seating	$5,000	
	Ulverstone General Cemetery - Signage	$2,000	
	Memorial Park - Path System	$15,000	
	Master Plan	$3,000	
	Administration Centre	**$82,000**	
	Painting Program	$5,000	
	Carpet Replacement Program	$10,000	Walkway/planning
	Office Furniture	$2,000	
	Council Chamber Chair Replacement	$5,000	
	Lighting Upgrade	$10,000	
	Heat Pump Renewals	$10,000	
	Electrical Upgrade	$40,000	Stage 1 (RCD Protection)

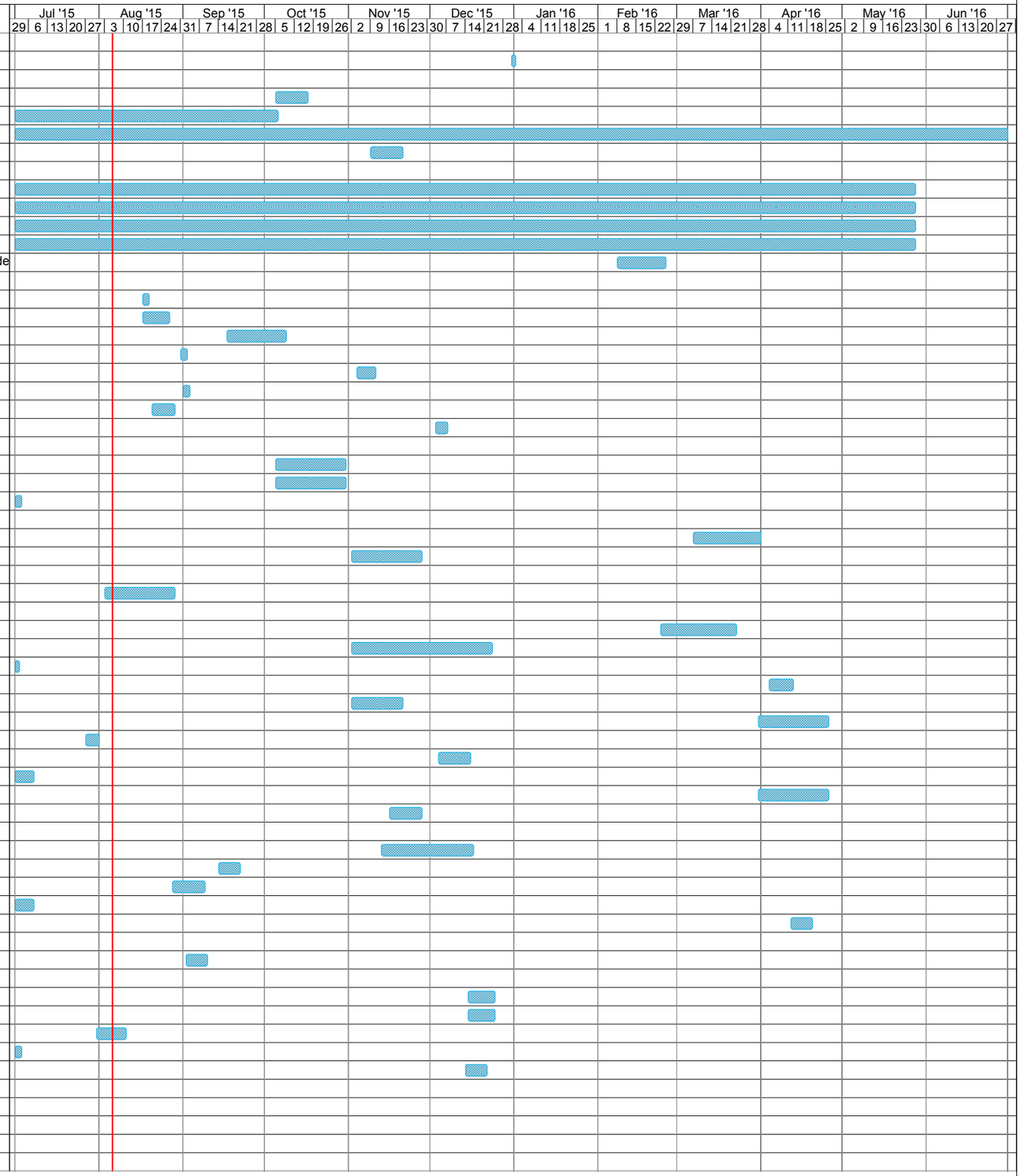


Date: Thu 6/08/15 19 | Task | Progress

Works Program 2015-2016

(Schedule indicates site construction only)

Status	Task Name	Budget	Notes
	Community Development	**$15,000**	
	Ulverstone Entry Signage	$15,000	
	Cultural Activities	**$246,000**	
	Ulverstone History Museum - Clock Display	$10,000	
	Ulverstone History Museum - Insulation & Electrical	$220,000	
	Ulverstone Band	$13,000	Instruments
	Art Gallery	$3,000	Acquisitions
	Housing	**$140,000**	
	Aged Persons Home Units - Internal Rehabilitation	$50,000	
	Aged Persons Home Units - HWC Renewal	$15,000	
	Aged Persons Home Units - External Rehabilitation	$50,000	
	Aged Persons Home Units - Electrical Replacements	$15,000	
	Aged Persons Home Units - Fencing/Surrounds	$10,000	Fencing at Cooinda,Howe Lane/Carroo Court garde
	Cultural Amenities	**$82,000**	
	Wharf Building - Gnomon/River Room Renewal	$10,000	
	Wharf Building - Storage Roller Door	$5,000	
	Wharf Building - Decking	$20,000	
	Wharf Building - Operable Door	$5,000	
	Wharf Building - Tables and Chairs	$10,000	
	Wharf Building - Western Wall Blinds	$5,000	
	Wharf Building - Waste Fence	$25,000	
	Sustainability Assessment	$2,000	
	Public Halls and Buildings	**$50,000**	
	Ulverstone Surf Club	$25,000	Balcony Structure Repair
	Turners Beach Hall	$20,000	Roof Renewal
	Sustainability Assessment	$5,000	
	Caravan Parks	**$15,000**	
	Amenities	$5,000	Painting Program
	Ulverstone Caravan Park	$10,000	Electrical Upgrade
	Swimming Pool and Waterslide	**$5,000**	
	Waterslide	$5,000	Fencing & Surrounds
	Active Recreation	**$182,500**	
	Turners Beach Recreation Ground	$15,000	Goal Post Renewals
	Poultry Pavilion Renewal	$40,000	
	Asset Renewal	$2,500	
	Cricket Wicket Renewals	$10,000	
	Ulverstone Showground	$20,000	Surface Renewals
	River Park Resurfacing	$10,000	
	Showgrounds - Community Precinct Car Park	$25,000	
	Ulverstone Tennis Club	$25,000	Court Upgrade
	Showgrounds - Ground Lighting	$10,000	Stage 2
	Showgrounds - Fencing	$20,000	
	Ulverstone Recreation Ground - bird management	$5,000	
	Recreation Centres	**$68,000**	
	Ulverstone Stadium 2	$40,000	Guttering and External Refurbishment
	Ulverstone Sports & Leisure Centre - Squash Court	$10,000	Lighting Upgrade
	Ulverstone Sports & Leisure Centre - Security/Wifi Review	$10,000	
	Sustainability Assessment	$3,000	
	Risk Assesment - Outcomes	$5,000	
	Visitor Information Services	**$10,000**	
	Ulverstone Visitor Information Centre Panels	$10,000	
	Child Care	**$35,000**	
	Ulverstone Childcare Internal/External Painting	$5,000	
	Penguin Playcentre - Internal Painting	$5,000	
	Ulverstone Childcare - Box Gutter	$10,000	
	Young Endeavours Fence	$10,000	
	Childcare Car Park	$5,000	
	LEGEND	**$0**	
	Not Started	$0	
	Commenced (Construction or Preliminaries)	$0	
	Complete	$0	
	Deferred	$0	



CENTRAL COAST COUNCIL

SCHEDULE OF ENGINEERING SERVICES DETERMINATIONS
Period: 1 July 2015 - 30 July 2015

Approval of Roadworks and Services

Developer:	G W Barrett & A J Rosier
Location:	12A Seaside Crescent, Penguin
No. of Lots:	3
Engineer:	Chris Martin (CSE Tasmania Pty Ltd)

John Kersnovski
DIRECTOR ENGINEERING SERVICES

CENTRAL COAST COUNCIL
I certify that this is the schedule referred to in Minute No. 236/2015 of a meeting of the Council held on 17/08/2015
Executive Services Officer

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