

The Advocate

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Local Government

Local Government

Local Government



**West Coast Council
Notice of Meeting**
An Ordinary Meeting of the West Coast Council will be held at the West Coast Council Chambers, 11 Sticht Street, Queenstown on Tuesday 30 August 2016, commencing at 5.00pm.

Agendas will be available from the Council Office, Service Centres and www.westcoast.tas.gov.au from Thursday 25th August 2016.

**Dirk Dowling
GENERAL MANAGER**



19 King Edward Street
Ulverstone Tasmania 7315
Tel: 03 6428 8900
Fax: 03 6423 1224
www.centralcoast.tas.gov.au

APPLICATION FOR PLANNING PERMIT 5.57 Land Use Planning and Approvals Act 1993.

The following application has been received:

- Location: 204 Main Road, Penguin
- Proposal: Visitor Accommodation - Variation to proximity to rail line
- Application No.: DA216022

The application may be inspected at the Administration Centre, 19 King Edward Street, Ulverstone during office hours (Monday to Friday 8.00am to 4.30pm) and on the Council's website. Any person may make representation in relation to the application (in accordance with s.57(5) of the Act) by writing to the General Manager, Central Coast Council, PO Box 220, Ulverstone 7315 or by email to admin@centralcoast.tas.gov.au and quoting the Application No. Representations must be made on or before 7 September 2016.

Dated at Ulverstone this 22nd day of August, 2016.

**SANDRA AYTON
General Manager**



DEVONPORT CITY COUNCIL
17 Fenton Way, Devonport TAS 7310
Phone: 03 6424 0511
www.devonport.tas.gov.au

APPLICATION FOR PLANNING PERMIT

A planning application has been made for the following proposal:

- Application No: PA2016.0112
- Proposal: Residential (deck) - assessment against performance criteria under clause 10.4.2 (front setback variation)
- Address: 139 Tasman Street, Devonport

The application can be viewed at the Council offices or on Council's website. Section 57(5) of the Land Use Planning and Approvals Act 1993 provides that representations can be made in writing to the undersigned at PO Box 604, Devonport or council@devonport.tas.gov.au by close of business on 7/9/2016.

**Paul West
GENERAL MANAGER**

TOWN TALK

Burnie

ALL YOU CAN EAT BEIJING RESTAURANT SOMERSET

On Saturday, 27th August, evening only.

Bookings phone 6435 1879.

Central Coast

Antiques & Collectables Fair

Ulverstone Rowing Club
Kings Parade, Ulverstone
August 2016
Friday 26th: 4pm - 8pm
Saturday 27th: 9am - 5pm
Sunday 28th: 9am - 4pm
Mainland & Local Dealers presenting a wide range of Antiques & Collectables priced to sell
Antique valuation Saturday & Sunday 1-3pm conducted by local historian Craig Broadfield
Full Canteen Available - Admission \$7



Devonport

FOURWAYS FRUIT AND VEG

Local Fuji Apples.....\$2.50 kg
Local Parsnips.....\$2.99 kg
3 kg Navel Oranges.....\$4.99 a bag

Wholesale customers welcome
124 Best Street, Devonport
Open Monday - Friday, 7am - 7pm
Saturday and Sunday, 7am - 6pm
Phone 6423 6646

CLASSES WORK

novels, stamps, coin collections, \$200 gold coin, antlers, deer head, taxidermy. Any collections, antiques, old furniture. Old tools, shed/workshop contents. Estates, downsizes. Will visit. Phone 6423 3316.

Positions Vacant

OLIVERS LATROBE CAFE BAKERY

Baker/Pastry Cook

Full time position, 38hrs per week, suitable applicant must be prepared to work flexible hours, days, work unsupervised and start work asap.

Please forward resume to:
admin@latrobebakery.com.au
or 147 Gilbert St,
Latrobe TAS 7307.

Full or Part time position available.
An exciting opportunity exists for suitable Remedial Massage or other Allied Health Professional to join the team at Island Osteopathy Ulverstone. Established since 2002. Attractive work conditions apply. Immediate start. CV to islandosteopathy@ulverstone@gmail.com or 3/19 Reibey Street, Ulverstone, Tasmania 7315 by 7/09/16

GARDENER/Handyman, own tools, 3 hours weekly \$60. Ph. 0439 388 427.

adzuna



The Advocate Classifieds, we've got you covered.
1300 363 789

Motor Vehicles

CELEBRATING 10 YEARS TOGETHER AT BURNIE MAZDA!



Rick, Ben and Shane have been together for 10 years and are offering:

\$1000

FUEL OR GIFT CARD

\$500

FUEL OR GIFT CARD

Get a \$1000 Fuel OR Gift Card For All New Cars Sold & Delivered in August!

Get a \$500 Fuel OR Gift Card For All Used Cars Sold & Delivered in August!

Rick Purton
0418 300 578

Ben Cox
0418 573 221

Shane Flight
6431 3288



Annexure 1

204 Main Road, Penguin

423500

423600

423700



5448000



DA216022

Annexure 2



CENTRAL COAST COUNCIL

Division Plan-lan-S
 Rec'd **16 AUG 2016**
 File No DA216022
 Doc. Id 240302, 240922

PO Box 220
 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

DEVELOPMENT APPLICATION

Sections 57 & 58

Application Number	DA216022
--------------------	----------

APPLICANT DETAILS

Applicant Name	Ms Kimberley Ellis		
Postal Address	33 The Avenue HAMPTON EAST VIC 3188		
Phone(B)	Phone(H)	Mobile <u>0434 289 240</u>	Fax

OWNER DETAILS

Owner/Authority Name	Katie Louise Williams, Kevin Frank Stacey		
Address	204 Main Road PENGUIN TAS 7316		

DEVELOPMENT APPLICATION DETAILS

Property Address	204 Main Road Penguin 7316
Title Reference	16493/15
Zone(s)	General Residential [Central Coast Interim Planning Scheme 2013]

Note: Council requires a survey plan or certificate of title to clarify the property description

Present Use	Residential (dwelling)
Proposal (intended use)	Visitor Accommodation
Development Type	Other Development - Permitted Use Area >150m ² <250m ²
Estimated Value of Development	

Building Application	No
Are all Documents Attached? (Refer to Application Checklist)	Yes

Existing Floor Area	Area:	m ²
New or Additional Floor Area	Area:	m ²



Application Number: DA216022

NON-RESIDENTIAL DEVELOPMENT/USE

Hours of Operation	Monday/Friday	0 : 00	to	2400
	Saturday	0 : 00	to	2400
	Sunday	0 : 00	to	2400

Number of Car Parking (Existing)	5	Number of Employees (Existing)	0
Number of Car Parking (Additional)	0	Number of Employees (Additional)	0

Type of Machinery Installed	
Details of Trade Waste and Method of Disposal	

APPLICANT DECLARATION

YOUR DECLARATION - To be completed by all applicants.

I apply for consent to carry out the development described in this application. I declare that all the information given is true and correct. I also understand that:

if incomplete, the application may be delayed or rejected.

more information may be requested within 21 days of lodgement.

PUBLIC ACCESS TO DISCRETIONARY PLANNING DOCUMENTS

I, the undersigned understand that during the 14-day public display period, all documentation included with this planning application will be made available for inspection by the public and upon request and following payment of a prescribed fee, copies of submitted documentation, with the exception of plans which will be made available for display only, will be provided to members of the public.

OWNERS NOTIFICATION

I declare that I have notified the owner of the intention to make of this application.

If the land is subject to a mining lease, or is owned by the Crown or Council, the written consent of the Owner must be submitted with the application in accordance with s.52 of the Act.

In the course of inspections and investigations relating to this application, it may be necessary for Council officers to enter upon the land which is subject to this application. Accordingly, permission is hereby granted for entry for that purpose provided reasonable attempts are made on site to inform any resident or occupant on the property at that time.

Name (Print):

Signed:

Date:

Applicant:

KIMBERLEY ELLIS

12/05/2016



RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME	FOLIO
16493	15
EDITION	DATE OF ISSUE
4	03-Jan-2014

SEARCH DATE : 20-Jul-2016

SEARCH TIME : 04.43 PM

DESCRIPTION OF LAND

Town of PENGUIN

Lot 15 on Plan 16493

Derivation : PART OF LOT 5704 GTD.TO JOHN MERELIE SMITH

Prior CT 3988/73

SCHEDULE 1

M444373 TRANSFER to KATIE LOUISE WILLIAMS and KEVIN FRANK
STACEY Registered 03-Jan-2014 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

BENEFITTING EASEMENT: Right of carriageway over the strip of
land marked "Road Widening" on P16493

57/7409 Fencing Condition set forth in conveyance

B986499 TRANSFER of EASEMENT Benefiting Easement: Right of
Drainage over the Drainage Easement shown on Plan No.
120544

D111753 MORTGAGE to Australia and New Zealand Banking Group
Limited Registered 03-Jan-2014 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

3 AUG 2016

Application No: DA216022

Doc ID: 240922

SEARCH OF TORRENS TITLE

VOLUME 16493	FOLIO 15
EDITION 4	DATE OF ISSUE 03-Jan-2014

SEARCH DATE : 17-Aug-2016

SEARCH TIME : 10.15 AM

DESCRIPTION OF LAND

Town of PENGUIN

Lot 15 on Plan 16493

Derivation : PART OF LOT 5704 GTD.TO JOHN MERELIE SMITH

Prior CT 3988/73

SCHEDULE 1

M444373 TRANSFER to KATIE LOUISE WILLIAMS and KEVIN FRANK
STACEY Registered 03-Jan-2014 at 12.01 PM

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120544
D111753 MORTGAGE to Australia and New Zealand Banking Group
Limited Registered 03-Jan-2014 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

CENTRAL COUNCIL
DEVELOPMENT REGULATORY SERVICES

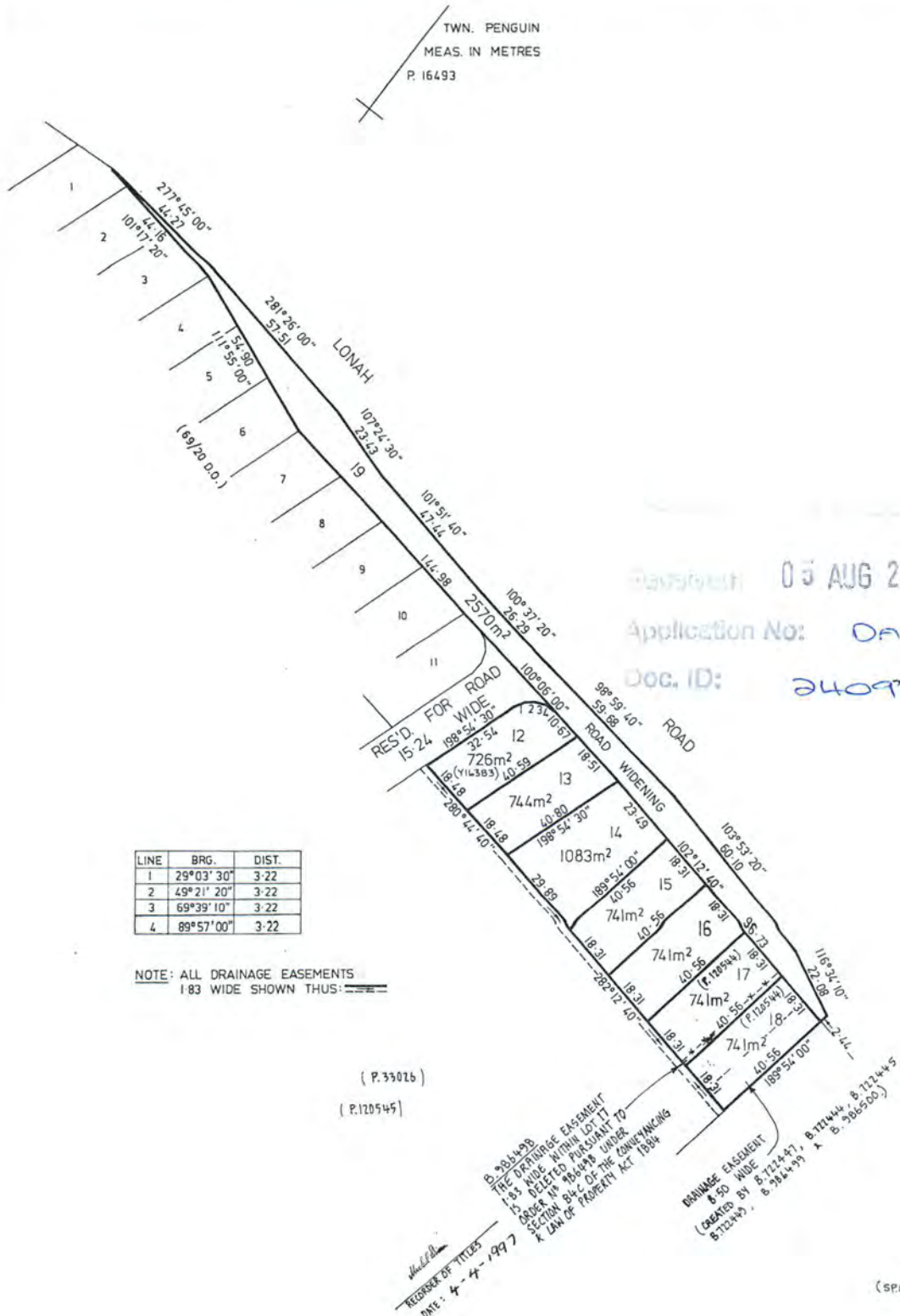
Received: 03 AUG 2016

Application No: DA216022

Doc. ID: 240922

Owner: DECEASED PERSON ESTATE	PLAN OF SURVEY by Surveyor of land situated in the TOWN OF PENGUIN (12/29 D.O.) Scale 1: 1000 Measurements in Metres	Registered Number: P. 16493
Title Reference: Z. 1275 (LOT 13)		Approved Effective from: 4 th 1966
Grantee: PART OF LOT 5704, 151 ACRES, JOHN MERELIE SMITH.		ACTING <i>J. G. Smith</i> Deputy Recorder of Titles

TWN. PENGUIN
MEAS. IN METRES
P. 16493



204 Main Road, Penguin

423500

423600

423700



5448000

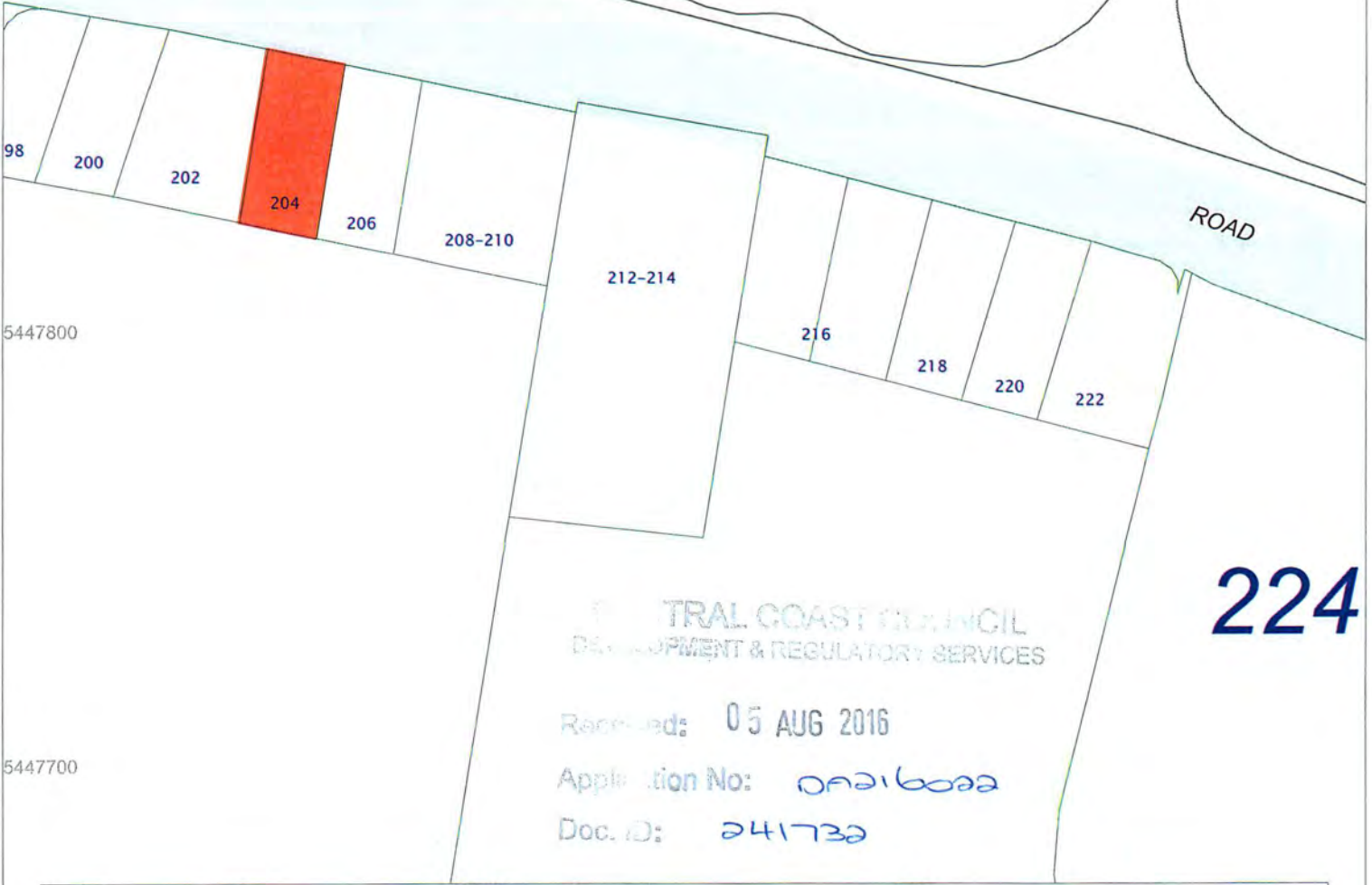
5447900

5447800

5447700

MAIN

ROAD



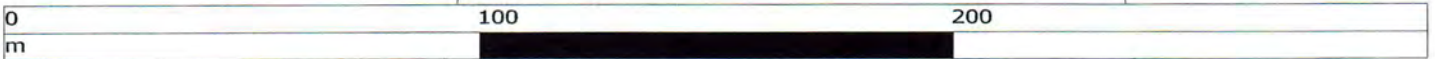
CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: 05 AUG 2016

Application No: DA216022

Doc ID: 241732

224



DA216022

CENTRAL COAST COUNCIL

Division Plan-lan-5

Rec'd **05 AUG 2016**

File No

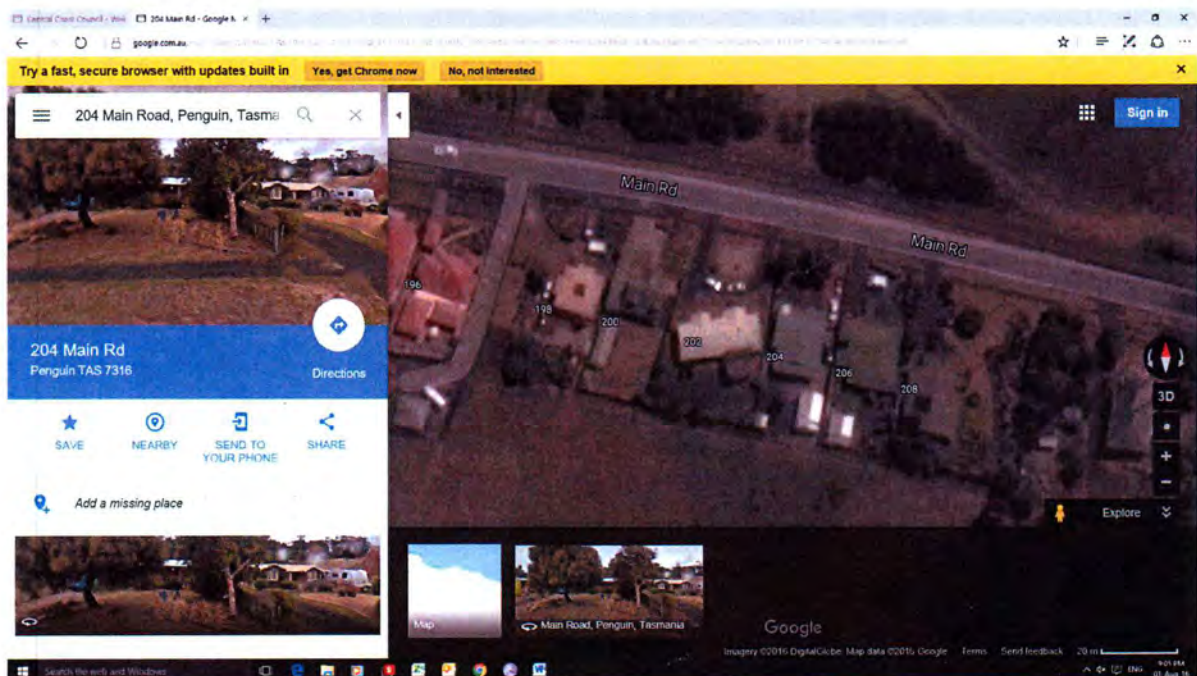
Doc. Id 238944.

Central Coast Council
Planning Department
1st August, 2016

Hi, I refer to a recent discussion we had regarding obtaining a planning permit to allow holiday accommodation for a property we are intending to purchase, 204 Main Road, Penguin. The holiday accommodation planned is for letting out the whole property and not individual rooms to different guests.

You requested a copy of the title, floor plan, and site plan. The attached documentation includes a copy of the title (3 pages), a building permit from 2001 showing the floor plan (3 A3 pages). The building permit also has a site plan albeit rather small. The building labelled exist outbuilding is a double garage, there is also room for additional parking on the driveway to the garage, if required.

To assist with the site plan details below is a google maps screen shot showing the site. It highlights the additional car parking available in the driveway, with three cars parked there.



Can you please advise what is required to proceed with obtaining a planning permit to use the property for holiday accommodation rentals? If you have any further questions please let me know.

Many thanks,

Kimberley Ellis

Kimberley Ellis.
33 The Avenue
Hampton VIC 3188
Phone: 0434 289 240

Received - 5 AUG 2016

App. Submission No: DA216002

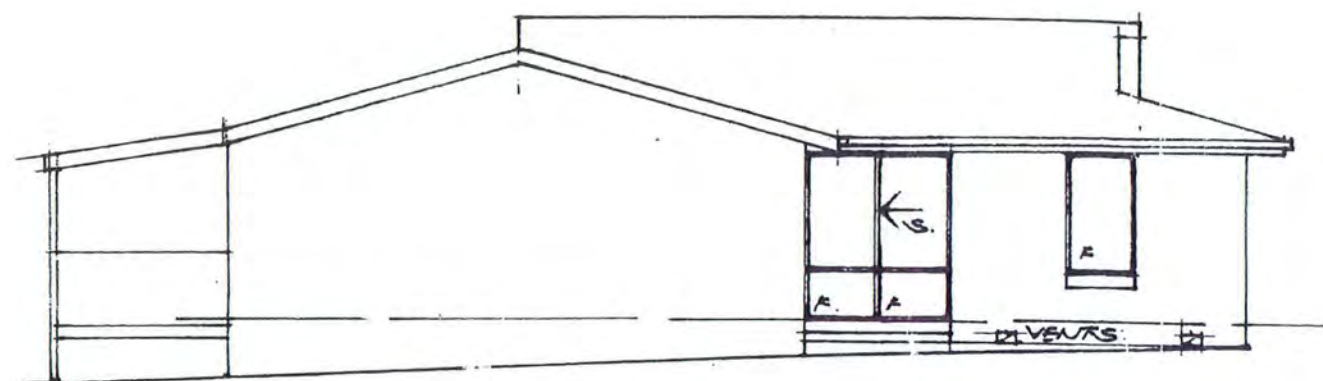
Doc. No: 241732

COUNCIL
COMMUNITY SERVICES

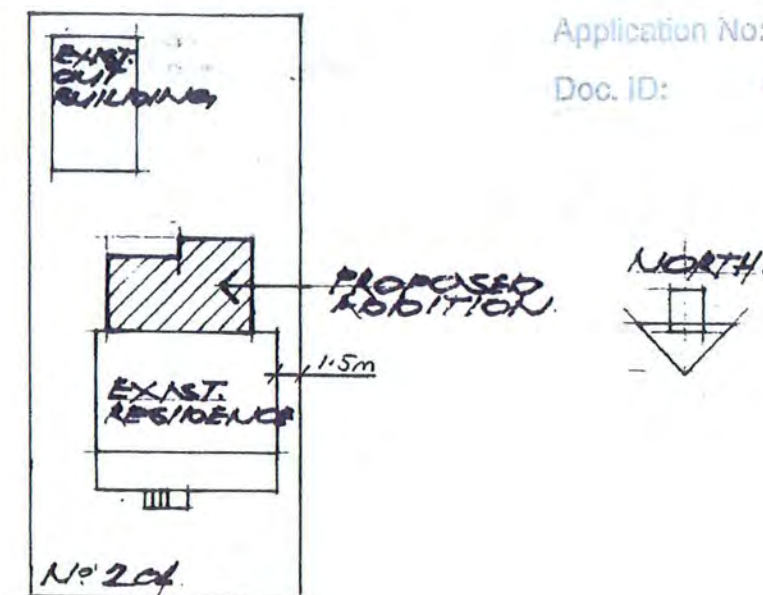
Received: - 5 AUG 2016

Application No: DA21602D

Doc. ID: 24173D

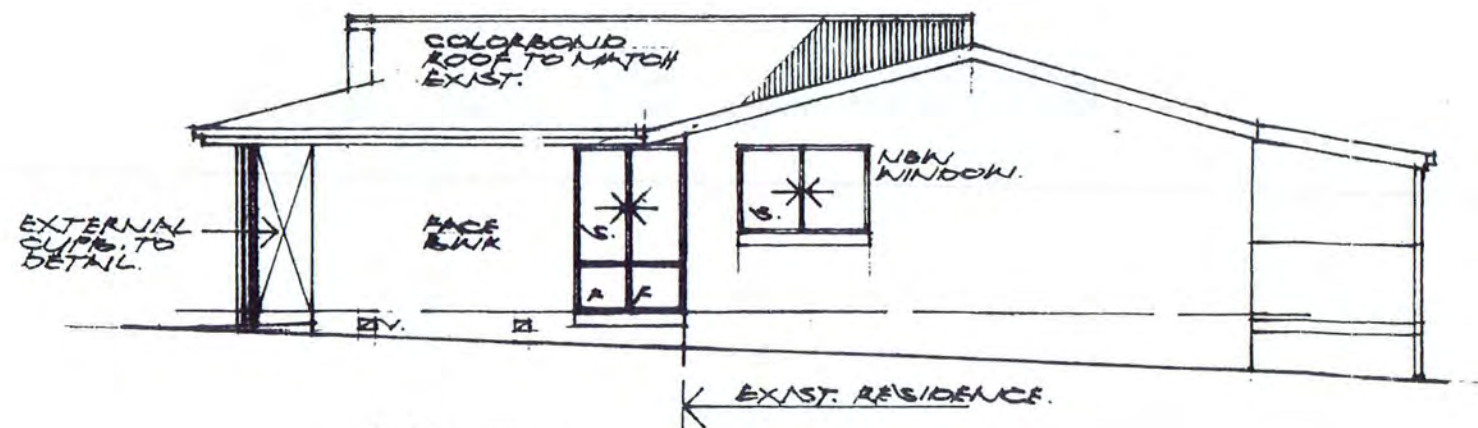


WEST
ELEVATION

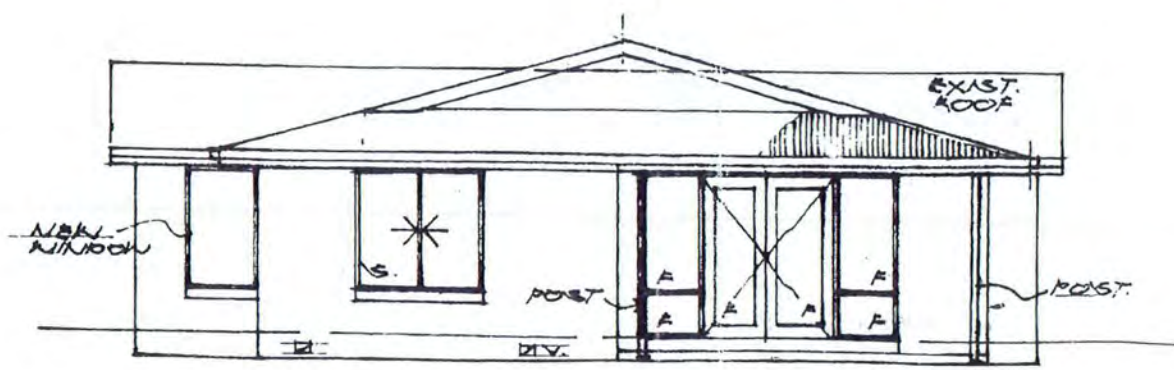


MAIN ROAD

LOCATION
PLAN



EAST
ELEVATION
1:100 SCALE

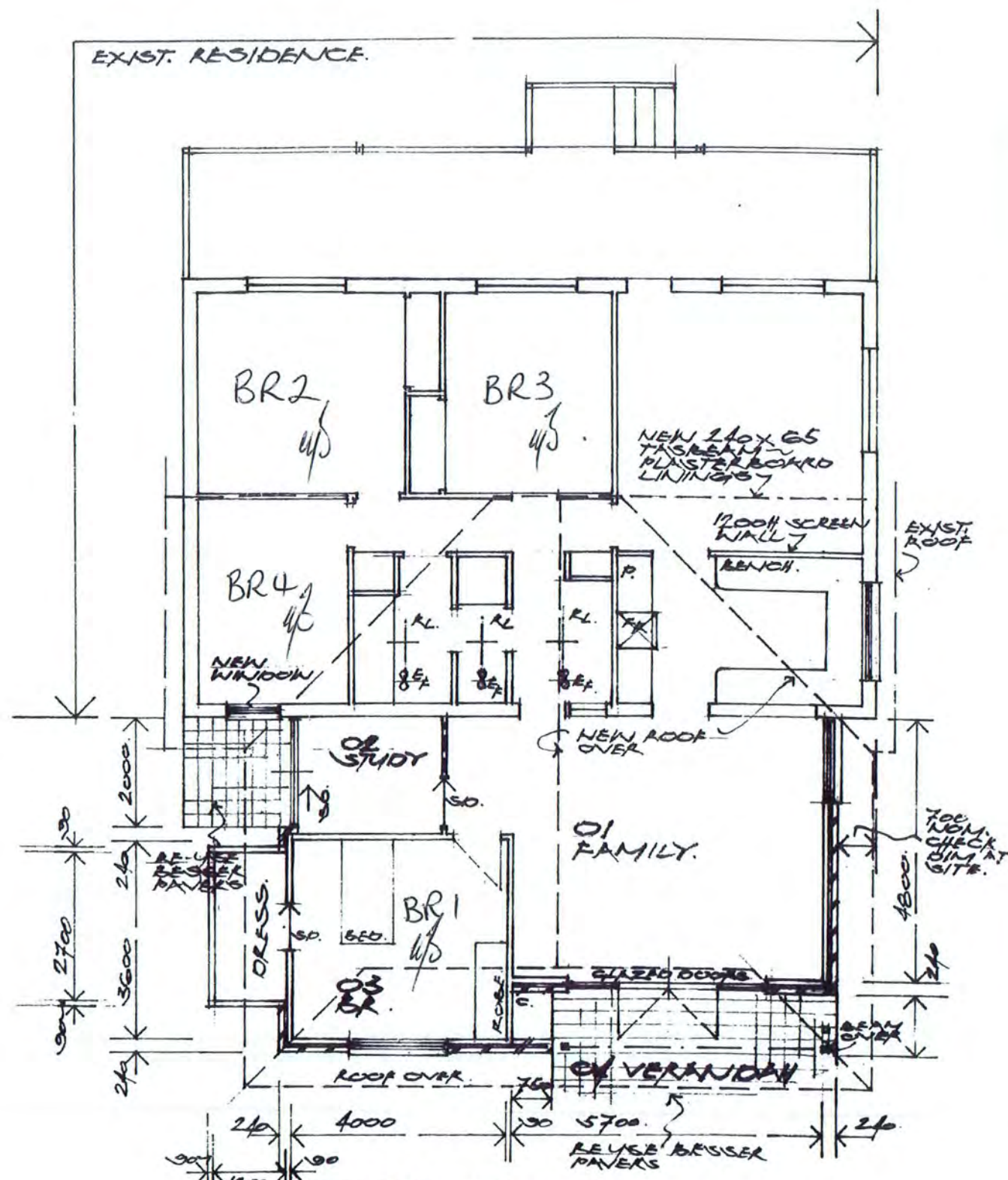


SOUTH
ELEVATION
ADDITIONS TO RESIDENCE
204 MAIN ROAD: PENGUIN
FOR B. & R. K. BURROWS

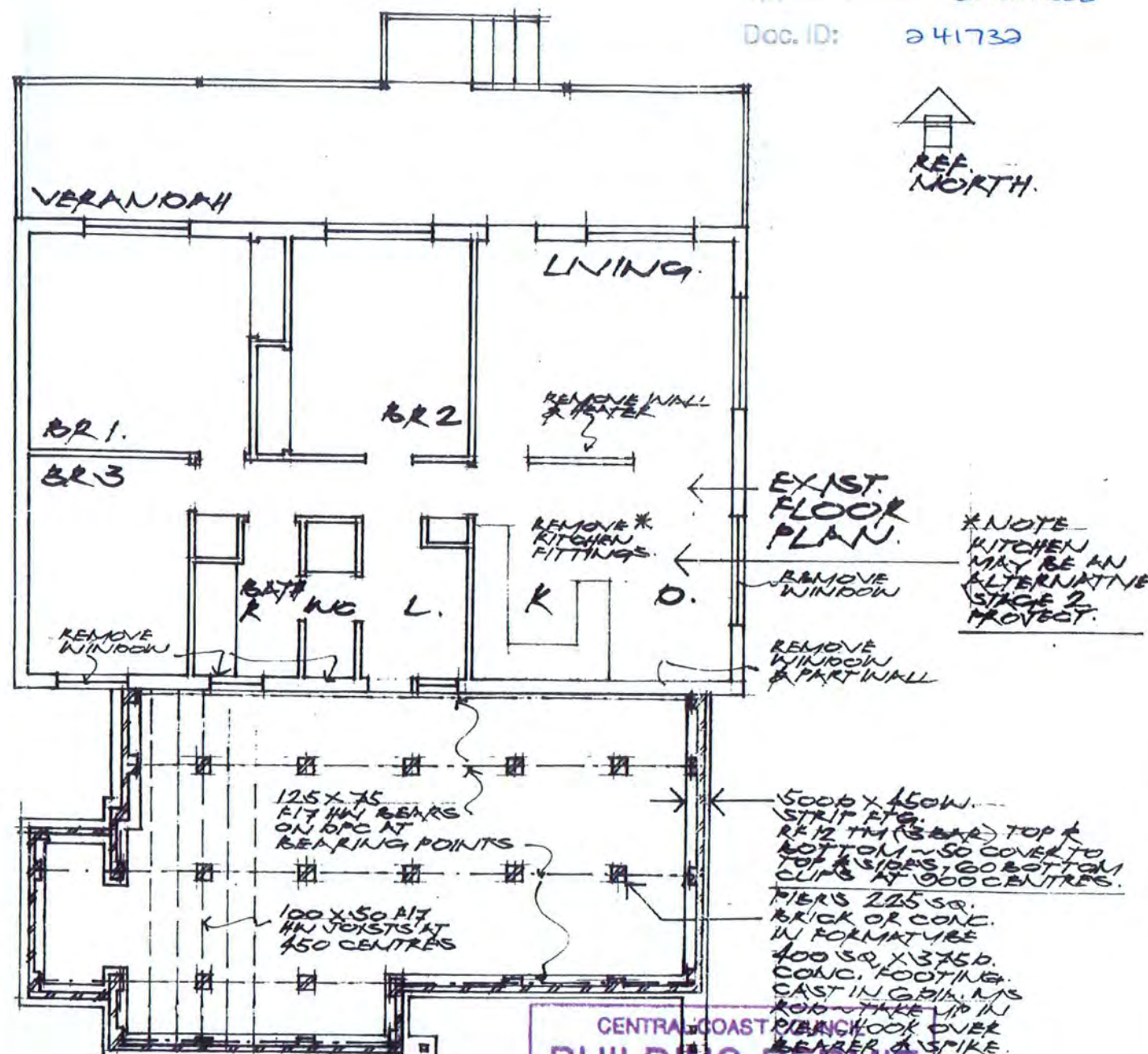
Received: - 5 AUG 2016

Application No: DPA16000

Doc. ID: 241732



FLOOR PLAN 1:100 SCALE AMENDED



FOUNDATION PLAN AMENDED

CENTRAL COAST
BUILDING PERMIT

PERMIT No. Date

201142 20 DEC 2001

This Document is relevant to the Permit and is subject to modifications and conditions stipulated on Building Permit.

BUILDING SURVEYOR

ADDITIONS TO RESIDENCE
204 MAIN ROAD, PENGUIN
FOR B. & R. K. BURROWS

Received: - 5 AUG 2016

Application No: 00216002

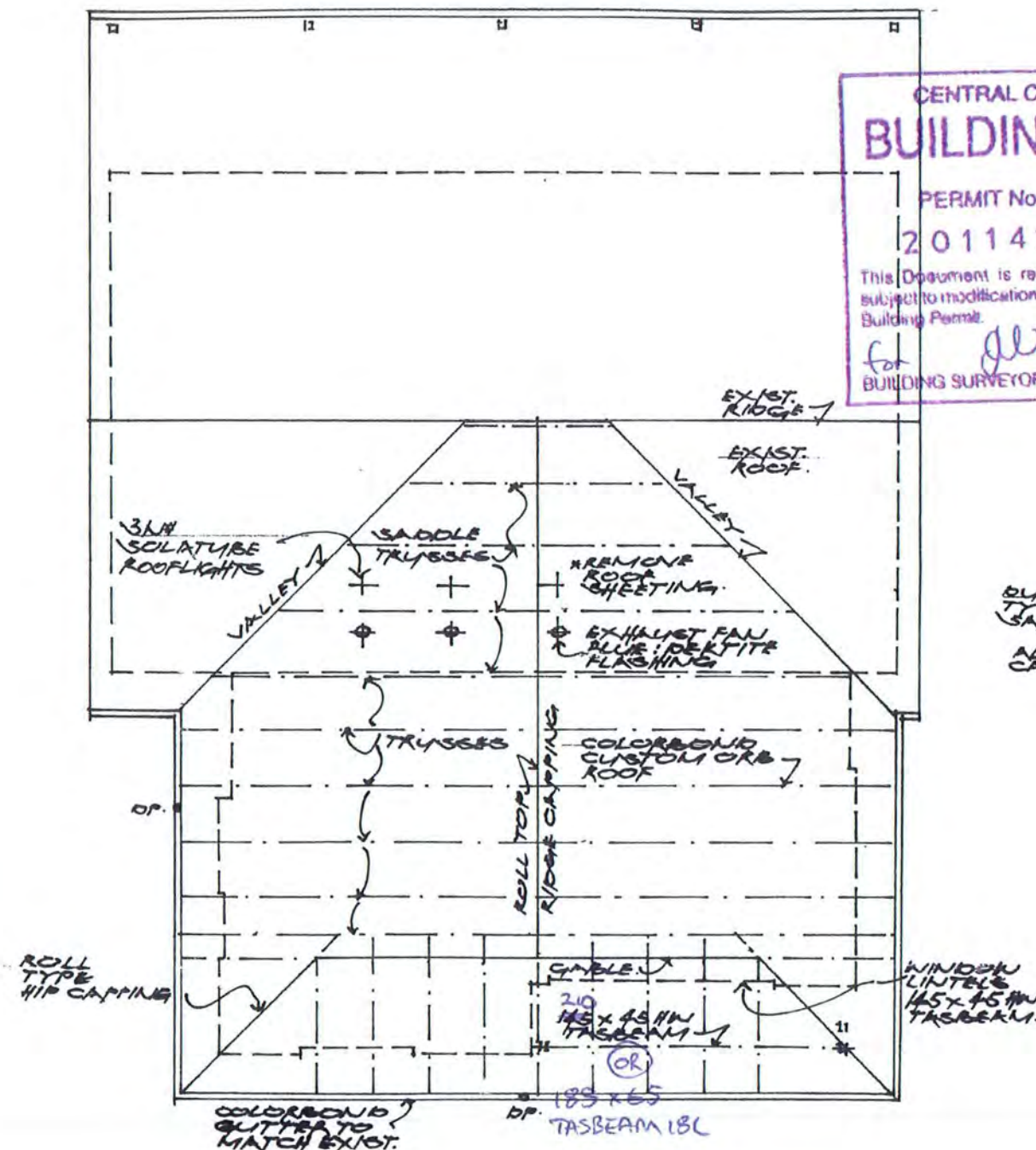
Doc. ID: 241732

CENTRAL COAST COUNCIL
BUILDING PERMIT

PERMIT No. Date
201142 26 NOV 2001

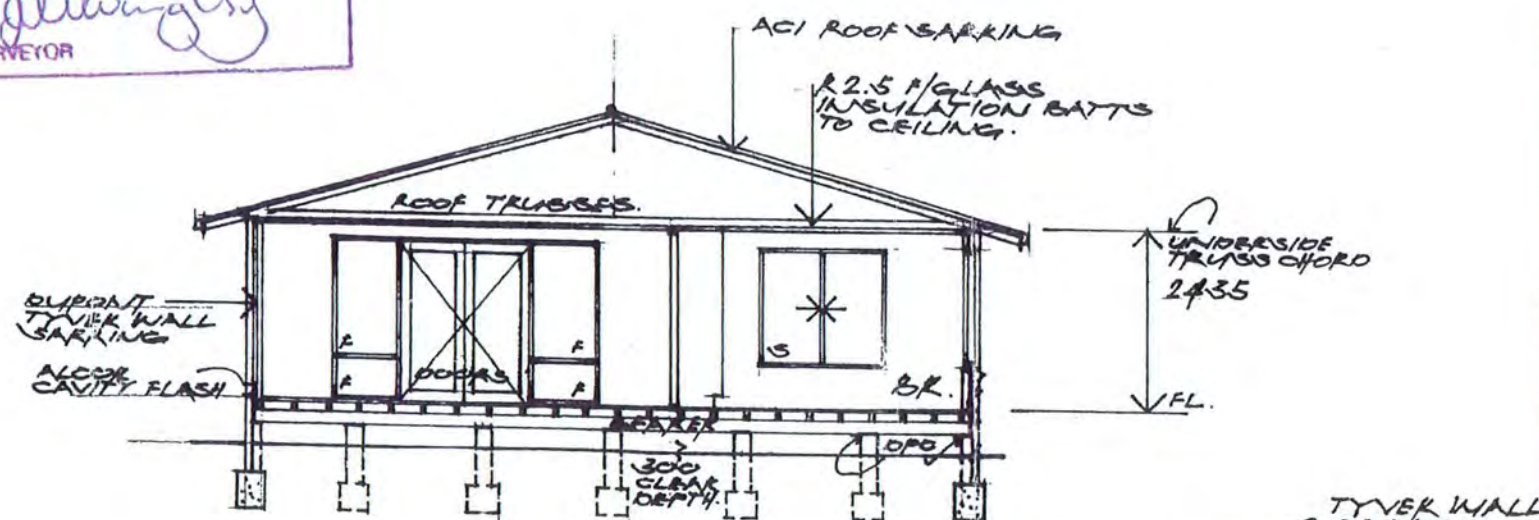
This Document is relevant to the Permit and is
subject to modifications and conditions stipulated on
Building Permit

for *glennally*
BUILDING SURVEYOR



ROOF PLAN. 1:100 SCALE.
PROVIDE ALL TRUSSES INCL.
GIRDER, HIP & SADDLE TRUSSES
TRUSSES FIT IN.

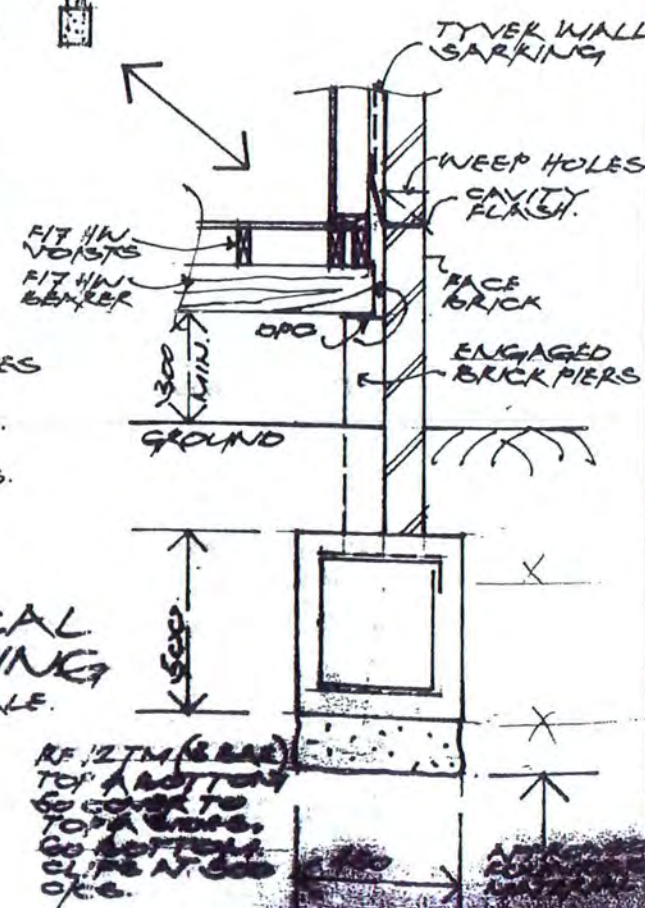
ADDITION TO RESIDENCE
204 MAIN ROAD: PENGUIN
FOR B. & R. K. BURROWS.



- STUD FRAME
FIT 40mm STUDS AT 450 C/Cs. (90x35)
- PLATES 45mm PINE (90x35)
- DOUBLE TOP PLATE FOR TRUSS BEARINGS.
- BRACE ALL WALL PANELS.
- WALL INSULATION R1.5 P/GLOSS BATTs TO ALL FRAMED VENEER WALLS.
- FLOOR SHEETING 19THICK FLOORING GRADE PARTICLE BOARD INCL. TONGUES ALL JOINTS.
- ALL WALL & CEILING LININGS 10mm PLASTERBOARD. SQUARE STOPPED TO CEILING JUNCTION WITH WALLS.

TRANSVERSE SECTION
THROU FAMILY
& B.R.

DET. TYPICAL FOOTING
1:20 SCALE.



Mary-Ann Edwards

From: Darren Ellis <dellis13@yahoo.com>
Sent: Friday, 19 August 2016 11:25 AM
To: Mary-Ann Edwards; Michael Baxter; Kimberley Ellis
Subject: Re: Discretionary application for Visitor Accommodation- 204 Main Road, Penguin-DA216022
Attachments: 20160818144636988.pdf

Dear Mary-Ann,

I have just had a phone conversation with Michael Baxter in regards to the property at 204 Penguin Road, Penguin.

I would like you to know that we give Michael Baxter authorisation to amend the floor plan of the property in regards to the number of bedrooms and where they are located.

Furthermore, in regards to how many beds we will have, we will be doing the following:

Bedroom 1 - queen's size bed

Bedroom 2 - queen's size bed

Bedroom 3 - 2 single beds

Bedroom 4 - 2 single beds.

This will make a total of 8 people allowed to sleep in the building at any time.

As well, I have paid the discretionary payment this morning.

If you need anything further, please don't hesitate to contact me on either my mobile 0434 289 240 or my email dellis13@yahoo.com

Thanks

Kimberley Ellis

On Thursday, August 18, 2016 2:50 PM, Mary-Ann Edwards <Mary-Ann.Edwards@centralcoast.tas.gov.au> wrote:

Good afternoon Kimberley

Please find attached an invoice for the Visitor Accommodation application which, as discussed, must be assessed as a "Discretionary" application due to the proximity of the dwelling to the Western Rail Line .

I would also be pleased if you could show a vehicle turning area on your site plan.
Your sincerely,

Mary-Ann Edwards

Town Planner

CENTRAL COAST COUNCIL

PO Box 220 | 19 King Edward Street, Ulverstone TAS 7315

Annexure 3

CENTRAL COAST COUNCIL

Division Plan-Ian-S

202 Main Road
Penguin Tas 7316

1 September 2016

Rec'd **06 SEP 2016**

The General Manager
Central Coast Council
P O Box 220
Ulverstone TAS 7325

File No
Doc. Id 250970 - email received 02-09-2016

CONFIDENTIAL

Dear General Manager,

REPRESENTATION OF OBJECTION – PROPOSED PROPERTY DEVELOPMENT AT 204 MAIN ROAD, PENGUIN

Following correspondence from Mr Ian Sansom, Land Use Planning Group Leader, dated 23 August 2016, your reference DA216022, I would like to thank you for the opportunity to make a **representation of objection** to the proposed property development at 204 Main Road Penguin.

My wife, Stephanie, and I reside at the adjoining property at 202 Main Road Penguin with a gated fence in overall poor condition running along the boundary of the two properties.

We have viewed the application on line on the Central Coast Council website and note the intended use of the property is as 'holiday accommodation'.

Our representation of objection is on the following basis;

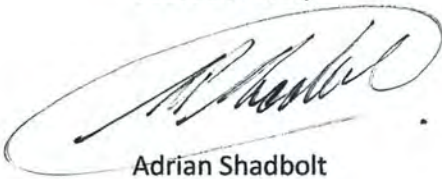
1. Conducting a commercial business in a residential area;
2. Proximity of the business in relation to residences in the area – there are no other similar business within approx. 1km;
3. Conducting a business that will result in disturbance to residential neighbours and general peace and quiet of the area by;
 - a. Vehicular noise from customer comings and goings at all hours;
 - b. Human noise from customer comings and goings at all hours;
 - c. Human noise from within the dwelling from non-area residents without consideration of neighbouring residents;
 - d. Persons enquiring about the business from customers and potential customers; and
 - e. Maintenance (cleaners) vehicles adding to vehicular and human movements and noise in the area;
4. No apparent business managerial capacity by proximity to address problematic occupants – applicant is a resident of Victoria;

5. Loss of privacy to residents caused by transient neighbours;
6. No street lighting at all in the area, making locating the accommodation in the dark difficult and resulting in neighbouring driveways being used as turning circles to return to the address; and
7. No pedestrian crossing or signage provision for the rail line opposite the residence potentially placing visitors unfamiliar to the area in relative danger accessing the beach area.

Whilst we recognize that some of these representations may not accord with the relevant council planning sections, we ask that they be considered accordingly.

Thank you again for the opportunity to make a representation in respect of this matter and we look forward to hearing from you in due course.

Yours sincerely

A handwritten signature in black ink, appearing to read 'A. Shadbolt', enclosed within a large, loopy oval flourish.

Adrian Shadbolt

Annexure 4



Aerial View – 204 Main Road, Penguin



204 Main Road, Penguin

TR Ref: 2016 – TR/CCC – 0249

Council Reference: DA216022

Level 2, 24 Murray Street
Hobart TAS 7001
PO Box 335
Kings Meadows TAS 7249
T 03 6227 5212
F 03 6227 5220
E landmanagement@tasrail.com.au

General Manager
Central Coast Council
PO Box 220
Ulverstone TAS 7315

COUNCIL
REGULATORY SERVICES

25 AUG 2016

Sent via email: admin@centralcoast.tas.gov.au Application No:

Doc. ID:

Dear Council,

RE: APPLICATION FOR PLANNING PERMIT FOR LAND ADJOINING RAILWAY ASSET

Thank you for Councils notification received by email on 25 August 2016 regarding an application for Visitor Accommodation – Variation to proximity to rail line at 204 Main Road, Penguin.

The rail infrastructure in the state is a critical part of the state's transport infrastructure and capacity. It must be assumed in the consideration of any development that rail services will be maintained and even increased. The railway at the location of the proposed development is currently part of Tasmania's operational rail network and it should therefore be noted that property in proximity to the rail corridor can be adversely affected by a number of factors, these include:

Night time noise

- Train operations are undertaken at any time of the day or night. This is not expected to change.
- Any development must take this into consideration

Vibration and noise

Train operations create vibration and noise. Any new development must take this into consideration as it may impact on quality of life. Building structure design should consider these issues. We recommend that buildings are located as far as possible from the rail corridor;

Please read the attached *Environment Protection Authority (noise) Policy 2009. Part 4;* transport infrastructure, public roads, railways, ports & airports.

Drainage

- Water creates major problems for rail formations and must be controlled within the rail corridor. As a result, a licence is required from TasRail for any proposed drainage onto the rail corridor from an adjoining property;
- In certain circumstances drainage from the rail corridor onto adjoining property is permitted and may impact the adjoining property.

Line of sight

- From a safety perspective line of sight is important when operating a railway. New developments that are going to impact on the line of sight must be assessed by the rail operator. This can include proposed planting/growth of vegetation and building structures.

Level crossing

- Line of sight is critical for level crossings and must be maintained.

Safety issues are addressed

- Access to the rail corridor is limited to people with permission;
- A 3m safety exclusion zone exists along the railway line.

Traffic

- We would recommend that the council consider any changes to traffic volumes in regards to current crossing capacity and design within the locality of any development proposal.

Access to corridor

- Residents need to be aware that access to the rail corridor needs to be approved and that any use of the rail corridor needs to be licensed. This includes such issues as drainage, water pipes, electrical infrastructure, crossings or the like. It must also be stressed that there is, under all circumstances, a 3m safety exclusion zone exists from the edge of the nearest rail out each side;
- Access to the rail corridor requires relevant safety methods in place and subsequent approval by TasRail must be sought.

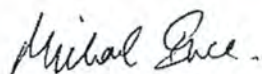
Access to property across the rail corridor

- All crossings must be licensed; conditions appropriate to the location will apply. It is illegal to build and access a private rail crossing without a licence.

Providing that the applicant is made aware of the issues detailed above, TasRail can see no reason why this development should not proceed.

If Council or the applicant would like to discuss this matter further please contact me on (03) 6227 5212 or by email landmanagement@tasrail.com.au

Yours sincerely,

A handwritten signature in black ink, appearing to read "Michael Ince".

Michael Ince
MANAGER
PROPERTY SERVICES

25 August 2016

PART 4 – TRANSPORT INFRASTRUCTURE

Public roads, railways, ports & airports

11. (1) it is recognised that although the operation or use of public roads, railways, ports or airports may prejudice protection of the environmental values, the function the transport network serves is necessary for the community's economic, environmental and social wellbeing.

(2) Notwithstanding sub-clause (1), it is intended that -

- (a)** Transport planning initiatives for freight and passenger movement and new transport infrastructure be developed in a systematic way to achieve an optimal balance of economic, environmental and social benefits and costs with major criterion of minimising the number of people exposed to noise levels that would prejudice protection of the environmental values; and
 - (b)** Where environmental values are acutely prejudiced, existing transport infrastructure noise should be reduced to the greatest extent that is reasonably practical, consistent with achieving an optimal balance of economic, environmental and social benefits and costs.
- (3)** The allocation of any public resources to minimise noise impacts resulting from public roads, railways, ports or airports shall aim to achieve the most benefit for the greatest number of people exposed to those impacts.
- (4)** A transport noise strategy will be developed to improve transport noise outcomes, further the objectives of the Act and assist in implementation of subclauses (2) and (3)

Flood Repair Estimates - 2016

2015-2016

Initial Response

Road closures, flood response etc.	206,000
------------------------------------	---------

2016-2017

Roads

Miscellaneous repairs	304,000
South Riana Rd - dry bridge to Hobbs Bridge	150,000
Culvert replacements, Gunns Plains	50,000
Marshalls Bridge Rd	200,000

Landslips

Gunns Plains Road 1	500,000
Gunns Plains Road 2	300,000
Loongana Road 1	40,000
Loongana Road 2	100,000
Raymond Road	50,000
South Riana Road *	500,000
Lowana Road *	150,000

Bridges

Taylors Flats Bridge, Leven River	1,200,000
Marshalls Bridge, Leven River	1,100,000
Bridge Repair Contract	250,000

TOTAL 5,100,000

Based on available information 08/09/2016

* indicates waiting on geotechnical investigation to finalise solutions



SCHEDULE OF CONTRACTS AND AGREEMENTS

(Other than those approved under the Common Seal)

Period: 1 to 31 August 2016

Contracts

- . Contract No. 2/2016-17
Peacock Darcy and Anderson
Provision of detailed engineering services
Net Price \$8,586.60 (incl. GST)

Agreements

- . The Crown in Right of Tasmania
Grant agreement
Tasmanian Mens Shed Association Grants Program
- . Car Park Redevelopment Agreement
Ellis Court Pty Ltd, Vantage Hotel Group Pty Ltd and Coles Supermarkets
Australia Pty Ltd
Coles/Furners car park redevelopment
- . APH Agreement
Unit 14 Cooina Court
35-37 Main Street, Ulverstone
- . Grazing Licence
Land situated at 1299 Castra Road, Sprent
- . Leven Pony Club
Clubrooms lease
North Motton Equestrian Centre, North Motton

Sandra Ayton
GENERAL MANAGER

**SCHEDULE OF DOCUMENTS FOR AFFIXING OF
THE COMMON SEAL**


Period: 16 August 2016 to 19 September 2016

Documents for affixing of the common seal

TBA

Final plans of subdivision sealed under delegation

TBA



Sandra Ayton
GENERAL MANAGER

**A SUMMARY OF RATES & FIRE SERVICE LEVIES
FOR THE PERIOD ENDED 31 AUGUST 2016**

	2015/2016		2016/2017	
	\$	%	\$	%
Rates paid in Advance	- 837,326.01	-5.97	- 892,195.10	-6.21
Rates Receivable	295,911.64	2.11	228,216.09	1.59
Rates Demanded	14,561,987.40	103.86	15,038,148.67	104.62
Supplementary Rates	-	0.00	-	0.00
	14,020,573.03	100.00	14,374,169.66	100.00
Collected	9,212,621.31	65.71	9,684,422.55	67.37
Add Pensioners – Government	806,839.73	5.75	825,518.49	5.74
Pensioners – Council	30,870.00	0.22	31,640.00	0.22
	2,561,598.94	71.68	10,541,581.04	73.34
Remitted	1,060.99	0.01	-	0.00
Discount Allowed	533,283.26	3.80	556,971.39	3.87
Paid in advance	- 257,264.52	-1.83	- 255,227.69	-1.78
Outstanding	3,693,162.26	26.34	3,530,844.92	24.57
	14,020,573.03	100.00	14,374,169.66	100.00



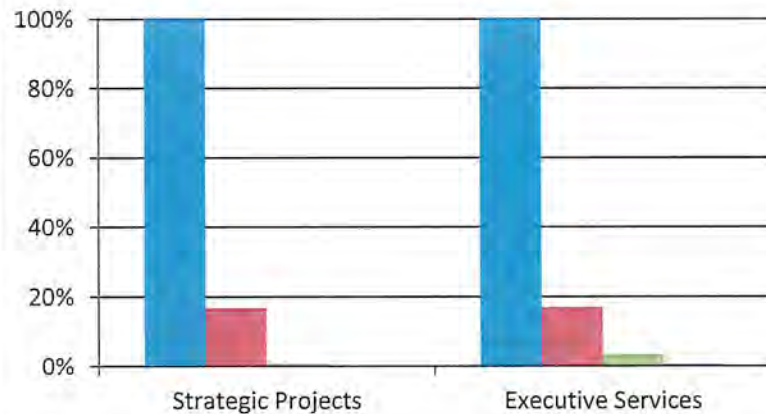
Andrea O'Rourke
ASSISTANT ACCOUNTANT

7-Sep-2016

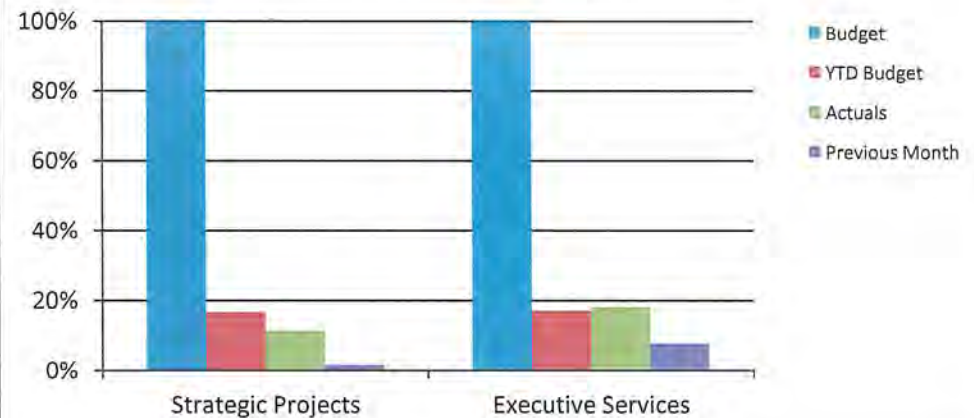
Finance Report – August 2016

GENERAL MANAGEMENT	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Revenue							
Strategic Projects	(4,373,000)	(728,900)	(26,214)	(1,146)	(702,686)	(4,346,786)	1%
Executive Services	(16,000)	(2,700)	(535)	(70)	(2,165)	(15,465)	3%
	\$ (4,389,000)	\$ (731,600)	\$ (26,750)	\$ (1,216)	\$ (704,850)	\$ (4,362,250)	
Expenses							
Strategic Projects	134,000	22,400	15,132	2,070	7,268	118,868	11%
Executive Services	1,490,000	253,060	267,348	111,987	(14,288)	1,222,652	18%
	\$ 1,624,000	\$ 275,460	\$ 282,480	\$ 114,057	\$ (7,020)	\$ 1,341,520	

General Management – Revenue



General Management – Expenses



Variance

Strategic Projects

Revenue less than YTD budget – Budget timing – sale of property and capital contributions.

Strategic Projects

Expenditure less than YTD budget – timing in general.

Executive Services

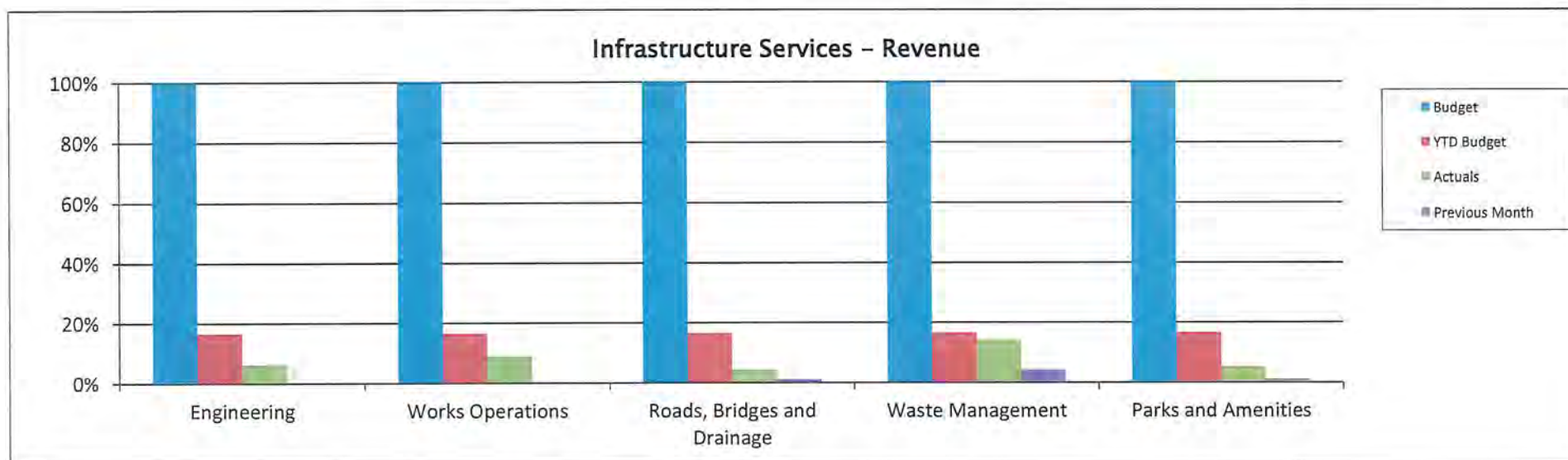
Revenue less than YTD budget – plant allocated behind budget.

Executive Services

Expenditure more than YTD budget – timing related to the Cradle Coast Authority contribution.

Finance Report – August 2016

INFRASTRUCTURE SERVICES	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Revenue							
Engineering	(1,486,000)	(247,600)	(93,255)	(4,658)	(154,345)	(1,392,745)	6%
Works Operations	(1,179,000)	(196,500)	(106,235)	(4,090)	(90,265)	(1,072,765)	9%
Roads, Bridges and Drainage	(2,562,200)	(427,000)	(113,242)	(29,491)	(313,758)	(2,448,958)	4%
Waste Management	(593,500)	(98,900)	(84,844)	(25,095)	(14,056)	(508,656)	14%
Parks and Amenities	(489,700)	(81,600)	(25,658)	(5,468)	(55,942)	(464,042)	5%
	\$ (6,310,400)	\$ (1,051,600)	\$ (423,234)	\$ (68,801)	\$ (628,366)	\$ (5,887,166)	

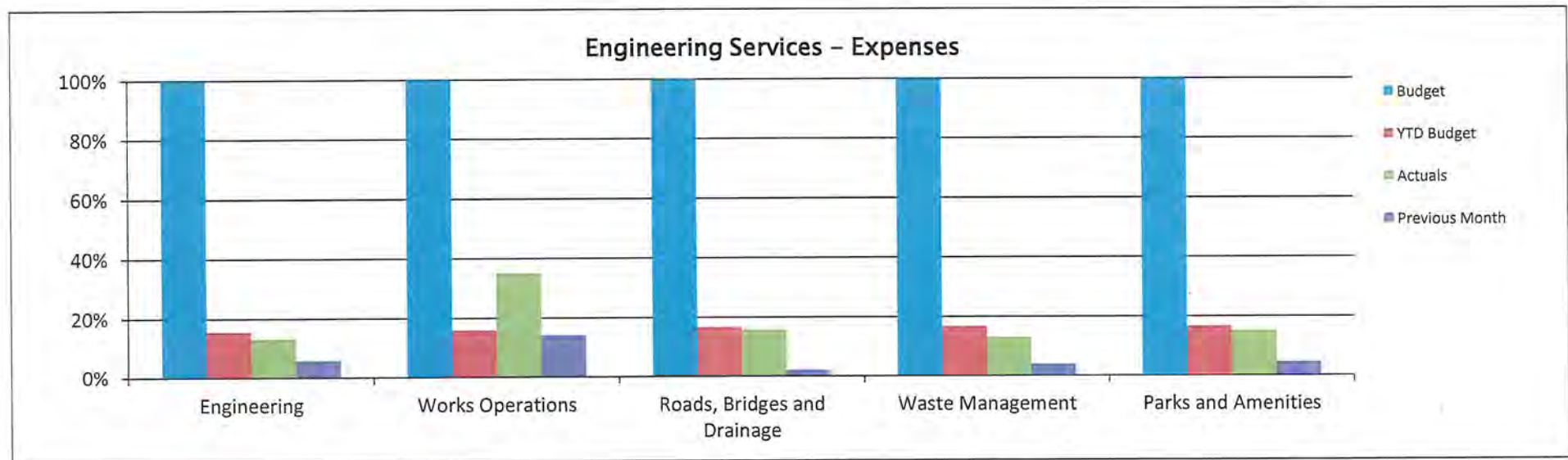


Variance

Engineering	Revenue under YTD budget – Timing – capital works program affected by flood works.
Works Operations	Revenue under YTD budget – Timing – operational programs behind in cost allocations.
Roads, Bridges and Drainage	Revenue under YTD budget – Timing – capital grants not yet received.
Waste Management	Revenue under YTD budget – Resource Recovery Centre – entry fees and scrap metal sales behind budget.
Parks and Amenities	Revenue under YTD budget – Timing of revenue in general.

Finance Report – August 2016

INFRASTRUCTURE SERVICES	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Expenses							
Engineering	1,486,000	230,150	195,196	85,311	34,954	1,290,804	13%
Works Operations	1,209,000	191,740	424,614	171,611	(232,874)	784,386	35%
Roads, Bridges and Drainage	6,997,000	1,166,130	1,102,967	153,303	63,163	5,894,033	16%
Waste Management	3,587,500	598,000	465,149	138,440	132,851	3,122,351	13%
Parks and Amenities	2,583,700	430,160	387,048	113,518	43,112	2,196,652	15%
	\$ 15,863,200	\$ 2,616,180	\$ 2,574,974	\$ 662,183	\$ 41,206	\$ 13,288,226	

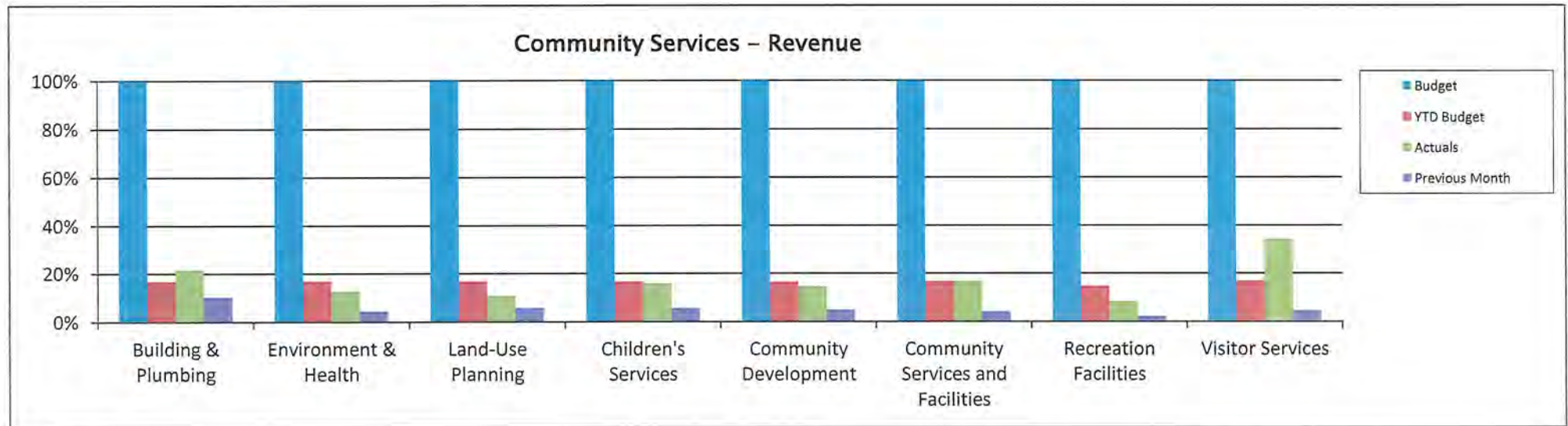


Variance

Engineering	Expenditure under YTD budget – Timing of costs mainly staff costs.
Works Operations	Expenditure over YTD budget – Flood recovery expenses not budgeted for.
Roads, Bridges and Drainage	Expenditure under YTD budget – Timing of costs in general.
Waste Management	Expenditure under YTD budget – Garbage and recycling collection costs for July and August not yet received.
Parks and amenities	Expenditure under YTD budget – Timing of costs in general.

Finance Report – August 2016

COMMUNITY SERVICES	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Revenue							
Building and Plumbing	(220,000)	(36,700)	(47,182)	(22,341)	10,482	(172,818)	21%
Environment and Health	(62,000)	(10,400)	(7,795)	(2,658)	(2,605)	(54,205)	13%
Land-Use Planning	(156,000)	(26,100)	(16,807)	(8,861)	(9,293)	(139,193)	11%
Children's Services	(1,399,000)	(233,000)	(222,474)	(77,433)	(10,526)	(1,176,526)	16%
Community Development	(78,000)	(12,850)	(11,337)	(3,824)	(1,513)	(66,663)	15%
Community Services and Facilities	(975,800)	(162,420)	(174,892)	(45,033)	12,472	(800,908)	18%
Recreation Facilities	(537,000)	(78,500)	(44,170)	(11,683)	(34,330)	(492,830)	8%
Visitor Services	(89,000)	(14,840)	(30,342)	(3,856)	15,502	(58,658)	34%
	\$ (3,516,800)	\$ (574,810)	\$ (554,998)	\$ (175,688)	\$ (19,812)	\$ (2,961,802)	

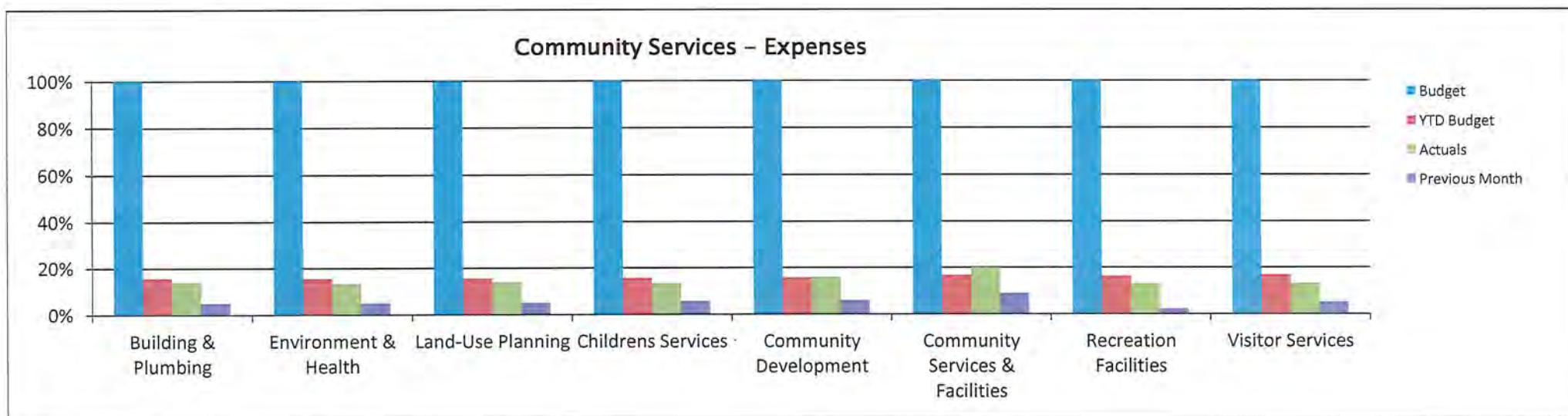


Variance

Building and Plumbing	Revenue greater than YTD budget – Revenue ahead of budget in general.
Children's Services	Revenue less than YTD budget – Timing of contribution income.
Community Services and Facilities	Revenue greater than YTD budget – Timing in general.
Recreation Facilities	Revenue less than YTD budget – Timing in general.
Visitor Services	Revenue greater than YTD budget – Revenue ahead of budget due to ticket sales.

Finance Report – August 2016

COMMUNITY SERVICES Expenses	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Building and Plumbing	474,000	74,340	65,969	23,593	8,371	408,031	14%
Environment and Health	330,000	51,400	43,595	16,260	7,805	286,405	13%
Land-Use Planning	577,500	90,180	80,646	28,806	9,534	496,854	14%
Children's Services	1,388,000	216,940	186,044	79,024	30,896	1,201,956	13%
Community Development	812,700	127,990	130,266	48,078	(2,276)	682,434	16%
Community Services and Facilities	1,559,700	259,080	309,360	136,312	(50,280)	1,250,340	20%
Recreation Facilities	1,957,300	317,000	254,039	40,216	62,961	1,703,261	13%
Visitor Services	289,000	48,100	37,460	14,094	10,640	251,540	13%
	\$ 7,388,200	\$ 1,185,030	\$ 1,107,379	\$ 386,383	\$ 77,651	\$ 6,280,821	



Variance

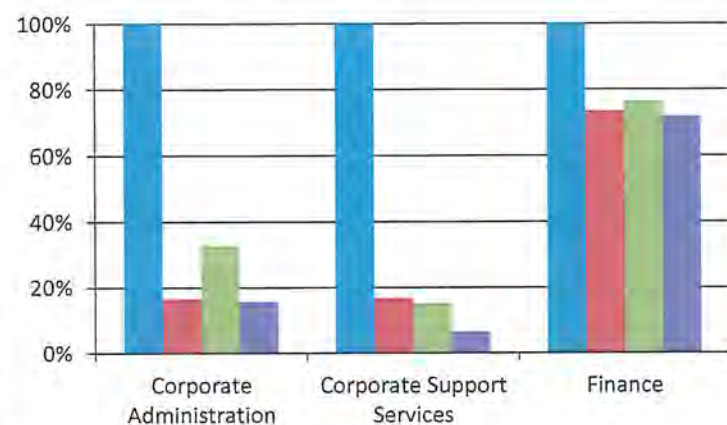
Children's Services

Actuals less than YTD budget – staff costs running less than budget.

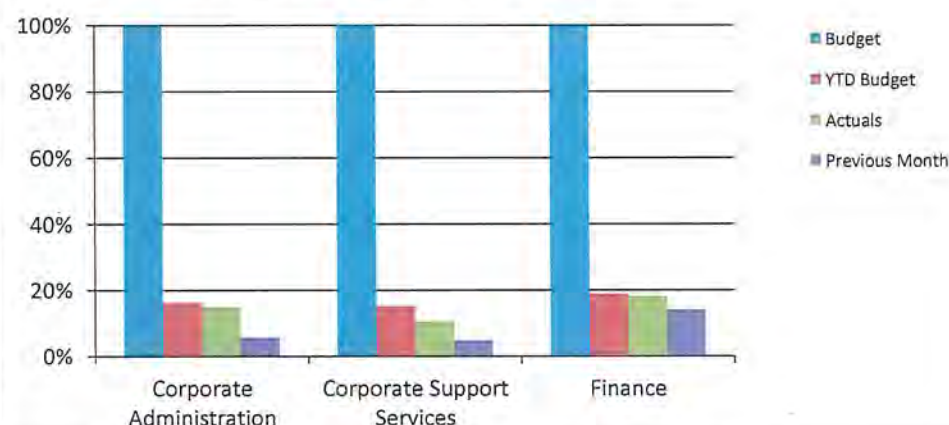
Finance Report – August 2016

ORGANISATIONAL SERVICES	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Revenue							
Corporate Administration	(154,200)	(25,700)	(21,112)	(6,412)	(4,588)	(133,088)	14%
Corporate Support Services	(3,333,000)	(555,500)	(501,141)	(213,735)	(54,359)	(2,831,859)	15%
Finance	(21,083,000)	(15,499,450)	(16,111,020)	(15,153,802)	611,570	(4,971,980)	76%
	\$ (24,570,200)	\$ (16,080,650)	\$ (16,633,273)	\$ (15,373,948)	\$ 552,623	\$ (7,936,927)	
Expenses							
Corporate Administration	655,600	105,900	99,683	23,593	6,217	555,917	15%
Corporate Support Services	4,120,000	618,320	433,848	16,260	184,472	3,686,152	11%
Finance	1,927,500	360,000	349,013	28,806	10,987	1,578,487	18%
	\$ 6,703,100	\$ 1,084,220	\$ 882,544	\$ 68,659	\$ 201,676	\$ 5,820,556	

Organisational Services – Revenue



Orgainsational Services – Expenses



Variance

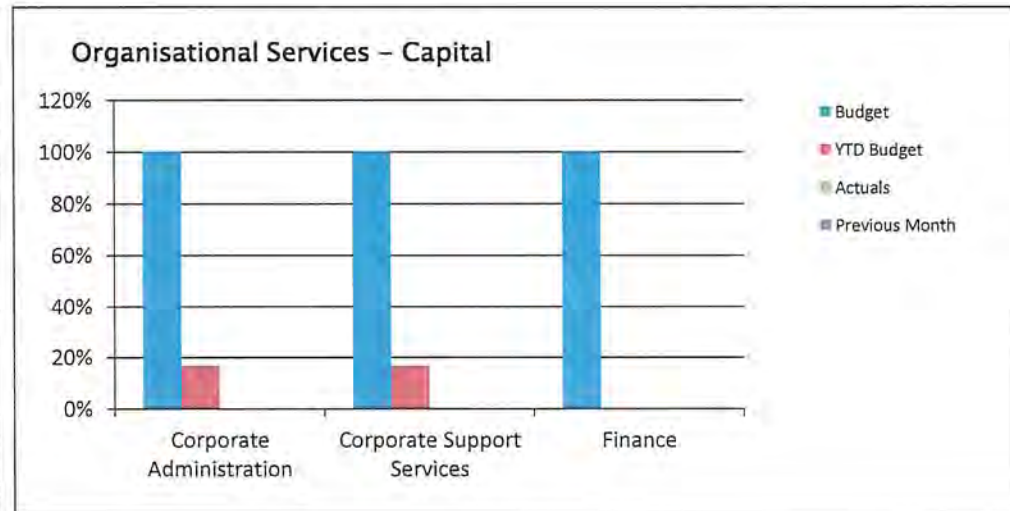
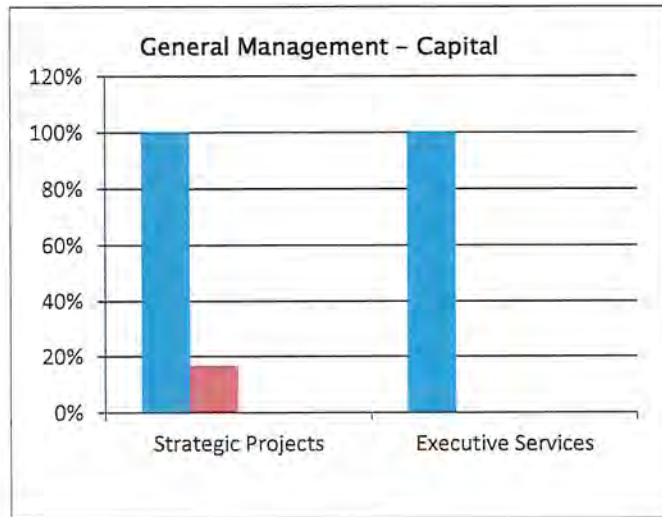
Corporate Administration	Revenue less than YTD Budget – Timing in general.
Corporate Administration	Expenses less than YTD Budget – Timing in general.
Corporate Support Services	Revenue less than YTD Budget – Timing relating to reallocations.
Corporate Support Services	Expenses less than YTD Budget – Timing in general.
Finance	Revenue less than YTD Budget – Rates reflected at gross amount before rebates and discounts.
Finance	Expenses less than YTD Budget – Prepayment of insurances offset by timing of Fire Service contribution.

Finance Report – August 2016

	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
GENERAL MANAGEMENT							
Strategic Projects	5,978,000	996,200	21,076	1,415	975,124	5,956,924	0%
Executive Services	30,000	-	-	-	-	30,000	0%
	\$ 6,008,000	\$ 996,200	\$ 21,076	\$ 1,415	\$ 975,124	\$ 5,986,924	

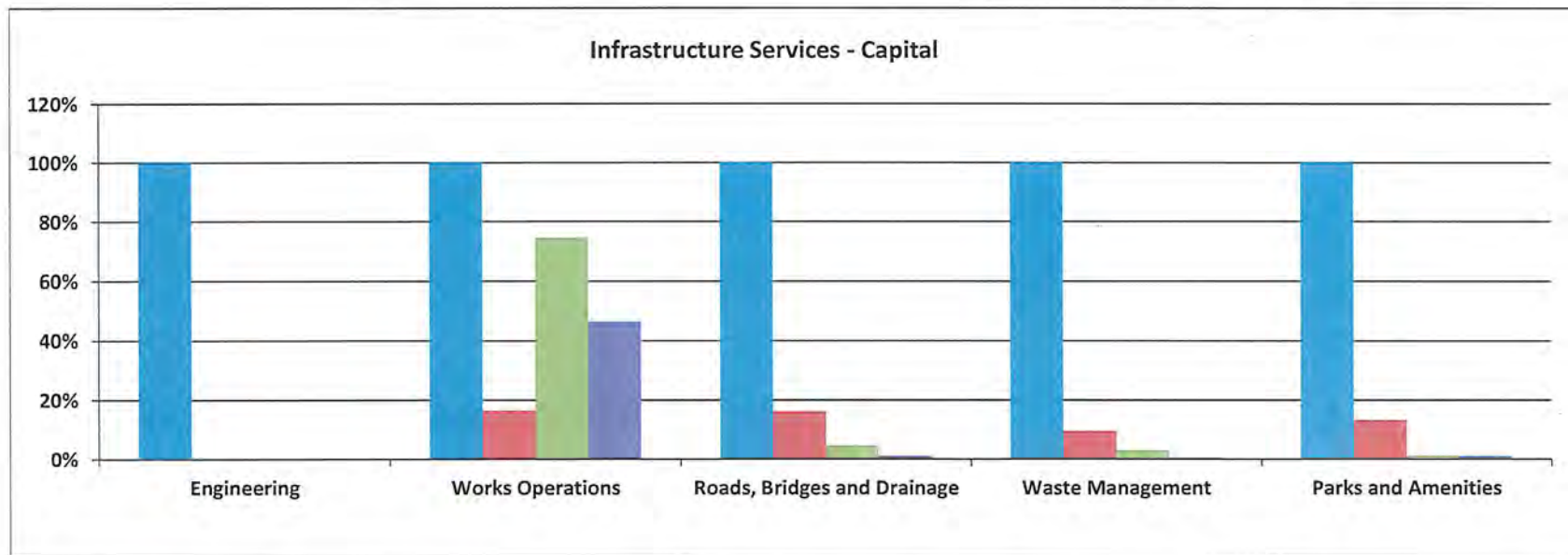
ORGANISATIONAL SERVICES

Corporate Administration	71,000	11,900	-	-	11,900	71,000	0%
Corporate Support Services	120,000	20,000	520	-	19,480	119,480	0%
Finance	-	-	-	-	-	-	0%
	\$ 191,000	\$ 31,900	\$ 520	\$ -	\$ 31,380	\$ 190,480	



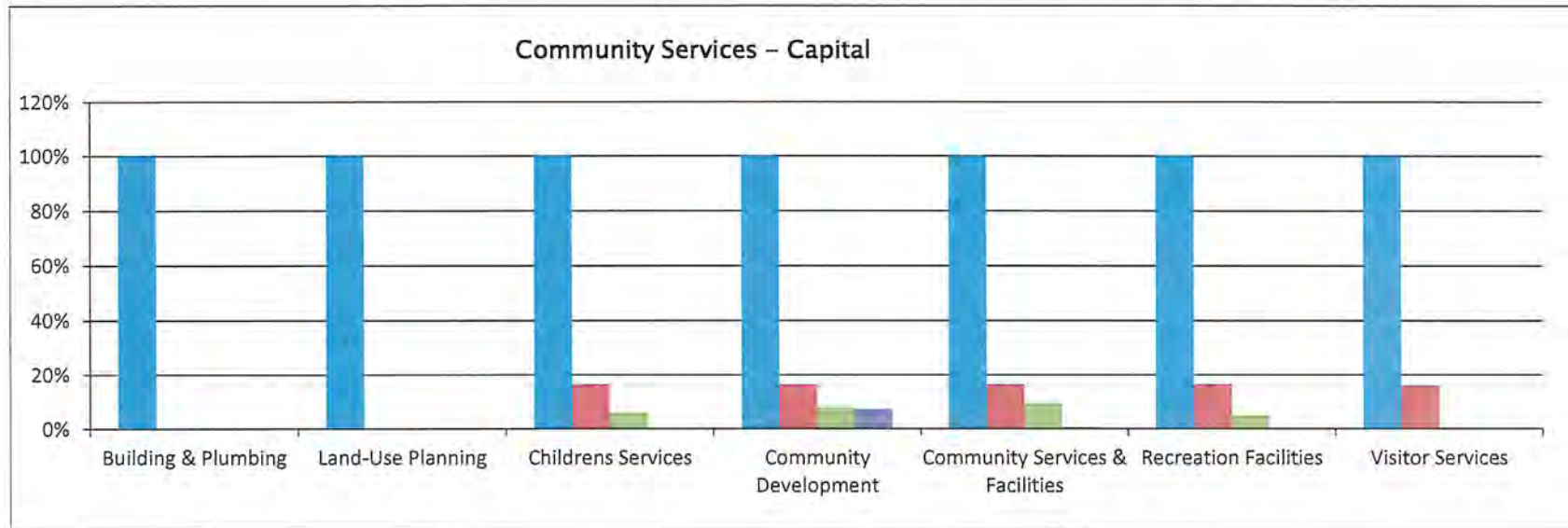
Finance Report – August 2016

	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
INFRASTRUCTURE SERVICES							
Engineering	62,000	-	-	-	-	62,000	0%
Works Operations	207,000	34,500	154,827	96,367	(120,327)	52,173	75%
Roads, Bridges and Drainage	6,101,000	990,100	287,677	80,012	702,423	5,813,323	5%
Waste Management	535,000	51,600	16,864	2,700	34,736	518,136	3%
Parks and Amenities	829,000	109,000	10,387	8,115	98,613	818,613	1%
	\$ 7,734,000	\$ 1,185,200	\$ 469,755	\$ 187,194	\$ 715,445	\$ 7,264,245	



Finance Report – August 2016

	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
COMMUNITY SERVICES							
Building & Plumbing	30,000	–	–	–	–	30,000	0%
Land-Use Planning	58,000	–	–	–	–	58,000	0%
Childrens Services	33,000	5,500	1,986	–	3,514	31,014	0%
Community Development	99,000	16,400	7,782	7,273	8,618	91,218	8%
Community Services & Facilities	393,300	65,220	36,122	1,557	29,098	357,178	9%
Recreation Facilities	423,000	70,200	20,325	1,345	49,875	402,675	5%
Visitor Services	5,000	800	–	–	800	5,000	0%
	\$ 1,041,300	\$ 158,120	\$ 66,215	\$ 10,175	\$ 91,905	\$ 975,085	



Strategic Projects
Works Operations
Roads, Bridges and Drainage
Waste Management
Parks and Amenities

Expenses less than budget – Timing of projects relating to the receipt of grant income.
Expenses greater than budget – Impact of flood rectification works.
Expenses less than budget – Timing of projects and impact of floods on works program.
Expenses less than budget – Timing of projects in general.
Expenses less than budget – Timing of projects in general.

BANK RECONCILIATION

FOR THE PERIOD 1 AUGUST TO 31 AUGUST 2016

Balance Brought Forward (31/7/2016)	6,405,435.33
Add, Revenue for month	9,551,911.87
	15,957,347.20

Less, Payments for month	1,961,712.30

Balance as at 31 August 2016	13,995,634.90

Balance as at Bank Account as at 31 August 2016	1,113,578.86
Less, Unpresented Payments	- 17,363.02

	1,096,215.84
Cash on Hand	- 201,867.19

Operating Account	894,348.65
Interest Bearing Term Deposits	13,101,286.25

	13,995,634.90

Rachel Morris
ASSISTANT ACCOUNTANT

07-September-2016

Works Program 2016-2017

(Schedule indicates site construction only)

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Works Program 2016-2017

(Schedule indicates site construction only)

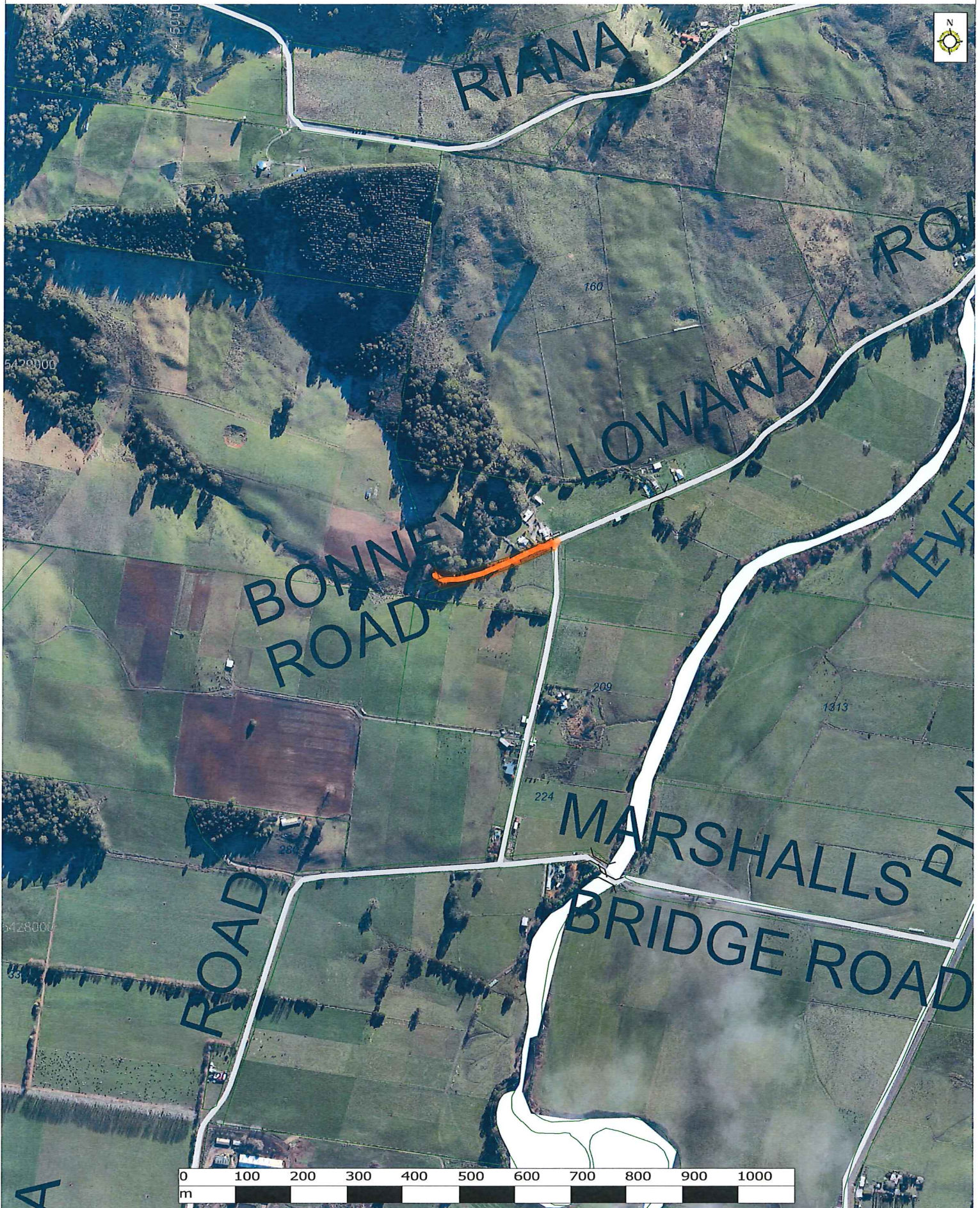
Task Name	Budget	Notes	Scheduling Comments	July	August	September	October	November	December	January	February	March	April	May	June
				27 4 11 18 25	1 8 15 22 29	5 12 19 26	3 10 17 24	31 7 14 21 28	5 12 19 26	2 9 16 23 30	6 13 20 27	6 13 20 27	3 10 17 24	1 8 15 22 29	5 12 19 26
Car Park Signage	\$29,000	CBD Linemarking													
Parking Plan	\$90,000	Strategic Items													
Coles/Furners Carpark	\$450,000	Upgrade works													
Drainage	\$300,000														
Manhole/Side Entry Pits	\$30,000														
Deviation Road	\$10,000	Improvements to capacity													
Heather Court Outfall	\$10,000	Replace outfall with more durable pipe													
River Avenue	\$30,000	Upgrade through No.72													
Alexandra Road	\$20,000	Relocate DN600 through No.47													
Bertha Street	\$20,000	Catchment Survey & Outfall Improvements													
Commonwealth Court	\$30,000	Upgrade pipeline downstream of No.7													
Helen Street	\$10,000	Backflow Prevention													
Ironcliffe Road/Sports Complex Avenue	\$10,000	Drainage improvements at No.135													
Jackson Avenue	\$10,000	Address ponding issue													
Main Road	\$30,000	Upgrade near No.9													
Preservation Drive	\$30,000	Upgrade drainage at No.322													
South Road	\$30,000	Stage 2 of upgrade below No.121A													
Forth Road	\$0														
Miscellaneous Drainage	\$20,000														
Mountain View Place	\$10,000	Capacity issue downstream of MH PH1/2													
Household Garbage	\$310,000														
Penguin Refuse Disposal Site	\$90,000														
Resource Recovery Centre - Landscaping	\$10,000														
Resource Recovery Centre - Leachate Improvements	\$60,000														
Resource Recovery Centre - Rehabilitation	\$20,000														
Resource Recovery Centre - Site Development	\$40,000														
Resource Recovery Centre - Stormwater Lagoon	\$15,000														
Country Waste Facilities - Signage Upgrade	\$10,000														
Castra Transfer Station - Site & Rehabilitation	\$5,000														
Preston Transfer Station - Safety Improvements	\$20,000														
Preston Transfer Station - Retaining Wall	\$20,000														
Preston Transfer Station - Site & Rehabilitation	\$5,000														
South Riana Transfer Station - Site & Rehabilitation	\$5,000														
Ulverstone Transfer Station - Site & Rehabilitation	\$10,000														
Parks	\$447,000														
Playground Renewals	\$75,000														
Parks Asset Renewals	\$80,000														
Beach Access Upgrades	\$10,000														
Flagpole Replacements	\$5,000														
Park Signage Upgrade	\$10,000														
Industrial Estate	\$15,000	Landscaping													
Forth Recreation Ground	\$10,000	Tree Planting													
Johnsons Beach Master Plan	\$15,000	Stage 2													
Forth Recreation Ground - BBQ Refurbishment	\$10,000														
Picnic Hut Renewal	\$20,000	Beach Road													
Beach Road Viewing Area	\$10,000	Landscaping													
Physical Activity Equipment	\$30,000	Penguin...													
Robins Roost/Fairway Park - BBQ	\$80,000														
Penguin Crek Cleanup	\$10,000														
Haywoods Reserve Playground	\$60,000														
Public Amenities	\$154,000														
Toilet Refurbishments	\$30,000														
Bus Shelter Renewals	\$10,000														
Coles Toilet Renewal	\$50,000														
Drinking Water Stations	\$6,000														
Public Toilet	\$5,000	Minor works													
Public Toilets	\$3,000	External Lighting													
Cemeteries	\$75,000														
Memorial Park - Watering System	\$10,000														
Memorial Park - New Plinths	\$15,000														
Memorial Park - Path Networks	\$10,000														
Memorial Park - Memorial Garden	\$20,000														
Master Plan	\$0														
Administration Centre	\$71,000														
Painting Program	\$5,000														
Carpet Replacement Program	\$10,000														
Lighting Upgrade	\$10,000														
Heat Pump Renewals	\$10,000														
Electrical Upgrade	\$30,000	Switchover Stage 2													
Sit to stand desk	\$6,000														
Community Development	\$30,000														

Works Program 2016-2017

(Schedule indicates site construction only)

Task Name	Budget	Notes	Scheduling Comments	July	August	September	October	November	December	January	February	March	April	May	June
Ulverstone Entry Signage	\$30,000														
Cultural Activities	\$69,000														
Ulverstone History Museum - Clock Display	\$5,000														
Community Shed - drainage works	\$8,000														
Ulverstone Band	\$33,000	Instrument purchase													
Art Gallery	\$3,000	Art purchase													
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														
Cultural Amenities	\$169,000														
Civic Centre - Carpet Renewal	\$12,000														
Civic Centre - Seating Renewal	\$35,000														
Civic Centre - Curtain Replacement	\$25,000														
Civic Centre - Theatre Lighting	\$25,000														
Civic Centre - Tables and Chairs	\$5,000														
Wharf Building - Tables and Chairs	\$10,000														
Wharf Building - Audio/Visual Assesment	\$10,000														
Sustainability Assessment	\$2,000														
Wharf Building -Deck Ballustrading	\$20,000														
Wharf Precinct - Directional signage	\$12,000														
Wharf Precinct - Farmers Market signage	\$5,000														
Wharf Precinct - Bike Rack/Dog Post	\$2,000														
Wharf Precinct - Gnomon Room Store Shelving	\$2,000														
Civic Centre - Portable Screen	\$2,000														
Civic Centre - Cleaners Room Shelving	\$2,000														
Public Halls and Buildings	\$35,000														
Outdoor entertainment Centre - Ceiling painting	\$5,000														
Turners Beach Hall - Stage 2	\$20,000		Awaiting contractor availability												
Sustainability Assessment	\$5,000														
Public Halls - Surrounds/Fencing	\$5,000														
Caravan Parks	\$42,000														
Amenities	\$22,000	Painting prgram													
Ulverstone Caravan Park	\$20,000	Electrical Upgrade													
Swimming Pool and Waterslide	\$25,000														
Waterslide - Surrounds/Fencing	\$5,000														
Waterslide - Slide Repairs	\$20,000														
Active Recreation	\$398,000														
Recreation Ground - Goal Post Renewal	\$20,000														
Showgrounds - Softball Diamond	\$20,000	Dependant on contribution													
Haywoods Reserve - Surface refurbishment	\$20,000														
River Park Resurfacing	\$10,000														
Showgrounds - Old Secretaries Office Refurbishment	\$35,000														
Showgrounds - Community Precinct - Heating	\$8,000		Awaiting favourable conditions for planting												
Showgrounds - Ground Lighting	\$60,000														
Showgrounds - Cattle Pavilion refurbushment	\$50,000														
West Ulverstone Recreation Ground - Lighting Upgrade	\$30,000														
Showgrounds - Cattle ramp/water	\$10,000														
Haywoods Reserve - Vistor changerooms	\$60,000														
Recreation Centres	\$75,000														
Ulverstone Stadium 2 - Guttering and external refurbishment	\$20,000		Works split - guttering completed												
Penguin Recreation Centre - Squash Court Lighting Upgrade	\$10,000														
Ulverstone Sports & Leisure Centre - Security/Wifi Review	\$5,000														
Sustainability Assessment	\$5,000														
Penguin Stadium - Switchboard upgrade	\$30,000														
Ulverstone Sports & Leisure Centre - Upstairs plans documentation	\$5,000														
Visitor Information Services	\$5,000														
Ulverstone Visitor Information - Glazing film (tea room)	\$5,000														
Child Care	\$33,000														
Ulverstone Childcare Internal/External Painting	\$5,000		Awaiting contractor availability												
Ulverstone Childcare - Large sandpit	\$3,000	Fire exit gate	Awaiting contractor availability												
Childcare Car Park	\$25,000														
LEGEND	\$0														
Not Started	\$0														
Commenced (Construction or Preliminaries)	\$0														
Complete	\$0														
Deferred	\$0	Deferred													

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