

CENTRAL COAST COUNCIL

# Minutes

of an Ordinary Meeting  
held at 6.00pm

17 OCTOBER 2011

Note:

Minutes subject to confirmation at  
a meeting of the Council to be held on  
21 November 2011

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**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 October 2011 commencing at 6.00pm.**

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**Councillors attendance**

Cr Jan Bonde (Mayor)  
Cr Garry Carpenter  
Cr Amanda Diprose  
Cr Cheryl Fuller  
Cr Gerry Howard  
Cr Philip Viney

Cr Tony van Rooyen (Deputy Mayor)  
Cr John Deacon  
Cr David Dry  
Cr Ken Haines  
Cr Brian Robertson

Cr Lionel Bonde attended at 6.02pm

**Employees attendance**

General Manager (Ms Sandra Ayton)  
Director Corporate & Community Services (Mr Cor Vander Vlist)  
Director Development & Regulatory Services (Mr Michael Stretton)  
Director Engineering Services (Mr Bevin Eberhardt)  
Executive Services Officer (Miss Lisa Mackrill)  
Land Use Planning Group Leader (Mr Ian Sansom)

**Guests of the Council**

Mr Tony Spaulding, former Council Inspector  
Ms Clare Harding, Cadet Environmental Health Officer

**Media attendance**

The Advocate newspaper.

**Public attendance**

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

**Prayer**

The meeting opened in prayer.

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## CONFIRMATION OF MINUTES OF THE COUNCIL

### 304/2011 Confirmation of minutes

The Executive Services Officer reported as follows:

“The minutes of the previous ordinary meeting of the Council held on 19 September 2011 have already been circulated. The minutes are required to be confirmed for their accuracy.

The *Local Government (Meeting Procedures) Regulations 2005* provide that in confirming the minutes of a meeting, debate is allowed only in respect of the accuracy of the minutes.”

- Cr Robertson moved and Cr Viney seconded, “That the minutes of the previous ordinary meeting of the Council held on 19 September 2011 be confirmed.”

Cr (L) Bonde joined the meeting at this stage.

Carried unanimously

## COUNCIL WORKSHOPS

### 305/2011 Council workshops

The Executive Services Officer reported as follows:

“The following Council workshops have been held since the last ordinary meeting of the Council.

- . 26.09.2011 - Planning Scheme zoning/Anzac Park playground/Wharf redevelopment
- . 03.10.2011 - Quarterly update.

This information is provided for the purpose of record only.”

- Cr Diprose moved and Cr Howard seconded, “That the Officer’s report be received.”

Carried unanimously

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## MAYOR'S COMMUNICATIONS

### 306/2011 Mayor's communications

The Mayor reported as follows:

"I will now briefly adjourn the meeting for the purpose of presenting a Certificate of Service to Mr Tony Spaulding in recognition of his employment. Mr Spaulding retired on Friday, 14 October 2011 after more than 27 years of service with this Council and the former Ulverstone Council.

Mr Spaulding and his wife Julie joined Councillors for dinner prior to the meeting."

After the presentation of the certificate, Mr Spaulding briefly addressed the Council.

The Mayor further reported as follows:

"I also welcome the attendance of Clare Harding, the Council's Cadet Environmental Health Officer. Clare will commence fulltime duties as an Environmental Health Officer in January 2012 and is attending this meeting as part of the practicum component of her Degree. Clare also joined Councillors for dinner."

### 307/2011 Mayor's diary

The Mayor reported as follows:

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

- . Local Government Association of Tasmania – General Meeting (Brighton)
- . Local Government Association of Tasmania – 2011 Local Government and Sponsor Appreciation Event (Hobart)
- . Central Coast Live, Visit and Invest Advisory Group meeting
- . The Order of Australia Association, North West Regional Group – reception for Queen's Birthday Honours 2011 recipients
- . Local Government Association of Tasmania – Water and Sewerage Reform Working Group meeting (Hobart)
- . Leighland Christian School – official opening of new and upgraded amenities
- . Department of Infrastructure, Energy and Resources and Deputy Premier – media event to mark lighting of new Leven River bridge, Hobbs Parade
- . Penguin Football Club – annual dinner
- . Seniors Week 2011 – performed official launch for Central Coast
- . Deputy Director, Local Government Division – meeting

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- . Federal Minister for Mental Health & Ageing, Mark Butler MP – forum on caring for older Australians (Devonport)
  - . School Viability Reference Group – regional meetings (Devonport)
  - . Cradle Coast Mayors and General Managers – Water and Sewerage Reform meeting (Burnie)
  - . Kaye Green’s ‘Island Diaries’ Art Exhibition – performed official opening
  - . Rotary Club of Ulverstone West – performed official opening of Health and Wellbeing Expo
  - . Rotary Club of Ulverstone West and beyondblue – Gala Dinner
  - . Caterpillar Underground Mining Tour of Tasmania – performed official start of Ulverstone stage six of cycling tour
  - . Tasmania *Together* – luncheon (Burnie)
  - . 2011 Local Government Elections – Central Coast candidates election forum
  - . Environmental Health Australia (Tasmania) Inc. – performed formal welcome for State Conference, Ulverstone
  - . Central Coast Christmas event – meeting
  - . Opt-in/Codas Charity Ride – official launch at Appin Hall (Erriba).”

The Deputy Mayor reported as follows:

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

- . Local Government Association of Tasmania – General Meeting (Brighton)
- . Local Government Association of Tasmania – 2011 Local Government and Sponsor Appreciation Event (Hobart)
- . Northern Tasmanian Football League – grand final luncheon (Latrobe)
- . Ulverstone Soccer Club – annual diner
- . Ulverstone Football Club – annual dinner
- . Ulverstone Senior Citizens Club – presentation of Mayor’s Cup for indoor bowls competition.”

Cr Viney reported as follows:

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

- . Cricket North West – 2011–12 season launch (Latrobe).”

■ Cr Haines moved and Cr Howard seconded, “That the Mayor’s, Deputy Mayor’s and Cr Viney’s reports be received.”

Carried unanimously

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308/2011 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.

309/2011 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 2005* and the supporting procedures adopted by the Council on 20 June 2005 (Minute No. 166/2005).”

**COUNCILLOR REPORTS**

310/2011 Councillor reports

The Executive Services Officer reported as follows:

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“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 Deacon reported on a “meet and greet” held by the Central Coast Chamber of Commerce.

Cr (L) Bonde reported on a meeting of the Bush Watch Western District Committee.

Cr Fuller provided an update on the activities of the Penguin Surf Life Saving Club.

#### APPLICATIONS FOR LEAVE OF ABSENCE

311/2011 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

312/2011 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.”



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## PETITIONS

### 313/2011 Petitions

The Executive Services Officer reported as follows:

“No petitions under the provisions of the *Local Government Act 1993* have been presented.”

## COUNCILLORS' QUESTIONS

### 314/2011 Councillors' questions without notice

The Executive Services Officer reported as follows:

“The *Local Government (Meeting Procedures) Regulations 2005* provide as follows:

- ‘29 (1) A councillor at a meeting may ask a question without notice of the chairperson or, through the chairperson, of –
- (a) another councillor; or
  - (b) the general manager.
- (2) In putting a question without notice, 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 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 may decline to answer the question.
- (5) The chairperson may refuse to accept a question 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.

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- (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... may decide at an ordinary meeting to deal with a matter that is not on the agenda if the general manager has reported –
- (a) the reason it was not possible to include the matter on the agenda; and
  - (b) that the matter is urgent; and
  - (c) that (qualified) advice has been provided under section 65 of the Act.'

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.

315/2011 Councillors' questions on notice

The Executive Services Officer reported as follows:

"The *Local Government (Meeting Procedures) Regulations 2005* provide as follows:

'30 (1) A councillor, at least 7 days before an ordinary meeting of a council or council committee, 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

316/2011 Development & Regulatory Services determinations

The Director Development & Regulatory Services reported as follows:

“A Schedule of Development & Regulatory Services Determinations made during the month of September 2011 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 Robertson moved and Cr Haines seconded, “That the Schedule of Development & Regulatory Services Determinations (a copy being appended to and forming part of the minutes) be received.”

Carried unanimously

317/2011 Council acting as a planning authority

The Mayor reported as follows:

“The *Local Government (Meeting Procedures) Regulations 2005* 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 Nos 318/2011 and 319/2011, 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 2005* 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 Haines moved and Cr Viney seconded, "That the Mayor's report be received."

Carried unanimously

318/2011 Residential dwelling (variation to rear setback and building envelope) at 9 Wadecliff Rise, Ulverstone – Application No. DA211095

The Director Development & Regulatory Services reported as follows:

<i>DEVELOPMENT APPLICATION NO.:</i>	DA211095
<i>APPLICANT:</i>	RFS Projects Pty Ltd
<i>LOCATION:</i>	9 Wadecliff Rise, Ulverstone
<i>ZONING:</i>	Residential
<i>PLANNING INSTRUMENT:</i>	<i>Central Coast Planning Scheme 2005</i> (the Scheme) and Planning Directive – Standards for Single Dwellings in current planning schemes (the Directive)
<i>ADVERTISED:</i>	24 September 2011
<i>REPRESENTATIONS EXPIRY DATE:</i>	8 October 2011
<i>REPRESENTATIONS RECEIVED:</i>	One
<i>42-DAY EXPIRY DATE:</i>	28 October 2011
<i>DECISION DUE:</i>	17 October 2011

#### *PURPOSE*

The purpose of this report is to consider an application for a new dwelling with a variation to the rear setback and building envelope at 9 Wadecliff Rise, Ulverstone, and to consider one representation made in response to the application.

#### *BACKGROUND*

A copy of the application is provided at Annexure 1. Annexure 2 is a location plan.

#### *DISCUSSION*

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

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CLAUSE	ASSESSMENT AND COMMENTS
<p>2.0 – Objectives for Planning</p>	<p>OBJECTIVES FOR PLANNING</p> <p>Compliant.</p> <p>The proposal is consistent with the Objectives for Planning, particularly 2.1(a), (b) and (c) which are that:</p> <ul style="list-style-type: none"> <li>(a) <i>Residential, commercial, industrial and community facilities are to be concentrated in the existing urban areas;</i></li> <li>(b) <i>The residential settlement strategy is to reinforce the existing residential pattern and any new residential development is to be the infill or orderly extension of existing urban areas; and</i></li> <li>(c) <i>The development of a range of housing types is to be encouraged.</i></li> </ul>
<p>6.1 – Zone Purpose</p>	<p>ZONE STANDARDS (RESIDENTIAL)</p> <p>Compliant.</p> <p>The purpose of the Residential Zone is:</p> <p><i>To achieve a high standard of residential amenity across the range of dwelling types.</i></p>

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PLANNING DIRECTIVE	
<p>Directive Development Standard 1 A1: Setback from a frontage for single dwellings</p>	<p>Complies.</p> <p>The dwelling meets the minimum front setback of 4.5m. The actual front setback is 5.3m.</p>
<p>Directive Development Standard 2 A1: Site Coverage and rear setback for single dwellings</p>	<p>Does not comply.</p> <p>The site coverage of 35% complies with the maximum requirement of 50%.</p> <p>The dwelling does not meet the minimum rear setback of 4.0m. The actual rear setback is 3.8m and therefore the application must be assessed under Performance Criteria P2.</p>
<p>Performance Criteria P2:</p> <p>The location of buildings in relation to the rear boundary must:</p> <p>(a) allow for adequate visual separation between neighbouring dwellings; and</p> <p>(b) maximize solar access to habitable rooms; and</p> <p>(c) facilitate provision of private open space.</p>	<p>Complies.</p> <p>(a) The rear setback is only 0.2m less than the minimum permitted setback and will allow for adequate separation between the proposed dwelling and neighbouring dwellings.</p> <p>(b) The proposed dwelling is a single storey construction which is located only 0.2m less than the minimum permitted setback. Therefore, solar access to habitable rooms in the adjoining dwelling will not be unreasonably reduced.</p> <p>(c) For a relatively small block (583m<sup>2</sup>) the rear setback will facilitate sufficient private open space with an area of approximately 130m<sup>2</sup> provided.</p>

<p>Directive Development Standard 3 A1: Building envelope for single dwellings:</p> <p>All single dwellings must be contained within the following building envelopes:</p> <p>(a) ...</p> <p>(b) determined by projecting at an angle of 45 degrees from the horizontal at a height of 3m above natural ground level at the side boundaries and at a distance of 4m from the rear boundary to maximum building height of 8.5m above natural ground level; and</p> <p>(c) walls are setback:</p> <p>(i) ...</p> <p>(ii) less than 1.5m provided the wall is built against an existing boundary wall or where there is no existing boundary wall, the wall or walls have a maximum total length of 9m or one third of the boundary with the adjacent property, whichever is the lesser.</p>	<p>Does not comply.</p> <p><i>Northern side boundary</i> –</p> <p>The dwelling is located 1.5m from the northern boundary with a building height of 3.5m at that point, which is below the Acceptable Solution height of 4.5m and therefore complies with the Acceptable Solution.</p> <p><i>Southern side boundary</i> –</p> <p>The dwelling is located 1m from the southern boundary with a building height of 2.8m at that point, which is below the Acceptable Solution height of 4.0m. At 7.5m in length, the wall in question is less than 9m in length (or 1/3 of the boundary) and therefore complies with the Acceptable Solution.</p> <p><i>Building height</i> –</p> <p>The building height of the dwelling is 5.4m which is below the Acceptable Solution height of 8.5m and therefore complies with the Acceptable Solution.</p> <p><i>Eastern rear boundary</i> –</p> <p>The dwelling does not meet the minimum rear setback of 4.0m (actual rear setback is 3.8m) and therefore it does not comply with this Acceptable Solution and must be assessed under Performance Criteria 3 P1.</p>
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<p>Performance Criteria 3 (PI)</p> <p>The siting and scale of single dwellings must be designed to:</p> <ul style="list-style-type: none"> <li>(a) ensure there is no unreasonable loss of amenity on adjoining lots by: <ul style="list-style-type: none"> <li>(i) overshadowing and reduction of sunlight to habitable rooms and private open space to less than 3 hours between 9.00am and 5.00pm on June 21 or by increasing existing overshadowing where greater than above; and</li> <li>(ii) overlooking and loss of privacy; and</li> <li>(iii) visual impacts when viewed from adjoining lots; and</li> </ul> </li> <li>(b) take into account steep slopes and other topographical constraints; and</li> <li>(c) have regard to streetscape qualities or be consistent with the statements of desired future character.</li> </ul>	<p>Complies.</p> <ul style="list-style-type: none"> <li>(a)(i) The dwelling lies to the south of the adjoining northern property and therefore it will not shade habitable rooms or private open space on this property. On the southern elevation the dwelling is 4.6m above natural ground level and only the garage portion is located closer than 3.0m to the boundary. Given its minimal height and location on the lot, the dwelling will provide more than three hours (in the morning and afternoon period) between 9.00am and 5.00pm on 21 June where no overshadowing or reduction of sunlight will occur on the adjoining lot.</li> <li>(a)(ii) The dwelling is a single storey construction and therefore there will be no unreasonable overlooking or loss of privacy on adjoining lots. (Note: privacy issues with the proposed deck are dealt with under Directive Standard 5.)</li> <li>(a)(iii) Being a single storey dwelling there will be no unreasonable visual impacts when viewed from adjoining lots.</li> <li>(b) The site slopes from south to north which has been accommodated in the dwelling design.</li> <li>(c) The dwelling is a brick and tile single storey dwelling which is consistent with the existing streetscape qualities in the area.</li> </ul>
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<p>Directive Development Standard 4: Frontage setback and width of garages and carports for single dwellings</p>	<p>Complies. The garage is setback 5.3m from the frontage and has an opening of 4.2m.</p>
<p>Scheme Development Standard 6.4.3 A11: Building design and siting</p>	<p>N/A (no outbuildings proposed).</p>
<p>Directive Development Standard 5: Privacy for single dwellings. Balconies, decks, roof gardens, parking spaces and carports (whether freestanding or part of the dwelling) that have a finished surface or floor level more than 1m above natural ground level must have a minimum side setback of 3m and minimum rear setback of 4m.</p>	<p>Complies by condition. The proposal includes a deck which is located 1.6m from the northern boundary with a finished floor level of up to 1.3m above the natural ground level. Should the deck remain at this height it would be necessary for solid or translucent screening to be used to minimise overlooking of the adjoining property located down slope to the north of the subject site. Given that the primary views for the dwelling are to the north this is not considered to be the most desirable outcome. Therefore, it is considered more appropriate to reduce the height of the deck by 0.3m to comply with the Acceptable Solution and a condition has been recommended to this effect.</p>
<p>Directive Development Standard 6: Frontage fences for single dwellings</p>	<p>Complies. There is no frontage fence proposed.</p>
<p>Scheme Development Standard 6.4.4 Building access and services</p>	<p>Complies. Access and stormwater matters are addressed by permit conditions on recommendation of the Council's Environmental Engineer.</p>

DEVELOPMENT & REGULATORY SERVICES

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	<p>Sewerage and town water matters are a matter for Cradle Mountain Water and will be dealt with at the building application stage.</p> <p>Telecommunications and electricity to be addressed by service provider.</p>
<p>RELEVANT SCHEDULES</p>	
<p>2.0 Road and Rail Line Schedule</p>	<p>Complies.</p> <p>The vehicular access complies with the Scheme's Safe Intersection Site Distance Table requirement of 80m (actual is 80m) and comprises one access providing both entry and exit.</p>

*CONSULTATION*

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

- . a site notice was posted;
- . an advertisement was placed in the Public Notices section of 'The Advocate' newspaper;
- . adjoining owners were sent a letter advising of the application and inviting comment.

The application was referred to the Council's Planning and Assessment Team. Any relevant comments received from the Planning and Assessment Team are included in the recommendation of the application.

One representation was received, a copy of which is attached at Annexure 3. Each matter is addressed in the same order it is raised:

MATTER RAISED	RESPONSE
<p>Concerned with overlooking from the proposed deck and windows of the proposed dwelling.</p>	<p>The representor has raised a concern that the dwelling will overlook a yet-to-be constructed dwelling on an adjoining lot. The representor has provided the Council with a floor plan of a dwelling proposed for the site.</p> <p>Given that the representor's dwelling has not, and indeed, may never be built on the adjoining lot, the proposed dwelling has not been taken into account in assessing the merits of this representation.</p> <p>This said, however, it has been determined that the subject site does slope from south to north and that a degree of overlooking to the adjoining northern block is inevitable. The Planning Directive calls for such overlooking to be mitigated by keeping the deck to a maximum finished floor height of 1.0m or by installing solid or translucent screening. In this situation it has been determined that the most appropriate approach is to reduce the maximum floor height of the deck from 1.3m to 1.0m above natural ground level. A condition has been recommended to address this concern.</p>

	<p>The living area room wall/window is setback 3.0m from the northern boundary which complies with the Planning Directive side setback requirement. The only wall/window closer to the northern boundary is Bedroom 1, which is not a high traffic living area and will therefore not result in any overlooking problems.</p>
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*IMPACT ON RESOURCES*

This report has no impact on resources other than the usual resources in assessment of the application and preparation of a report. Additional resources required in the event of an appeal are unknown.

*CORPORATE COMPLIANCE*

The Central Coast Strategic Plan 2009–2014 includes the following strategies and key actions:

The Shape of the Place

- . Adopt an integrated approach to land use planning

The Environment and Sustainable Infrastructure

- . Contribute to a safe and healthy environment.

The proposal is consistent with these strategies and key actions.

*CONCLUSION*

The proposed development complies with the all the relevant development requirements of the Scheme and the Directive. A discretionary planning application is required on the basis that the proposal does not meet the Directive's Acceptable Solutions for a rear setback and building envelope. In accordance with the above assessment it is recommended that the Council exercise discretion in each instance.

*RECOMMENDATION*

It is recommended that the application is approved, with the conditions and notes listed on the draft Permit at Annexure 4."

The Executive Services Officer reported as follows:

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

■ Cr Deacon moved and Cr van Rooyen seconded, "That the application for a residential dwelling with variations to the rear setback and building envelope at 9 Wadecliff Rise, Ulverstone, Application No. DA211095 is approved subject to conditions and notes listed on the draft Permit at Annexure 4 (a copy being appended to and forming part of the minutes)."

Carried unanimously

319/2011 Multiple dwellings (two) at 3 Jermyn Street, Ulverstone – Application No. DA211082

The Director Development & Regulatory Services reported as follows:

"The Land Use Planning Group Leader has prepared the following report:

<i>DEVELOPMENT APPLICATION NO.:</i>	DA211082
<i>APPLICANT:</i>	Ms Nola Fraser
<i>LOCATION:</i>	3 Jermyn Street, Ulverstone
<i>ZONING:</i>	Residential
<i>PLANNING INSTRUMENT:</i>	Central Coast Planning Scheme 2005 (the Scheme)
<i>ADVERTISED:</i>	24 September 2011
<i>REPRESENTATIONS EXPIRY DATE:</i>	8 October 2011
<i>REPRESENTATIONS RECEIVED:</i>	Two
<i>42-DAY EXPIRY DATE:</i>	21 October 2011
<i>DECISION DUE:</i>	17 October 2011

*PURPOSE*

The purpose of this report is to facilitate the making of a decision by the Council on a planning application to replace an existing dwelling with two multiple dwellings, at 3 Jermyn Street, Ulverstone.

*BACKGROUND*

The proposal is to demolish an existing 1960s style, brick, single storey dwelling on the lot and erect two double storey units in its place.

Each unit would provide a two space garage, and there is one visitor space proposed between the units. Access is from Jermyn Street.

The units would be predominantly brick veneer and colorbond pitched roofs.

Private open space is allocated to each unit, generally on the northern side of the lot.

This section of Jermyn Street is exclusively single storey, with an increasing number of infill developments, including a three and eight unit development on adjacent lots (5A Jermyn Street and 6-12 Grove Street), Kialoa Court (2A Jermyn Street) and Helsal Apartments (14 Kings Parade) opposite.

A copy of the application is contained in Annexure 1 and a location plan at Annexure 2.

*DISCUSSION*

The proposal is assessed against the standards of the Scheme as follows:

DEVELOPMENT & REGULATORY SERVICES

CLAUSE	ASSESSMENT AND COMMENTS
6.1 – Zone Purpose	<p>Compliant.</p> <p>The purpose statement provides, inter alia, for a range of dwelling types and densities and a high level of residential amenity. The proposal is consistent with these statements.</p>
6.4.3 – Building Design and Siting A1 Height	<p>Compliant.</p> <p>The maximum building height is 8m. Unit 1 would be 7.2m and Unit 2 would be 6.7m.</p>
A2 Site coverage	<p>Not applicable for multiple dwellings.</p>
A3 Front door visibility	<p>Compliant.</p> <p>Front door areas are to be visible from within 50m of a road or from inside another dwelling within 20m, provided with artificial lighting and visible from inside the dwelling.</p> <p>The front door areas of both units are within 50m of the road and are visible.</p>
A4 Setbacks (a) front	<p>Non-compliant.</p> <p>The minimum setback is 4.5m and 3.5m is provided.</p>

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<p>(b) secondary (c) side (d) rear</p>	<p>Not applicable - no secondary frontage. The Scheme allows 1.5m of ½ height of the wall (2.55m). In this case the setbacks are 5.1m and 2.6m. The Scheme requires a minimum setback of 4.5m to the rear boundary. The proposed setback is 3.5m.</p>
<p>A9 Garage/carport setback</p>	<p>Compliant. The Scheme allows for garages/carports to be built on the boundary, except frontages. The garage of Unit 2 is built up to the southern boundary.</p>
<p>A16 North facing</p>	<p>Compliant. Buildings are to provide a "living" room to face north. In this case, lounge and dining areas face north.</p>
<p>A17 Front fences</p>	<p>Non-compliant. The Scheme allows for fences up to 1.8m where the portion above 1.2m is 50% transparent. The height of the front fence is not indicated on the plan - it should be consistent with Scheme standards.</p>



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A18 Side or rear fences	Compliant. No side or rear fencing is proposed – already exist.
6.4.4 – Building Access and Services	Compliant. The Scheme requires an access constructed to Municipal Standard and connection to a water supply, sewerage system, stormwater system and telecommunications and electricity. All these services are available to the site.
SCHEDULES	
S2.0 – Road and Rail	Compliant.
A1 Access sight distance	Table S2.6.2 requires a sight distance of 80m. In this case the available sight distances are 100m south and 80m north.
A3 Setback from rail line	Non-compliant. The Acceptable Solution requires a 50m setback for a sensitive use. In this case the setback is 45m.
P3 Setback from rail line	Compliant. Proposals are required to incorporate adequate noise and vibration measures. Such measures have been incorporated in this case.

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S9.0 – Multiple Dwellings	
S9.3.1 Building design	Compliant.
A1 Building compatibility	Dwellings are required to have compatible style character and materials. The two units would be consistent on each of the criteria.
S9.3.2 – Density	Compliant.
A1 Area per dwelling	Maximum density is one dwelling per 350m <sup>2</sup> . The proposal is one per 365.5m <sup>2</sup> .
S9.3.3 – Visual and Acoustic Privacy	Compliant.
A1 Proximity habitable rooms	Habitable room windows between dwellings within 9m must have a 1.7m sill height, translucent glazing or screened. The proposed units would be approximately 15m apart.
A2 Bedroom setback from driveways	Non-compliant. Bedroom windows must be setback 3m from driveways and car-parks. In this case windows to Bedroom 1 of Units 1 and 2 are located within 3m of a driveway and visitor's car-park.
P2 Bedroom setback from driveways	Compliant. The Performance Criteria allows for a lesser separation where adequate visual and acoustic privacy is provided. The proposed windows have high level sills which will

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	ensure visual privacy, but double glazing is required to provide acoustic privacy.
S9.3.4 – Garage or Carport A1 Provision	Compliant. The Scheme requires each dwelling has a garage or carport of compatible style, character and materials, and is no more than 10m from the dwelling. In this case each unit provides a two space garage adjacent to the dwelling.
S9.3.5 – Private Open Space A1 Size and dimension	Compliant. The Scheme requires the provision of Private Open Space to be: <ul style="list-style-type: none"> <li>(a) 35m<sup>2</sup> or 20% site area (the larger = 72.3m<sup>2</sup>) Unit 1 = 72m<sup>2</sup> and Unit 2 = 77m<sup>2</sup></li> <li>(b) 16m<sup>2</sup> area with minimum 4m dimension Unit 1 = 50m<sup>2</sup> and 12m, and Unit 2 = 60m<sup>2</sup> and 15m</li> <li>(c) Screened to provide privacy Private Open Space areas fenced and screen planted</li> <li>(d) Maximum gradient 1:10 Site is flat</li> </ul>
S9.3.6 – Site Facilities A1 Mailbox	Compliant. Mailboxes are to be situated close to the pedestrian entrance. The plan shows

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	mailboxes located at the front boundary adjacent to the driveway.
A2 Garbage and clothes drying	<p>Compliant.</p> <p>Accessible garbage bin and clothes drying facilities, screened from public view are to be provided. Both units provide space in their allocated Private Open Space areas.</p>
A3 Storage	<p>Compliant.</p> <p>A 3 m<sup>2</sup> garden storage shed per dwelling is required under the Scheme. The proposal indicates a 4m<sup>2</sup> shed for each, situated in the Private Open Space.</p>
A4 Appearance of facilities	<p>Compliant.</p> <p>The Scheme requires that all servicing facilities are efficient and convenient, and are visually attractive. In this case the servicing facilities (mailbox, garbage storage, clothes drying and storage) all appear to be satisfactory.</p>
S9.3.7 Site Development A1 Development plan	<p>Compliant.</p> <p>The Scheme requires a development plan be provided which shows layout, landscaping, pedestrian and vehicle movement and screening. It also requires 50% of the property front to be a garden. The application includes a site development plan containing the identified details and indicating compliance with the 50% garden area at the property front (the proportion is 66%).</p>

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<p>S11.0 – Car Parking</p> <p>S11.3.1 Car parking provision</p>	<p>Compliant.</p> <p>The Scheme requires one space per dwelling plus one visitor space = total of three. The proposal includes two double space garages and one visitor car-park = five spaces.</p>
<p>S11.3.3 – Car-park Design and Construction</p> <p>A1 AS2890.1</p>	<p>Compliant through condition.</p> <p>The Scheme requires that parking and manoeuvring areas are designed and constructed in accordance with AS2890.1:2004 Parking Facilities – Part 1: Off-street parking. This should be made a condition of the permit.</p>
<p>A1 Sealing</p>	<p>Compliant.</p> <p>Car-park and manoeuvring areas must be paved, graded, drained, kerbed and marked out. The proposal plan shows the driveway and parking area to be concrete, drained and kerbed.</p>
<p>A1 On-site turning</p>	<p>Compliant.</p> <p>The Scheme requires on-site turning be provided where more than two car-parking spaces are required. In this case on-site turning is provided.</p>

Issues affecting the proposed development are:

- 1 character – two storey and front fence;
- 2 overlooking/loss of privacy;
- 3 sunlight;
- 4 rear setback
- 5 proximity driveway to bedrooms; and
- 6 railway impact mitigation.

*1 Character – two storey and front fence –*

The character of Jermyn Street in the area of the subject site is predominantly single storey, except for a double storey extension to the rear of a dwelling at 12 Kings Parade diagonally opposite. There is something of a case, based on existing character, to say that the proposed development represents a change to the established character. There may be some public concern about such change.

However, in a broader context a two storey dwelling is not unusual in urban areas and can reasonably be considered a normal development form. This would seem to be accepted by the Scheme which effectively limits development in residential areas and zone to two storeys (or 8m). The proposed development would be 6.7m which complies with the Acceptable Solution.

The plan shows the Private Open Space area for Unit 1 extending around the front of the dwelling, between it and the street edge. The plan also indicates a boundary fence along the front boundary, presumably to allow privacy from public view from the street. No height is shown but it can be expected to be higher than 1.2m. A fence up to 1.8m is possible under the Acceptable Solution, provided that the portion of the fence above 1.2m is 50% transparent.

The streetscape of this section of Jermyn Street has typically low front fences allowing a considerable amount of openness of the dwelling to the street. While a higher fence could be regarded as a foreign design element in this area of Jermyn Street, the Scheme permits higher fences where the elements of streetscape and surveillance are addressed through making the top section of front fence above 1.2m 50% transparent.

It is recommended that it be a condition of the permit that the front fence complies with the Acceptable Solution A17 of 6.4.3 Building Design and Siting, i.e. that it is no higher than 1.8m and the space between 1.2m from the ground and the top of the fence is 50% transparent.

## 2 *Overviewing/loss of privacy -*

The predominance of single storey development in the area means that residents enjoy a high level of privacy, particularly in their back yards. The proposed development being two storeys will mean a decrease in back yard privacy for surrounding properties, in particular the immediate neighbours on the northern and eastern sides (1 Jermyn Street, 4 Grove Street and 6-12 Grove Street).

The issue is whether the degree of privacy loss is unreasonable. Side and rear boundary fences and sheds on neighbouring properties would obscure some direct views into properties, but not all. Privacy loss to the southern neighbours would not be unreasonable as neither of the proposed units contain "high use" room windows facing directly south.

The setback distances in the Scheme are intended to achieve various objectives, one of which is privacy. In this case the setback of half the wall height is calculated to establish what is an adequate separation for an acceptable degree of privacy in an urban setting.

In this case the proposal complies with all setback requirements (Acceptable Solutions), particularly that to the northern boundary, and is therefore consistent with the Scheme intent as indicated by the associated Performance Criteria, i.e. no unreasonable loss of privacy.

Proposed first floor balconies and verandahs of both units could be a source of annoyance to neighbouring residents where their use could cause a feeling of being overlooked. That concern is understandable; however the Scheme makes no provision for privacy considerations except where an exercise of discretion on a boundary setback standard is being considered.

It would be reasonable to ask the applicant to consider incorporating appropriate measures to avoid the direct overviewing of neighbouring properties from the first floor balconies and verandahs, e.g. through screening. It would be appropriate to incorporate such a request as a note on the Permit.

*3 Sunlight -*

The double storey height of the proposed units raises a potential issue of sunlight for properties on the southern side (5 and Unit 3/5A Jermyn Street). There is likely to be some loss of direct sunshine to the neighbouring lots; however the issue is whether the loss is reasonable or otherwise in relation to the side boundary setbacks.

The design provides a 5.5m side boundary setback for Unit 1 and a single storey garage on the boundary for Unit 2, plus a 6m setback to the double storey section of Unit 2.

The intent of setbacks is also to provide an adequate separation of buildings to deliver an acceptable degree of sunlight for neighbours, in an urban setting.

As in the case of privacy, the proposal complies with side boundary setback requirements (Acceptable Solutions), particularly that to the southern boundary, and is therefore consistent with the Scheme intent as indicated by the associated Performance Criteria, i.e. no unreasonable shading.

*4 Rear setback -*

Unit 2 is setback 3.5m from the boundary to the wall of the building. The Scheme requires that the setback be 4.5m to any part of the building. In this case the edge of the eaves/guttering is the closest part of the building and is sited 3.5m from the rear boundary.

The lesser setback requires consideration under the Performance Criteria. In order for the lesser setback to be considered the Performance Criteria requires that it is not possible to satisfy the Acceptable Solution due to the:

- (a) irregular shape of the lot;
- (b) lot being less than the minimum area or dimension required by the Scheme;
- (c) topography is unsuitable;
- (d) utilities are located on the lot;
- (e) presence of existing buildings on the lot.



In this case the lot:

- (a) is generally rectangular in shape (i.e. not irregular);
- (b) has a 17m frontage (6m is the minimum);
- (c) is approximately 726m<sup>2</sup> (the minimum size is 650m<sup>2</sup>) in area but only a 17m circle can fit inside the lot (18m is required);
- (d) is flat (i.e. not unsuitable topography);
- (e) is without any service easements;
- (f) would have no existing buildings (i.e. the existing house is to be demolished).

The proposal passes the first test for consideration of a lesser setback because it has less than the minimum area or dimension required by the Scheme for an 18m circle inside the lot.

The second test is that:

- (a) the encroachment is minor;
- (b) there is no unreasonable shading caused or privacy lost by a neighbouring property.

A setback of 1m may or may not be considered a minor encroachment. The real test however is whether there is any additional shading or privacy lost by an adjoining property. In this case the properties affected would be 6-12 Grove Street and 3/5A Jermyn Street.

Application of the Scheme formula for unreasonable shading indicates that 6-12 Grover Street would not suffer any significant increase in shading and the area shaded is driveway in any event. The impact on this property is not thought to be unreasonable.

However, Unit 3 at 5A Jermyn Street would be caused increased shading, principally of the rear garden area up to noon on 21 June. According to the "unreasonable shading" definition, this additional shading would not be reasonable. Consequently it is considered that an exercise of discretion on the rear setback is not appropriate and that the proposed Unit 2 should be setback from the rear boundary 4.5m in accordance with the Scheme setback standard. Conformity with this would involve some minor resiting and/or redesign of Unit 2.

*5 Proximity driveway to bedrooms -*

Bedroom 1 in Units 1 and 2 do not comply with the required 3m setback from driveways and parking spaces required under S9.3.3 (A2). The purpose of the provision is to ensure that residents of units are able to enjoy adequate visual and acoustic privacy.

The plans indicate that the bedrooms will have high level windows in the walls that are close to the driveway (Unit 1) and car-park (Unit 2). This would ensure adequate visual privacy (e.g. from headlight glare and direct views onto rooms at pedestrian level) but may not provide adequate acoustic privacy, e.g. from car engines and shutting doors.

Consequently it is considered that the windows of Bedroom 1 in each of the units should be fitted with double glazing to a standard that will limit likely noise levels to a satisfactory level.

*6 Railway impact mitigation*

The proposed development, being a sensitive use, is within 50m of the rail line, situated to the south of the site. The Scheme requires that the design and siting of the development mitigate the impacts of train noise and vibration.

The design incorporates design measures that should mitigate the impact of trains on residents, as follows:

- (a) All bedrooms are located on the ground floor – noise would be lessened by sound absorption of other development between the site and the rail line.
- (b) Unit 1 has two bedrooms on the northern side of the dwelling with windows facing north. The third bedroom has a south facing high level window.
- (c) Unit 2 bedrooms on the northern side of the dwelling with windows facing north and west.

These measures are considered adequate in the context of the rail line's proximity to residential development generally in Ulverstone, plus residents' tolerance, even acceptance, of train noise. Consequently the Performance Criteria requiring demonstration of mitigation measures is deemed to be satisfied.

*CONSULTATION*

The application was subjected to the required 14 day public scrutiny process required by s.57 of the *Land Use Planning and Approvals Act 1993*. This requires advertising of the development by a notice on-site and also by a notice placed once in a daily local newspaper. Correspondence to the adjoining owners inviting them to view the application was also undertaken.

The application as a matter of procedure was referred to the Council's Planning and Assessment Team. No comments were received from the Planning and Assessment Team that required inclusion in the final determination of the application.

*REPRESENTATIONS*

Two submissions were received from immediate neighbours (see Annexure 3). The concerns are raised and considered as follows:

MATTERS RAISED	RESPONSE
SUBMISSION 1 –	
Direct overlooking of property from top floor rooms and balconies.	Development complies with Acceptable Solution. Further consideration of privacy impact under the Performance Criteria is not possible.
Consider reversing floors, i.e. bedrooms upstairs.	There is no cause or provision under the Scheme to require a change to the design in this regard.
SUBMISSION 2 –	
Overlooking of property will cause a loss of privacy.	Development complies with Acceptable Solution and there are few “living” room windows from which to overlook. Further consideration of privacy impact under the Performance Criteria is not possible.
Loss of sunlight caused to property by two storey height.	Development complies with Acceptable Solution for side setbacks so further consideration of shading impact for this standard under the Performance Criteria is not possible. However the degree of

	over-shadowing in rear garden area of Unit 3/5A Jermyn Street is not reasonable and a condition to address this concern is recommended.
Two storey height would be visually overbearing and out of character.	Development complies with Acceptable Solution for height. Further consideration of character under the Performance Criteria is not possible.

*IMPACT ON RESOURCES*

This report has no impact on resources other than the usual resources in assessment of the application and preparation of a report. Additional resources required in the event of an appeal are unknown.

*CORPORATE COMPLIANCE*

The Central Coast Strategic Plan 2009–2014 includes the following strategies and key actions:

The Shape of the Place

- . Adopt an integrated approach to land use planning
- . Encourage a creative approach to new development

The Environment and Sustainable Infrastructure

- . Develop and manage sustainable built infrastructure.

*CONCLUSION*

Redevelopment of the site involving an intensification of the residential use is considered appropriate on this location in that it reflects the nature of surrounding development and is situated close to the Ulverstone town centre.

The two unit proposal satisfies most of the standards for such development in the Scheme, issues affecting the development have been discussed in the above text and appropriate responses outlined.

There are two matters involving exercises of discretion – setback from the rail line and the rear boundary setback.

On the matter of the rail line setback it is accepted that the designer has incorporated appropriate design features through the positioning of bedrooms to satisfy the Performance Criteria. Consequently an exercise of

discretion on S2.5.7 Setbacks of Buildings from Roads and Rail Lines, A3, is considered to be justified.

On the rear setback, the lesser setback does have the effect of increasing the shading effect of Unit 3/5A Jermyn Street on the neighbouring property. As a consequence the impact is, by definition, unreasonable shading. Therefore an exercise of discretion on 6.4.3 Building Design and Siting, A4, is not considered justified and the proposed Unit 2 should be re-sited to satisfy the rear setback requirement in accordance with the Scheme standard. A condition to this effect is recommended.

The windows of Bedroom 1 in each unit face a vehicle driveway or car-park. The Multiple Dwelling Schedule [S9.3.3 Visual and Acoustic Privacy (A2)] requires that windows be setback 3m from such areas. It is suggested that the Performance Criteria to provide adequate acoustic privacy, would be met if the windows were double glazed. With this as a condition it is considered that an exercise of discretion on the 3m setback requirement would be justified.

*Recommendation -*

It is recommended that the application is approved, with the conditions and notes listed on the draft Permit at Annexure 4.'

The report is supported."

The Executive Services Officer reported as follows:

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

■ Cr Deacon moved and Cr Howard seconded, "That the application for multiple dwellings (2) at 3 Jermyn Street, Ulverstone, Application No. DA211082 is approved subject to conditions and notes listed on the draft Permit at Annexure 4 (a copy being appended to and forming part of the minutes)."

Carried unanimously

GENERAL MANAGEMENT

320/2011 Cradle Coast Authority subscriptions

■ Cr Fuller (having given notice) moved and Cr Robertson seconded, "That the Council ask the Cradle Coast Authority to table at the next meeting of Representatives that the methodology for calculation of subscriptions be changed from per capita to Total Assessed Revenue."

Cr Fuller, in support of her motion, submitted as follows:

"The methodology associated with setting member council subscriptions has been based on population with no recognition of a council's revenue capacity. By basing the subscriptions on revenue, it is deemed as a far better indicator of capacity to pay. While population is currently being used, there is no nexus between population and the revenue base of councils due to a number of factors including rural, commercial rating etc.

It is recommended that the most effective measure of revenue would be the application of the Total Assessed Revenue of councils as determined by the State Grants Commission. This would appear to represent the best comparative measure of revenue.

This methodology is not new to council as it is being used by the Local Government Association of Tasmania for determining council subscriptions.

The change in methodology would provide a more equitable split of subscriptions in relation to the revenue capacity of councils within the region."

The General Manager reported as follows:

*"PURPOSE*

The purpose of this report is to consider a motion on notice from Cr Fuller.

*BACKGROUND*

The Council in its submission to the recent Rules Review of the Cradle Coast Authority (Minute No. 242A/2010 - 19.07.2010) stated the following:

'The Council continues to express dissatisfaction with the methodology for calculating the financial contributions by each council to the Authority.

Currently the “agreed proportion” means the proportion which the population of the municipal area of each participating council bears to the total population of the Cradle Coast region as shown in the latest available ‘Estimated Residential Population’ published by the Australian Bureau of Statistics.

An alternative method of calculating council contributions is put forward for consideration. This methodology is in line with the methodology used by the State Grants Commission and the Local Government Association of Tasmania (LGAT) for determining the council contributions within the State.

By basing the subscriptions on revenue, it is deemed a far better indicator of capacity to pay. While population is currently being used, there is no nexus between population and the revenue base of councils due to a number of factors including, rural, commercial rating base etc.

The LGAT, in determining the most effective measure of revenue, sought advice from the State Grants Commission. It was advised by the State Grants Commission that the Total Assessed Revenue of councils (Appendix 6, 2009/10 Annual Report) represented the best comparative measure of revenue. These figures can be used on an ongoing basis with figures being attained from the previous years State Grants Commission Annual Report.’

#### *DISCUSSION*

The Rules Review Committee has stated that the Representatives already have the power to change the methodology of determining subscriptions. This notice of motion provides the opportunity for the Representatives to discuss an alternate methodology for calculating subscriptions.

Cr Fuller’s notice of motion is actioning the Council’s position that it put to the Rules Review Committee in July 2010.

#### *CONSULTATION*

Consultation was undertaken with Councillors at a workshop on 12 July 2010 to discuss the review of the Cradle Coast Authority Rules.

#### *IMPACT ON RESOURCES*

There will be no impact on resources outside of forwarding the Council’s notice of motion to the Cradle Coast Authority.

## GENERAL MANAGEMENT

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### *CORPORATE COMPLIANCE*

The Central Coast Strategic Plan 2009–2014 includes the following strategies and key actions:

Council Sustainability and Governance

- Improve corporate governance
- Improve the Council's financial capacity to sustainably meet community expectations.

### *CONCLUSION*

The motion on notice from Cr Fuller is submitted for consideration.”

Motion

Carried unanimously

### **321/2011 Minutes and notes of committees of the Council and other organisations**

The 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 Youth Engaged Steering Committee – meeting held on 22 September 2011
- Development Support Special Committee – meeting held on 26 September 2011
- Penguin Miniature Railway Management Committee – meeting held on 27 September 2011.

Copies of the minutes and notes have been circulated to all Councillors.”

- Cr Haines moved and Cr Diprose seconded, “That the (non-confidential) minutes and notes of committees of the Council be received.”

Carried unanimously

### **322/2011 Annual Report for the year ended 30 June 2011**

The General Manager reported as follows:



“The purpose of this report is to approve the Annual Report for the year ended 30 June 2011.

*BACKGROUND*

The *Local Government Act 1993* (the Act) provides that a council must prepare an Annual Report.

An Annual Report for the period 2010–2011 has been prepared as required and a copy has been circulated to all Councillors as a separately bound document.

The Annual Report is the major reporting mechanism to the community.

The Act provides the requirements for the preparation of the Annual Report and directs that a council must invite the community to make submissions on its report for discussion at its Annual General Meeting.

*DISCUSSION*

A draft Annual Report was forwarded to the Tasmanian Audit Office for review in accordance with Auditing Standard ASA720 – *Other Information in Documents Containing Audited Financial Reports*.

Community reporting will take place as part of the Annual General Meeting which is scheduled to be held in the Council Chamber at the Administration Centre at 7.30pm on Tuesday, 8 November 2011 (commencing with the swearing in of the Mayor, Deputy Mayor and Councillors at 7.00pm).

*IMPACT ON RESOURCES*

The cost of preparation of the Annual Report has been provided for within the Estimates.

*CORPORATE COMPLIANCE*

Preparation of the Annual Report is a statutory requirement.

*CONCLUSION*

The Annual Report is recommended for approval.”

The Executive Services Officer reported as follows:

“A copy of the Annual Report for the year ended 30 June 2011 has been circulated to all Councillors.”

■ Cr van Rooyen moved and Cr Haines seconded, "That the Annual Report for the year ended 30 June 2011 be approved."

Carried unanimously

323/2011 Public question time

The time being 6.40pm, the Mayor introduced public question time.

Two written questions were received prior to the meeting from Mr John Bindon in respect of the playing of cricket at the Penguin Recreation Ground.

1 Was a review of the effectiveness of the barrier fence or a reassessment of risk subsequent to the erection of the temporary barrier fence at the Penguin Recreation Ground carried out and then consulted prior to the decision to replace the netting?

Response – The Council continues to monitor the effectiveness of the barrier fence. Records show that the netting does capture balls that would otherwise have travelled over the fence.

2 Has a review ever been conducted of the effectiveness of this ["six and out"] rule as a deterrent to players hitting cricket balls over the barrier fence?

Response – While no such review has been carried out, the ongoing objection by the Penguin Cricket Club to the implementation of this rule would support the contention that the rule is a deterrent to players.

The Mayor advised that Mr Bindon will be provided with this information in writing.

Questions and replies concluded at 6.42pm.

CORPORATE & COMMUNITY SERVICES

**324/2011 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 September 2011 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 Howard moved and Cr Dry seconded, "That the Schedule of Corporate & Community Services Determinations (a copy being appended to and forming part of the minutes) be received."

Carried unanimously

**325/2011 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 September 2011 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 van Rooyen moved and Cr Deacon seconded, "That the Schedule of Contracts and Agreements (a copy being appended to and forming part of the minutes) be received."

Carried unanimously

**326/2011 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 September 2011 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:

- . Email including extract relating to previous Leven River Bridge event.
- . Letter from the Caves to Canyon Tourism Association requesting a representative Councillor be appointed to the Association as a liaison Councillor.
- . Letter requesting the waiving of the cash-in-lieu of parking spaces for new business in Main Road, Penguin.
- . Letter complaining about a lack of facilities at Sulphur Creek.
- . Letter from Meander Valley Council seeking support to have fairness and equity reinstated in Patient Travel Assessment Scheme.

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 Fuller moved and Cr Robertson seconded, "That the Director's report be received."

Carried unanimously

**327/2011 Common seal**

The Director Corporate & Community Services reported as follows:

"A Schedule of Documents for Affixing of the Common Seal for the period 20 September 2011 to 17 October 2011 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 Deacon moved and Cr Diprose 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

**328/2011 Financial statements**

The Director Corporate & Community Services reported as follows:

"The following principal financial statements of the Council for the period ended 30 September 2011 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 Deacon moved and Cr Dry seconded, "That the financial statements (copies being appended to and forming part of the minutes) be received."

Carried unanimously

ENGINEERING SERVICES

329/2011 Road link from Loongana to Cradle Mountain

■ Cr Robertson (having given notice) moved and Cr Haines seconded, "That the Central Coast Council investigate the feasibility of a road linking Loongana and Belvoir Roads, allowing easy access from Cradle Mountain to our municipal area. A link of this nature has been talked about for years and it is time for a comprehensive investigation based on cost/benefit, both now and in the future."

Cr Robertson, in support of his motion, submitted as follows:

"The investigation could include:

- . Identifying opportunities for business, tourism and related investment for the Central Coast area.
- . Engaging multi-stakeholders from Coast to Canyon.
- . Addressing recreational activities and management issues. Responsible management would promote the appeal of the natural area, accessibility and a sense of wilderness.
- . Identifying the multiple attractive locations that are available for camping areas and picnic/barbecue spots.
- . A Cradle Mountain link to promote and enhance the Leven Canyon experience.
- . Research of potential new visitors.
- . Assessment of the benefit to the community by opening up this area.

This road linkage represents one of the best prospects for attracting new visitor interest. An investigation, underpinned by the principles of environmental, economic and social sustainability would lead to excellence in decision making."

The Director Engineering Services reported as follows:

*"PURPOSE*

This report considers a motion on notice from Cr Robertson proposing the investigation of the feasibility of a road linking Loongana and Belvoir Roads.

*BACKGROUND*

The concept of providing a link road from Loongana to Cradle Mountain has previously been considered via Smiths Plains and Lake Gardiner. The Forward Program also lists the Loyetea/Loongana Link Road as a local tourist road for future consideration.

*DISCUSSION*

An investigation of a road linking Loongana and Belvoir Roads needs to be considered in conjunction with other tourist link roads previously suggested. The preliminary investigations could include the items suggested by Cr Robertson to varying degrees depending on the feasibility process. The link proposed would traverse through the adjoining Kentish municipal area.

Currently Spellmans Road provides a link between Upper Castra and Wilmot, and the bridge and road were recently upgraded as part of the AusLink Program.

*CONSULTATION*

No consultation has been undertaken at this stage.

*IMPACT ON RESOURCES*

The impact on Council resources to undertake a detailed investigation would be significant but a preliminary investigation could be undertaken within Council's engineering resources subject to workload in 2012. These investigations would provide preliminary estimates only. It is noted that the Loyetea/Loongana Link Road is estimated at \$2M and the proposed link road is longer and would be at a much higher cost due to the mountainous terrain. Funding of this order would need to be found from other sources than current road grants.

*CORPORATE COMPLIANCE*

The Central Coast Strategic Plan 2009–2014 includes the following strategies and key actions:

The Shape of the Place

- . Improve the value and use of open space
- . Adopt an integrated approach to land use planning
- . Conserve the physical environment in a way that ensures we have a healthy and attractive community
- . Encourage a creative approach to new development

### A Connected Central Coast

- Provide for a diverse range of movement patterns

### The Environment and Sustainable Infrastructure

- Invest in and leverage opportunities from our natural environment
- Develop and manage sustainable built infrastructure

### Council Sustainability and Governance

- Strengthen local-regional connections.

### *CONCLUSION*

The motion on notice from Cr Robertson is submitted for consideration.”

Motion

Carried unanimously

### 330/2011 Roads to Recovery Program

The Director Engineering Services reported as follows:

#### *"PURPOSE*

The purpose of this report is to provide support to a campaign coordinated by the Australian Local Government Association (ALGA) for the continuation of the Roads to Recovery Program beyond 2014.

#### *BACKGROUND*

The Engineering Group Leader reports as follows:

‘The Roads to Recovery Program is a Federal Government initiative which commenced in 2000, with two subsequent extensions taking the Program through to 2014. It provides funding for the renewal of road and related infrastructure.

ALGA has written to all councils to request their support and to endeavour to make it a permanent program. A copy of the letter is attached as Annexure 1.

The correspondence also includes draft letters to send to the Prime Minister, Leader of the Opposition, Minister for Infrastructure and Transport, Opposition Spokesperson for Transport and local Federal Member of Parliament.



*DISCUSSION*

The Roads to Recovery Program has been of immense value to the Central Coast Council over the last 11 years.

To date the Council has been provided with approximately \$5,500,000 and will receive \$600,000 annually until the current program ends in 2014.

It has enabled many major projects to proceed which would otherwise have been delayed or deferred. Some of the major projects include the Leven River bridge roundabout, King Edward Street improvements, Lobster Creek Road sealing, Preston Road/Gunns Plains Road intersection improvements, South Riana Road reconstruction, Forth Road reconstruction, Top Gawler Road/Picketts Road intersection improvements, Leith Road reconstruction, Allison Road sealing, Golf Club Road bridge replacement, and William Street reconstruction.

Should this program end it will be to the detriment of the Council's road asset infrastructure which is becoming increasingly difficult to sustain at current service levels. The Roads to Recovery program has been an important component in achieving asset management strategies and improved road safety over the last 11 years.

*CONSULTATION*

This item has no effect in relation to consultation.

*IMPACT ON RESOURCES*

There is no impact on financial resources to support ALGA, however, ongoing annual funding for road projects currently consists of \$1,777,000 of road grants, \$400,000 reseal reserve and \$600,570 from Roads to Recovery. If the Roads to Recovery Program is not continued this will mean an annual decrease in roads funding of 21%.

*CORPORATE COMPLIANCE*

The Central Coast Strategic Plan 2009–2014 includes the following strategies and key actions:

A Connected Central Coast

- . Provide for a diverse range of movement patterns
- . Connect the people with services

The Environment and Sustainable Infrastructure

- . Develop and manage sustainable built infrastructure

Council Sustainability and Governance

- . Improve the Council's financial capacity to sustainably meet community expectations.

*CONCLUSION*

Continuation of the Roads to Recovery Program beyond 2014 is essential for the Central Coast Council to achieve its asset management goals. It is recommended that the Council support ALGA in its campaign for continuation of the Program by passing the following resolution and writing to the relevant Ministers and Opposition Spokespersons as discussed in this report.'

The report is supported."

■ Cr Robertson moved and Cr Fuller seconded, "That the Central Coast Council calls on the Federal Government to:

- . recognise the successful delivery of the Roads to Recovery Program by local government since 2000;
- . continue the Roads to Recovery Program on a permanent basis to assist local government meet its responsibilities of providing access for its communities;
- . continue the Roads to Recovery program with current administrative arrangements; and
- . provide an increased level of funding under a future Roads to Recovery Program that recognises the shortfall of funding on local roads of \$1.2 billion annually."

Carried unanimously

---

## CLOSURE OF MEETING TO THE PUBLIC

331/2011 Meeting closed to the public

The Executive Services Officer reported as follows:

"The *Local Government (Meeting Procedures) Regulations 2005* provide that a meeting of a council is to be open to the public unless the council, by absolute majority, decides to close the meeting or part of the meeting because it wishes to discuss a matter (or matters) in a closed meeting and the Regulations provide accordingly.

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:

- . Minutes and notes of other organisations and committees of the Council;
- . Waiving of Central Coast Resource Recovery Centre access fees; and
- . Tall Timbers Thunder Stadium Agreement for 2012/2013/2014 Seasons (420A/2009 – 14.12.2009).

These are matters relating to:

- . information provided to the Council on the condition it is kept confidential; and
- . the personal affairs of a person."

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

- . information provided to the Council on the condition it is kept confidential; and
- . the personal affairs of a person

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

- . Minutes and notes of other organisations and committees of the Council;
- . Waiving of Central Coast Resource Recovery Centre access fees; and

- 
- Tall Timbers Thunder Stadium Agreement for 2012/2013/2014 Seasons (420A/2009 - 14.12.2009)."

Carried unanimously and  
by absolute majority

The Executive Services Officer further reported as follows:

"1 The *Local Government (Meeting Procedures) Regulations 2005* 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, only the fact that the matter was discussed and is not to record in the minutes of the open meeting the details of the outcome unless the council determines otherwise.

2 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.

3 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."

GENERAL MANAGEMENT

332/2011 Minutes and notes of other organisations and committees of the Council

The 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 2005* provide in respect of any matter discussed at a closed meeting that ‘the general manager –

- (a) is to record in the minutes of the open meeting, in a manner that protects confidentiality, only the fact that the matter was discussed; and
- (b) is not to record in the minutes of the open meeting the details of the outcome 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.”

CORPORATE & COMMUNITY SERVICES

333/2011 Waiving of Central Coast Resource Recovery Centre access fees

The Director Corporate & Community Services reported (reproduced in part) as follows:

*"PURPOSE*

The purpose of this report is to consider waiving the Central Coast Resource Recovery Centre fees for access ...

...

The *Local Government (Meeting Procedures) Regulations 2005* provide in respect of any matter discussed at a closed meeting that 'the general manager –

- (a) is to record in the minutes of the open meeting, in a manner that protects confidentiality, only the fact that the matter was discussed; and
- (b) is not to record in the minutes of the open meeting the details of the outcome 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."

334/2011 Tall Timbers Thunder Stadium Agreement for 2012/2013/2014 Seasons (420A/2009 – 14.12.2009)

The Director Corporate & Community Services reported (reproduced in part) as follows:

*"PURPOSE*

The purpose of this report is to consider a request by the North West Tall Timbers Thunder Board to consider a number of alternative options to the current arrangement for the use of the Ulverstone Sports Centre Complex by North West Tall Timbers Thunder (Thunder).

...

The *Local Government (Meeting Procedures) Regulations 2005* provide in respect of any matter discussed at a closed meeting that 'the general manager –

- (a) is to record in the minutes of the open meeting, in a manner that protects confidentiality, only the fact that the matter was discussed; and

- (b) is not to record in the minutes of the open meeting the details of the outcome 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."

---

## Closure

There being no further business, the Mayor declared the meeting closed at 7.38pm.

CONFIRMED THIS 17TH DAY OF OCTOBER, 2011.

## Chairperson

(Imm:ajr)

## Appendices

- Minute No. 316/2011 – Schedule of Development & Regulatory Services Determinations
- Minute No. 318/2011 – Permit for residential dwelling with variations to the rear setback and building envelope at 9 Wadecliff Rise, Ulverstone (Application No. DA211095)
- Minute No. 319/2011 – Permit for multiple dwellings (two) at 3 Jermyn Street, Ulverstone (Application No. DA211082)
- Minute No. 324/2011 – Schedule of Corporate & Community Services Determinations
- Minute No. 325/2011 – Schedule of Contracts & Agreements
- Minute No. 327/2011 – Schedule of Documents for Affixing of the Common Seal
- Minute No. 328/2011 – Financial statements



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## 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

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# Appendices

**CENTRAL COAST COUNCIL**

I certify that this is the schedule referred to in  
Minute No. 316 of 2011 of a meeting of the  
Council held on 17/10/2011

*[Signature]*  
Executive Services Officer

**Central Coast Council**  
**List of Development Applications Determined**  
Period From: 1 September 2011 To 30 September 2011

Application Number	Property Address	Development Application Type	Description of Proposed Use	Application Date	Decision Date	Day Determined
DA210281-1	94 Preston Road, Gawler	Permitted Development Application	Subdivision and Utilities (gas off-take facility)	08 September 2011	19 September 2011	11
DA210285	9 Robertsons Road, Ulverstone	Discretionary Development Application	Subdivision	10 March 2011	12 September 2011	48
DA210370-1	52 Main Road, Penguin	Discretionary Development Application	Two x commercial tenancies, two x residential dwellings	16 September 2011	26 September 2011	10
DA211003	16 Risby Street, Ulverstone	Permitted Development Application	Cluster house and subdivision development	04 July 2011	26 September 2011	33
DA211038	44 Industrial Drive, Ulverstone	Discretionary Development Application	New refinery and extensions to refinery building	26 July 2011	12 September 2011	48
DA211049	13 Coral Avenue, Ulverstone	Permitted Development Application	Shed - domestic purposes	29 August 2011	20 September 2011	22
DA211054	63 Stubbs Road, Turners Beach	Discretionary Development Application	Three cluster houses	05 August 2011	21 September 2011	33
DA211062	1-3 Reibey Street, Ulverstone	Discretionary Development Application	Business & Professional Services (Change use) and below awning sign	09 August 2011	13 September 2011	35
DA211066	2 George Street, Forth	Discretionary Development Application	Convert garage to dependent persons unit - variation to side and front setbacks	25 August 2011	23 September 2011	29
DA211068	4 Daydawn Court, Ulverstone	Discretionary Development Application	New dwelling	12 August 2011	20 September 2011	36
DA211069	7 Jetty Street, Ulverstone	Discretionary Development Application	Replacement of existing bollard lighting with new overhead lighting	12 August 2011	22 September 2011	41
DA211073	10 Oceanside Boulevard, Sulphur Creek	Discretionary Development Application	Boat shed - variation to gross floor area and side setback	17 August 2011	20 September 2011	34
DA211074	Logan Street, Leith	Discretionary Development Application	Residential dwelling and boathouse - variation to setbacks (CT134628/1 Logan Street, Leith)	18 August 2011	14 September 2011	27
DA211079	45 Esplanade, Turners Beach	Discretionary Development Application	Replacement of existing annex - Site 28	25 August 2011	13 September 2011	19

## Central Coast Council

### List of Development Applications Determined

Period From: 1 September 2011 To 30 September 2011

Application Number	Property Address	Development Application Type	Description of Proposed Use	Application Date	Decision Date	Day Determined
DA211080	68 Main Street, Ulverstone	Permitted Development Application	Residential - multiple dwellings	25 August 2011	28 September 2011	34
DA211084	12 Braddons Lookout Road, Leith	Permitted Development Application	Residential - shed	01 September 2011	26 September 2011	25
DA211093	209 Castra Road, Ulverstone	Permitted Development Application	Residential extension - carport	12 September 2011	16 September 2011	4
DA211094	28 Merinda Drive, Ulverstone	Permitted Development Application	New garage	15 September 2011	19 September 2011	4

Building Approvals – 24

<i>Type</i>	<i>No.</i>	<i>Total Value (\$)</i>
Dwellings	7	2,349,503
Flats/Units	0	0
Additions	10	299,500
Alterations	0	0
Outbuildings	5	152,850
Other	2	437,000
The estimated cost of building works totalled		<u>\$3,238,853</u>

Amended Building Permits – 2

Minor Works Applications – 3

Plumbing Permits – 18

Special Plumbing Permits – 1

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

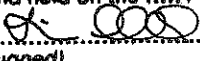
Food Business registrations – 11

Place of Assembly licences – 2

Temporary Food Business registrations – 5

  
Michael Stretton  
DIRECTOR DEVELOPMENT & REGULATORY SERVICES



I, LISA MACKILL (name)  
Executive Services Officer, do certify that this is the  
1st page of 2 pages comprising the Planning  
Permit granted at and referred to in the Minutes of  
the Meeting of the Council numbered 319 / 2011  
and held on the 17 / 10 / 2011  
  
(signed) Dated 20 / 10 / 2011

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

## PLANNING PERMIT

(DISCRETIONARY)

(S57 Land Use Planning & Approvals Act 1993)

To: N M Fraser  
3 Jermyn St  
ULVERSTONE TAS 7315

### Details of Planning Application:

Property Address: 3 Jermyn Street Ulverstone 7315 Permit No: **DA211082**  
Development/Use: Two dwellings  
Zone: Residential Use Class:

### Decision:

The Council, at its meeting held on 17/10/2011 (Council) made a decision on the above mentioned application.

The decision is reproduced as follows:

Approved with Conditions. Authorised by Council.

- 1 The development must be substantially in accordance with the application for this permit, unless modified by a condition of this permit.
- 2 The development must be in accordance with the conditions of Form 02 from Cradle Mountain Water.
- 3 The front fence is to comply with the Acceptable Solution A17 of 6.4.3 Building design and siting in that it is to be no higher than 1.8m and the space between 1.2m from the ground to the top of the fence is to be 50% transparent.
- 4 Unit 2 is to be set back from the rear boundary a distance of 4.5m, in accordance with the scheme setback standard 6.4.3 Building design and siting (A4).
- 5 The south facing window of Bedroom 1 in Unit 1 and the west facing window of Bedroom 1 in Unit 2 are to be fitted with double glazing to a standard that will limit the impact of external noise to a satisfactory level inside the rooms.
- 6 Car-parking and manoeuvring areas are to be designed and constructed in accordance with AS 2890.1:2004 Parking Facilities - Part 1: Off-street parking.
- 7 The location of the sewer, water and stormwater connection points, and the suitability of these to service the proposed development, should be confirmed prior to the commencement of construction.
- 8 The work associated with the widening of the kerb crossover will be undertaken by the Council, at the property owner's/developer's cost, unless alternative arrangements are approved by the Council's Director Engineering Services or his representative.
- 9 Any works associated with existing footpaths, kerb and channel, nature strips, stormwater infrastructure or other Council services will be undertaken by the Council, unless alternative arrangements are approved by the Council's Director Engineering Services or his representative.
- 10 A Road Reserve Permit must be issued by the Council's Public Safety Officer, or his representative, prior to any works or activity being undertaken within the road reservation. Application forms are available from the Council's Engineering Services Department and a fee applies.

- 11 Any damage or disturbance to footpaths, kerb and channel, roads, nature strips, stormwater infrastructure or existing services must be rectified, noting that this work will be undertaken by the Council at the property owner's/developer's cost, unless alternative arrangements are approved by the Council's Director Engineering Services, or his representative.

**Please note:**

- 1 Privacy is a concern to surrounding residents and you are requested to consider incorporating appropriate measures in your design to avoid the direct overlooking of neighbouring properties from the first floor balconies and verandahs e.g. through screening.
- 2 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.
- 3 A planning permit does not circumvent the need for any other approvals, such as a building permit or a licence under State legislation.
- 4 Please contact the Council's Environmental Engineer in respect to widening the kerb crossover.
- 5 Building and plumbing permits are required for the proposed development. A copy of this planning permit should be given to your building surveyor.

A copy of an extract from the minute is enclosed for your information.

If you wish to appeal against any of the permit conditions, you must lodge an appeal with the Resource Management and Planning Appeal Tribunal, GPO Box 2036, Hobart 7001 within 14 days from the date of this advice (refer s.61 of the Land Use Planning and Approvals Act 1993). The appeal must be in writing and lodged with the prescribed fee - please contact the Tribunal (ph 6233 6464) about procedures and further information regarding lodgement of an appeal.

Persons having lodged representations may also appeal the council decision.

This decision shall not be effective or acted upon until it is determined that there has been no appeal instituted within the appeal period or if an appeal has been instituted, until the determination of that appeal.

*Name:*

*Signed:*

*Date:*

Ian Sansom

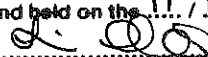
**DRAFT ONLY**

**Title:**

LAND USE PLANNING GROUP LEADER

**Permit No:**

**DA211082**

I, <u>LISA MACKRILL</u> ..... (name) Executive Services Officer, do certify that this is the <u>2<sup>nd</sup></u> page of <u>2</u> ..... pages comprising the Planning Permit granted at and referred to in the Minutes of the Meeting of the Council numbered <u>319</u> /2011 and held on the <u>17</u> / <u>10</u> / 20 <u>11</u> ...  (signed) Dated <u>20</u> / <u>10</u> /20 <u>11</u> ...
--



I, LISA MACKILL (name)  
Executive Services Officer, do certify that this is the  
..154.. page of ..2.. pages comprising the Planning  
Permit granted at and referred to in the Minutes of  
the Meeting of the Council numbered ..318120..11  
and held on the ..17 / ..10 / 20..11..  
.....  
(signed) ..... Dated ..20 / ..10 / 20..11..

PO Box 220  
19 King Edward Street  
Ulverstone Tasmania 7315  
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Fax (03) 6425 1224  
admin@centralcoast.tas.gov.au  
www.centralcoast.tas.gov.au

## PLANNING PERMIT

(DISCRETIONARY)

(S57 Land Use Planning & Approvals Act 1993)

To: RFS Projects Pty Ltd  
70 Tugrah Rd  
DEVONPORT TAS 7310

### Details of Planning Application:

Property Address: 9 Wadecliff Rise Ulverstone 7315 Permit No: **DA211095**  
Development/Use: Residential dwelling - variation to rear setback  
Zone: Residential Use Class: Residential

### Decision:

The decision is reproduced as follows:

Approved with Conditions. Authorised by Council.

- 1 The development must be substantially in accordance with the application for this permit, unless modified by a condition of this permit.
- 2 The finished floor height of the deck on the northern side of the dwelling is to be reduced to 1.0m above the natural ground level.
- 3 The location of the sewer, water and stormwater connection points, and the suitability of these to service the proposed development, should be confirmed prior to the commencement of construction.
- 4 Any works associated with existing footpaths, kerb and channel, nature strips, stormwater infrastructure or other Council services will be undertaken by the Council, unless alternative arrangements are approved by the Council's Director Engineering Services or his representative.
- 5 A Road Reserve Permit must be issued by the Council's Public Safety Officer, or his representative, prior to any works or activity being undertaken within the road reservation. Application forms are available from the Council's Engineering Services Department and a fee applies.
- 6 Any damage or disturbance to footpaths, kerb and channel, roads, nature strips, stormwater infrastructure or existing services must be rectified, noting that this work will be undertaken by the Council at the property owner's/developer's cost, unless alternative arrangements are approved by the Council's Director Engineering Services, or his representative.

### 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 Building and plumbing permits are required for the proposed development. A copy of this planning permit should be given to your building surveyor.

A copy of an extract from the minute is enclosed for your information.



# DRAFT ONLY

Permit No: DA211095

If you wish to appeal against any of the permit conditions, you must lodge an appeal with the Resource Management and Planning Appeal Tribunal, GPO Box 2036, Hobart 7001 within 14 days from the date of this advice (refer s.61 of the Land Use Planning and Approvals Act 1993). The appeal must be in writing and lodged with the prescribed fee - please contact the Tribunal (ph 6233 6464) about procedures and further information regarding lodgement of an appeal.

Persons having lodged representations may also appeal the council decision.

This decision shall not be effective or acted upon until it is determined that there has been no appeal instituted within the appeal period or if an appeal has been instituted, until the determination of that appeal.

Name:

Signed:

Date:

Ian Sansom

**DRAFT ONLY**

Title:

LAND USE PLANNING GROUP LEADER

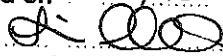
Permit No:

DA211095

I, <u>LISA MACKELL</u> ..... (name)	
Executive Services Officer, do certify that this is the	
<u>2nd</u> page of <u>2</u> ... pages comprising the Planning	
Permit granted at and referred to in the Minutes of	
the Meeting of the Council numbered <u>318/2011</u>	
and held on the <u>17/10/2011</u> ....	
<u>[Signature]</u>	Dated <u>20/10/2011</u>
(signed)	



CENTRAL COAST COUNCIL

CENTRAL COAST COUNCIL  
I certify that this is the schedule referred to in  
Minute No. 324/2011 of a meeting of the  
Council held on 17/10/2011  
  
Executive Services Officer

**SCHEDULE OF CORPORATE & COMMUNITY SERVICES DETERMINATIONS  
MADE UNDER DELEGATION**

Period: 1 to 30 September 2011

**Abatement notices issued**

ADDRESS

PROPERTY ID

Nil.

Nil.

**Declaration of Dangerous Dog**

ADDRESS

11 Tingha Way, Ulverstone.

**Kennel Licence issued**

ADDRESS

OWNER

39 Ferny Bridge Road, Sprent

Sam van der Meulen



Cor Vander Vlist  
DIRECTOR CORPORATE & COMMUNITY SERVICES

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

**CENTRAL COAST COUNCIL**

I certify that this is the schedule referred to in  
Minute No. 325/2011 of a meeting of the  
Council held on 17 / 10 / 2011

  
Executive Services Officer

**SCHEDULE OF CONTRACTS AND AGREEMENTS**

(Other than those approved under the Common Seal)

Period: 1 to 30 September 2011

*Contracts*

- Nil.

*Agreements*

- Access Licence – Victoria Street, Ulverstone  
Department of Health and Human Services  
Access to the Ambulance Centre; Prop. No. 101730.076 & 101730.078;
- Lease Agreement – 3 Crescent Street, Penguin  
Meals on Wheels Association, Penguin  
\$0.10 per annum if demanded;
- Lease Agreement – 8 Mell Street, Forth; Forth Sports Clubrooms  
Forth Football Club Inc. & Forth Cricket Club Inc.  
\$1167.00 (excl. GST) per annum.



Sandra Ayton  
GENERAL MANAGER

SCHEDULE OF DOCUMENTS FOR AFFIXING OF  
THE COMMON SEAL

Period: 20 September 2011 to 17 October 2011

*Documents for affixing of the common seal*

Nil.

*Final plans of subdivision sealed under delegation*

- Final Plan  
170 Allport Street, Leith  
Application No. PLA2009.105



Sandra Ayton  
GENERAL MANAGER

**A SUMMARY OF RATES & FIRE SERVICE LEVIES  
FOR THE PERIOD ENDED 30 SEPTEMBER 2011**

	2010/2011		2011/2012	
	\$	%	\$	%
Rates paid in Advance	-	-	531,368.77	-4.23
Rates Receivable	492,583.49	-4.15	314,288.45	2.50
Demanded	290,344.45	2.45	12,766,886.99	101.73
	12,084,578.35	101.70		
	11,882,339.31	100.00	12,549,806.67	100.00
<b>Collected</b>				
Add Pensioners - Government	8,180,663.48	68.85	8,599,422.78	68.52
Pensioners - Council	649,702.21	5.47	701,941.71	5.59
	25,690.00	0.22	28,262.50	0.23
	8,856,055.69	74.53	9,329,626.99	74.34
<b>Remitted</b>				
Discount Allowed	3,202.01	0.03	2,399.05	0.02
Paid in advance	459,745.57	3.87	484,985.19	3.86
Outstanding	190,948.95	-1.61	201,358.95	-1.60
	2,754,284.99	23.18	2,934,154.39	23.38
	11,882,339.31	100.00	12,549,806.67	100.00



Andrea O'Rourke  
ASSISTANT ACCOUNTANT

4-Oct-2011

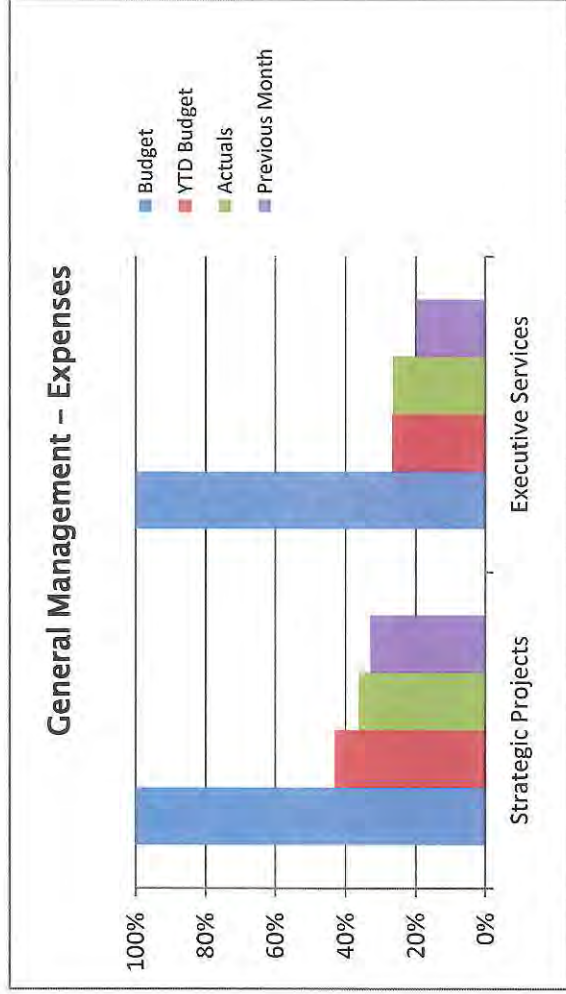
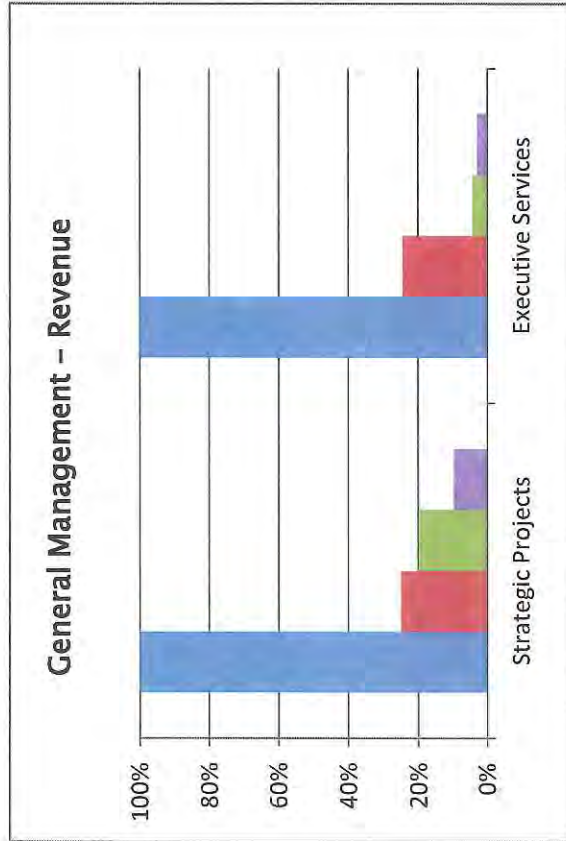
**CENTRAL COAST COUNCIL**  
I certify that this is the Financial Statements referred to in Minute No. 328/2011 of a meeting of the Council held on 17/10/2011.



Executive Services Officer

Finance Report – 30 September 2011.xls

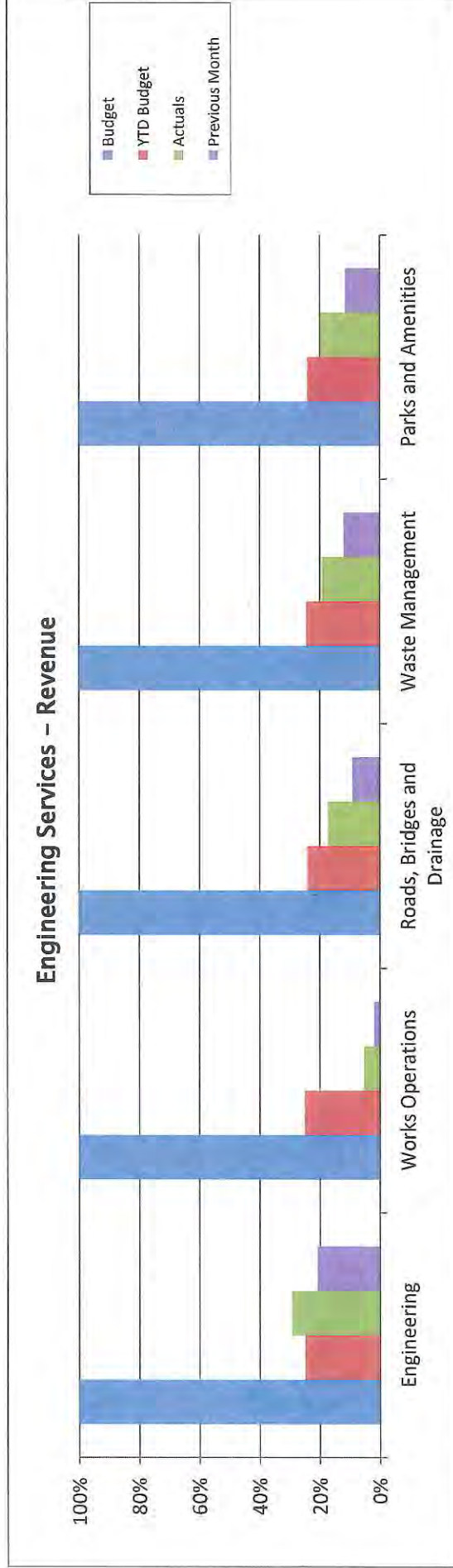
GENERAL MANAGEMENT	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
<b>Revenue</b>							
Strategic Projects	(3,184,000)	(796,003)	(622,200)	(309,470)	(173,803)	(2,561,800)	20%
Executive Services	(31,000)	(7,604)	(1,345)	(938)	(6,259)	(29,655)	4%
	<b>\$ (3,215,000)</b>	<b>\$ (803,607)</b>	<b>\$ (623,545)</b>	<b>\$ (310,408)</b>	<b>\$ (180,062)</b>	<b>\$ (2,591,455)</b>	
<b>Expenses</b>							
Strategic Projects	97,000	41,750	35,119	31,906	6,631	61,881	36%
Executive Services	1,452,000	388,159	383,556	284,193	4,603	1,068,444	26%
	<b>\$ 1,549,000</b>	<b>\$ 429,909</b>	<b>\$ 418,675</b>	<b>\$ 316,099</b>	<b>\$ 11,234</b>	<b>\$ 1,130,325</b>	



**Variance**

- Strategic Projects Revenue under YTD budget – Timing relating to land sales Russell Ave and Export Drive
- Executive Services Revenue under YTD budget – plant allocations
- Strategic Projects Expenditure under YTD budget – budget timing
- Executive Services Expenditure under YTD budget – budget timing

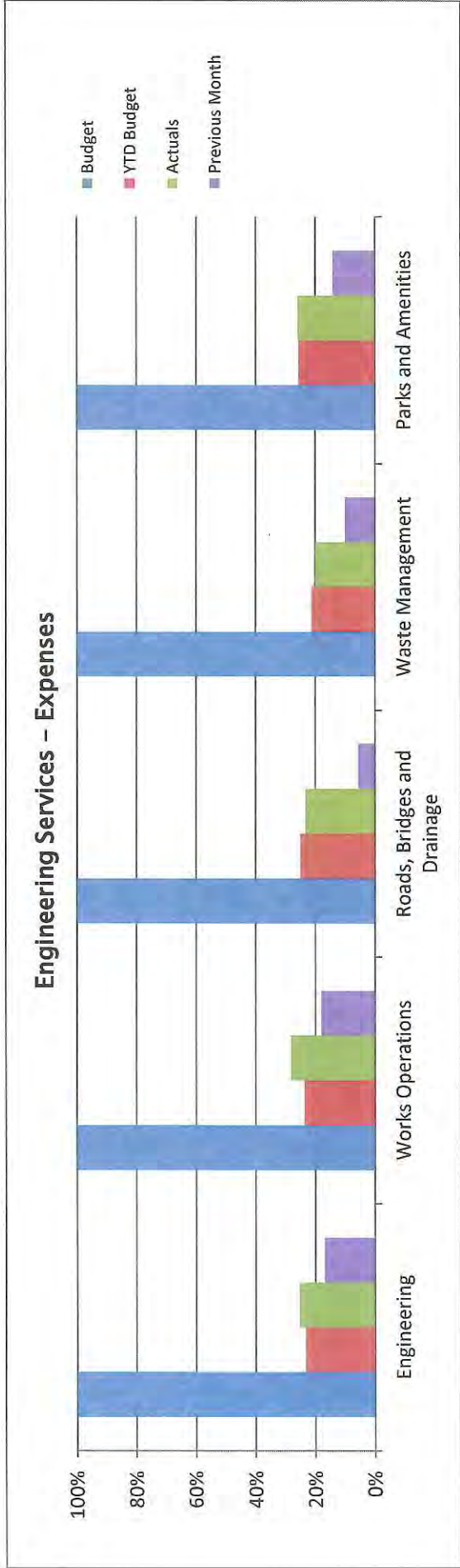
ENGINEERING SERVICES Revenue	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Engineering	(1,142,000)	(284,453)	(334,155)	(237,650)	49,702	(807,845)	29%
Works Operations	(4,488,000)	(1,119,440)	(236,621)	(86,168)	(882,819)	(4,251,379)	5%
Roads, Bridges and Drainage	(1,372,000)	(330,323)	(237,586)	(126,063)	(92,737)	(1,134,414)	17%
Waste Management	(615,000)	(150,396)	(118,937)	(74,549)	(31,459)	(496,063)	19%
Parks and Amenities	(334,500)	(80,250)	(66,005)	(38,678)	(14,245)	(268,495)	20%
<b>\$</b>	<b>(7,951,500)</b>	<b>(1,964,862)</b>	<b>(993,304)</b>	<b>(563,108)</b>	<b>(971,558)</b>	<b>\$ (6,958,196)</b>	



Variance	Description
Engineering	Revenue over YTD budget – Engineering allocations
Works Operations	Revenue under YTD budget – Flood claims awaited, private works and allocations
Waste Management	Revenue under YTD budget – Resource Recovery Centre entry fees and plant allocated
Roads, Bridges and Drainage	Revenue under YTD budget – Capital contributions not received
Parks and Amenities	Revenue under YTD budget – Capital contributions not yet received and cemetery fees

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ENGINEERING SERVICES Expenses	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Engineering	1,128,000	262,549	286,390	191,433	(23,841)	841,610	25%
Works Operations	1,049,000	247,719	295,621	188,610	(47,902)	753,379	28%
Roads, Bridges and Drainage	6,365,000	1,595,160	1,480,177	355,817	114,983	4,884,823	23%
Waste Management	3,074,000	653,350	617,775	307,220	35,575	2,456,225	20%
Parks and Amenities	2,095,500	534,446	543,312	295,418	(8,866)	1,552,189	26%
	<b>\$ 13,711,500</b>	<b>\$ 3,293,224</b>	<b>\$ 3,223,273</b>	<b>\$ 1,338,499</b>	<b>\$ 69,951</b>	<b>\$ 10,488,227</b>	

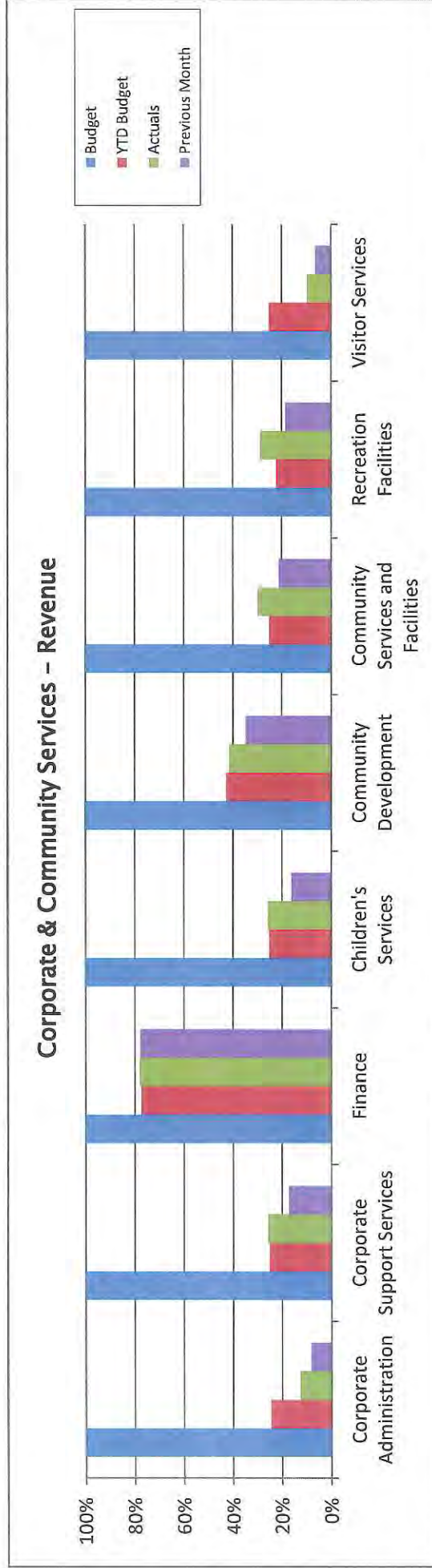


Variance	Description
Engineering	Expenditure over YTD budget – timing related to staff costs
Works Operations	Expenditure over YTD budget – timing of expenses in general related to commitments & staff costs
Roads, Bridges and Drainage	Expenditure under YTD budget – timing
Waste Management	Expenditure under YTD budget – timing relating to garbage collection costs
Parks and amenities	Expenditure over YTD budget – timing of maintenance costs



**CORPORATE & COMMUNITY SERVICES**

	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Revenue							
Corporate Administration	(51,000)	(12,452)	(6,520)	(4,264)	(5,932)	(44,480)	13%
Corporate Support Services	(2,986,000)	(746,520)	(764,354)	(518,750)	17,834	(2,221,646)	26%
Finance	(17,409,000)	(13,481,764)	(13,588,438)	(13,550,414)	106,674	(3,820,562)	78%
Children's Services	(1,278,150)	(319,533)	(327,153)	(206,770)	7,620	(950,997)	26%
Community Development	(103,800)	(44,480)	(43,084)	(36,061)	(1,396)	(60,716)	42%
Community Services and Facilities	(890,000)	(222,115)	(265,338)	(187,723)	43,223	(624,662)	30%
Recreation Facilities	(446,000)	(98,878)	(128,388)	(82,532)	29,510	(317,612)	29%
Visitor Services	(85,000)	(21,245)	(8,278)	(5,424)	(12,967)	(76,722)	10%
	<b>\$ (23,248,950)</b>	<b>\$ (14,946,987)</b>	<b>\$ (15,131,553)</b>	<b>\$ (14,591,938)</b>	<b>\$ 184,566</b>	<b>\$ (8,117,397)</b>	



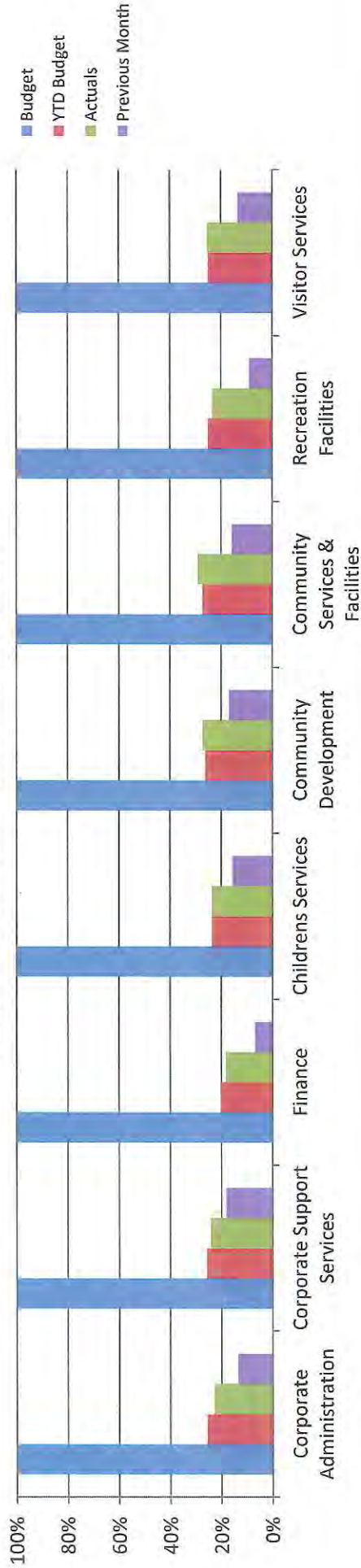
**Variance**

- Corporate Support Services Revenue greater than YTD budget – Timing of recovery of costs
- Community Services and Facilities Revenue greater than YTD budget – APH premiums and contributions received
- Finance Revenue greater than YTD budget – Rates levied
- Visitor Services Revenue less than YTD budget – Sales, bookings and consignment sales
- Recreation facilities Revenue greater than YTD budget – General fee income and swimming pool hire

**CORPORATE & COMMUNITY SERVICES**

Expenses	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Corporate Administration	738,000	188,143	168,854	99,539	19,289	569,146	23%
Corporate Support Services	3,736,000	959,286	904,511	679,327	54,775	2,831,489	24%
Finance	1,523,000	309,773	277,997	103,234	31,776	1,245,003	18%
Children's Services	1,294,000	305,253	307,017	201,711	(1,764)	986,983	24%
Community Development	608,000	159,122	165,350	102,610	(6,228)	442,650	27%
Community Services and Facilities	1,082,000	296,287	315,111	170,958	(18,824)	766,889	29%
Recreation Facilities	1,795,000	448,680	419,396	160,830	29,284	1,375,604	23%
Visitor Services	280,000	69,970	71,007	37,753	(1,037)	208,993	25%
	\$ 11,056,000	\$ 2,736,514	\$ 2,629,244	\$ 1,555,961	\$ 107,270	\$ 8,426,756	

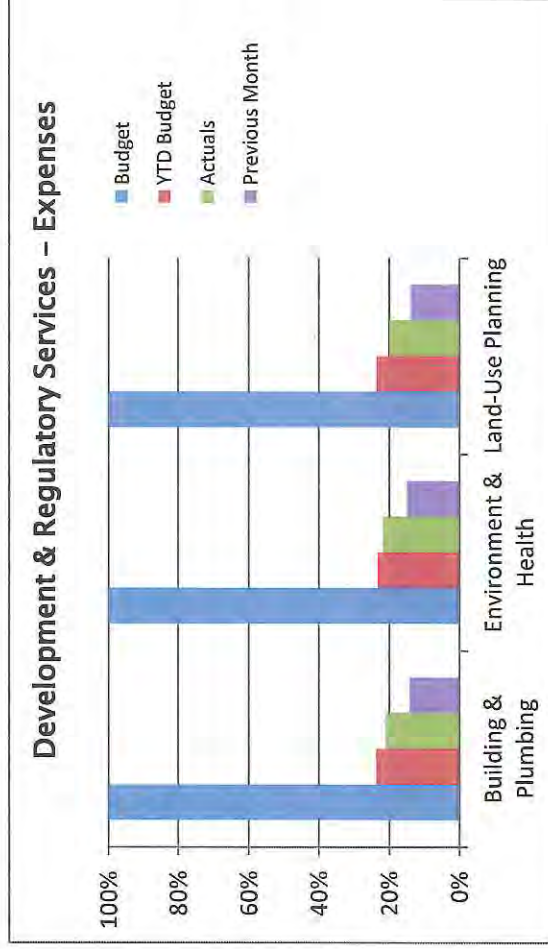
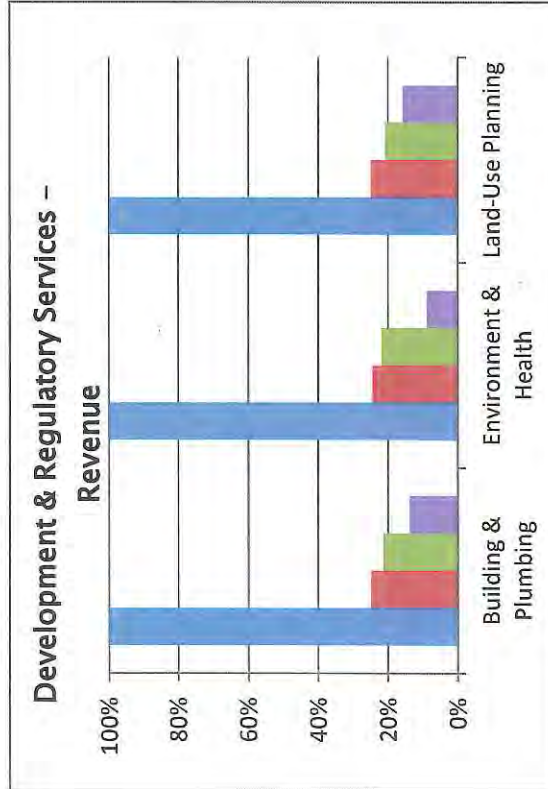
**Corporate & Community Services – Expenses**



**Variance**

- Corporate Administration: Actuals less than YTD budget – Staff costs allocation.
- Corporate Support Services: Actuals less than YTD budget –Timing related to public holidays
- Finance: Actuals less than YTD budget –Timing related to fringe benefits tax and valuation fees
- Community Development: Actuals greater than YTD budget –Timing of expenses ion general and staff cost allocation.
- Community Services and Facilities: Actuals greater than YTD budget – timing on APHU and Gannesway
- Recreation Facilities: Actuals less than YTD budget –Timing relating to interest costs

DEVELOPMENT & REGULATORY SERVICES	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
<b>Revenue</b>							
Building and Plumbing	(334,000)	(83,110)	(71,531)	(45,893)	(11,579)	(262,469)	21%
Environment and Health	(96,000)	(23,404)	(20,952)	(8,471)	(2,452)	(75,048)	22%
Land-Use Planning	(182,000)	(45,289)	(37,976)	(28,480)	(7,313)	(144,024)	21%
<b>\$ (612,000)</b>	<b>\$ (151,803)</b>	<b>\$ (130,459)</b>	<b>\$ (82,845)</b>	<b>\$ (21,344)</b>	<b>\$ (481,541)</b>		
<b>Expenses</b>							
Building and Plumbing	605,000	143,058	127,570	85,722	15,488	477,430	21%
Environment and Health	396,000	92,417	86,748	58,821	5,669	309,252	22%
Land-Use Planning	566,000	133,722	113,746	78,054	19,976	452,254	20%
<b>\$ 1,567,000</b>	<b>\$ 369,197</b>	<b>\$ 328,064</b>	<b>\$ 222,597</b>	<b>\$ 41,133</b>	<b>\$ 1,238,936</b>		

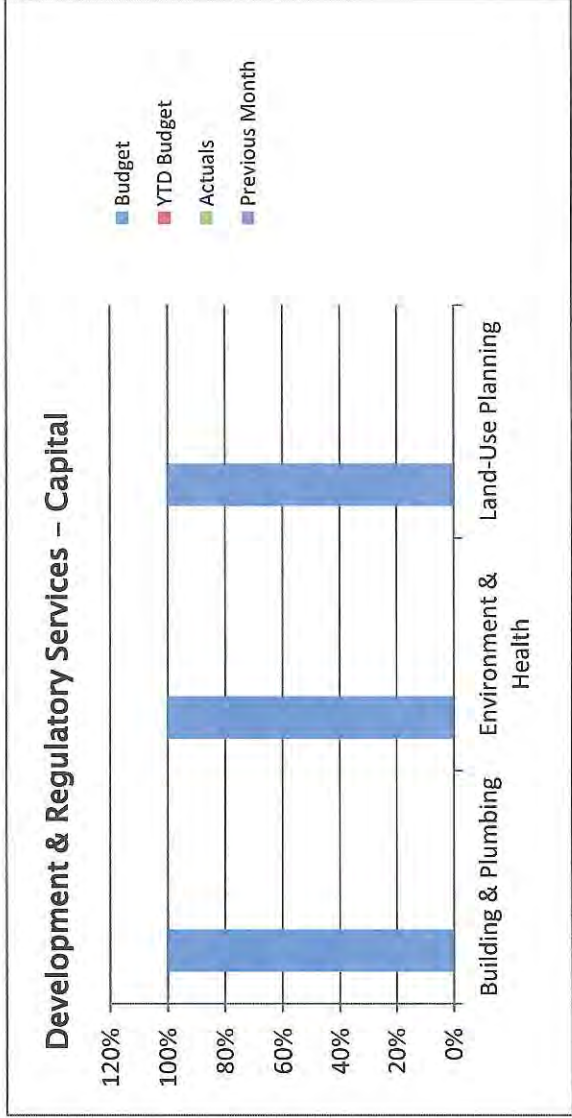
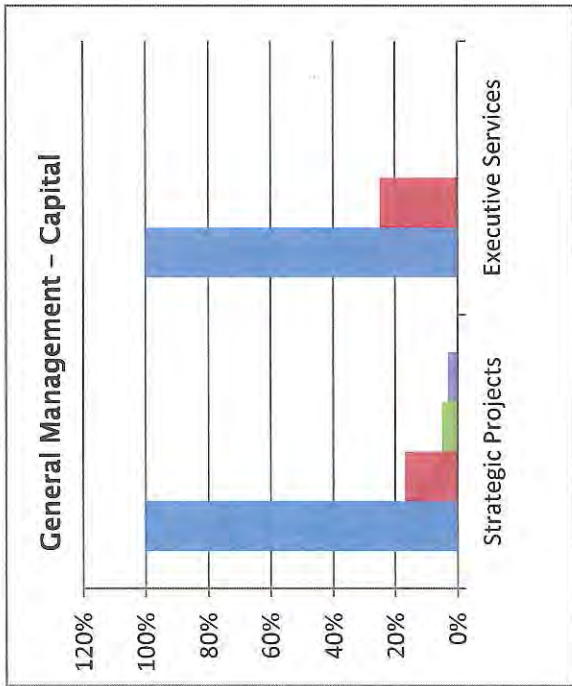


**Variance**

Building and Plumbing	Revenue less than YTD Budget – Related to Building Industry Training Levy and inspection & connection fees
Building and Plumbing	Expenses less than YTD Budget – Timing related to Building Industry Training Levy
Land-Use Planning	Expenses less than YTD Budget – Timing related to Local Settlement Plan & Master Plan

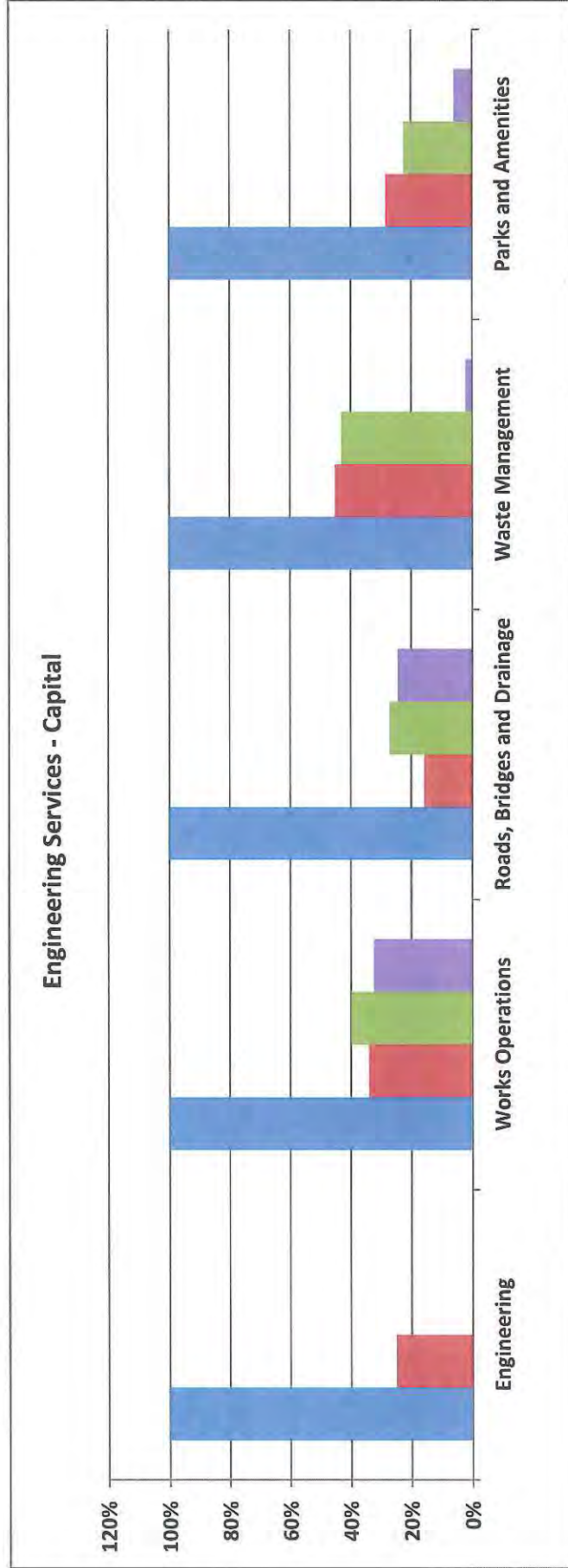
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	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
<b>GENERAL MANAGEMENT</b>							
Strategic Projects	4,140,000	698,497	204,877	127,544	493,620	3,935,123	5%
Executive Services	30,000	7,500	-	-	7,500	30,000	0%
	<b>\$ 4,170,000</b>	<b>\$ 705,997</b>	<b>\$ 204,877</b>	<b>\$ 127,544</b>	<b>\$ 501,120</b>	<b>\$ 3,965,123</b>	
<b>DEVELOPMENT &amp; REGULATORY SERVICES</b>							
Building & Plumbing	-	-	-	-	-	-	0%
Environment & Health	-	-	-	-	-	-	0%
Land-Use Planning	23,000	-	-	-	-	23,000	0%
	<b>\$ 23,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 23,000</b>	

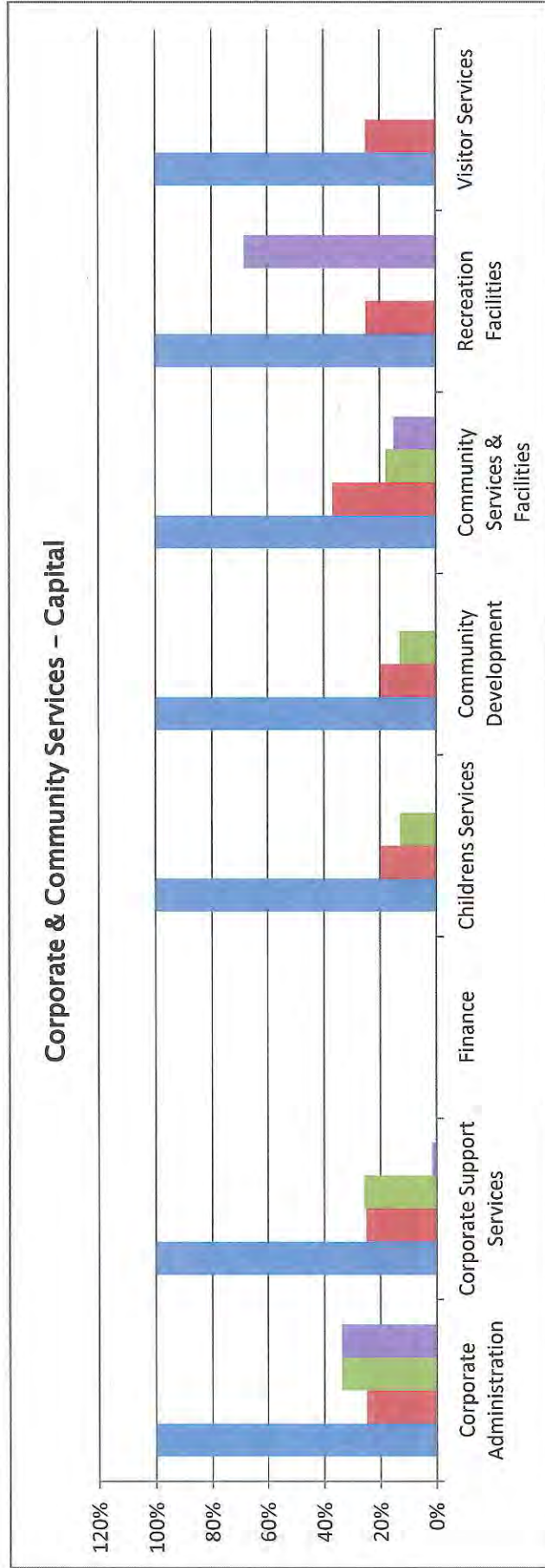


Finance Report – 30 September 2011.xls

ENGINEERING SERVICES	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Engineering	30,000	7,500	-	-	7,500	30,000	0%
Works Operations	3,266,000	1,112,000	1,302,043	1,053,627	(190,043)	1,963,957	40%
Roads, Bridges and Drainage	3,160,000	496,294	856,759	770,680	(360,465)	2,303,241	27%
Waste Management	267,500	120,851	115,148	5,685	5,703	152,352	43%
Parks and Amenities	981,000	278,486	219,809	57,766	58,677	761,191	22%
	<b>\$ 7,704,500</b>	<b>\$ 2,015,131</b>	<b>\$ 2,493,759</b>	<b>\$ 1,887,759</b>	<b>\$ (478,628)</b>	<b>\$ 5,210,741</b>	



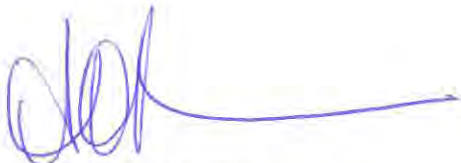
	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
<b>CORPORATE &amp; COMMUNITY SERVICES</b>							
Corporate Administration	34,000	8,480	11,471	11,471	(2,991)	22,529	34%
Corporate Support Services	193,000	48,253	49,808	2,828	(1,555)	143,192	26%
Finance	-	-	-	-	-	-	0%
Childrens Services	-	-	-	-	-	-	0%
Community Development	364,000	71,557	46,266	-	25,291	317,734	13%
Community Services & Facilities	268,000	98,257	47,885	39,869	50,372	220,115	18%
Recreation Facilities	60,000	15,000	-	40,969	15,000	60,000	0%
Visitor Services	23,000	5,750	-	-	5,750	23,000	0%
	<b>\$ 942,000</b>	<b>\$ 247,297</b>	<b>\$ 155,430</b>	<b>\$ 95,136</b>	<b>\$ 91,867</b>	<b>\$ 786,570</b>	



## BANK RECONCILIATION

FOR THE PERIOD 1 SEPTEMBER TO 30 SEPTEMBER 2011

Balance Brought Forward (31/08/2011)	4,971,000.14
Add, Revenue for month	7,110,137.75
	<hr/>
	12,081,137.89
	<hr/>
Less, Payments for month	2,124,718.17
	<hr/>
Balance as at 30 September 2011	9,956,419.72
	<hr/>
Balance as at Bank Account as at 30 September 2011	1,987,166.39
Less, Unpresented Payments	- 24,217.68
	<hr/>
	1,962,948.71
	<hr/>
Add, Cash on Hand	81,674.86
	<hr/>
Operating Account	2,044,623.57
Interest Bearing Term Deposits	7,911,796.15
	<hr/>
	9,956,419.72
	<hr/>



Andrea O'Rourke  
ASSISTANT ACCOUNTANT

11-October-2011

### Works Programme 2011-2012

State/Task Name	Budget	Notes	June 2011	July 2011	August 2011	September 2011	October 2011	November 2011	December 2011	January 2012	February 2012	March 2012	April 2012	May 2012	June 2012
<b>CAPITAL WORKS PROGRAMME 2011-12</b>															
Strategic Projects	\$11,143,000														
Ulverstone Wharf Redevelopment	\$2,000,000	Wharf Building and surrounds													
Property Management	\$1,261,000														
East Ulverstone Industrial Estate - Export Drive	\$355,000	Construct culdesac and services													
East Ulverstone Industrial Estate - stage 2	\$440,000	Drainage and roadworks													
Maskells land Drainage	\$420,000	Finalise contamination rectification													
Knights Road Rec.	\$11,000	Roadworks and services - Subdn													
Russell Avenue	\$35,000	Roadworks and services - Subdn													
Worlits Depot	\$20,000	Depot Truck/Car wash													
Emergency Services	\$3,563,000														
Wash Down Bay - S/W Interceptor	\$20,000														
SES - Building & Equipment	\$15,000	Kitchen Upgrade													
Bridge Replacement - Bannons Rd, Leven River(Prelim.)	\$950,000	Replace with concrete structure													
Bridge Replacement - Purtons Rd, Leven River(Prelim.)	\$850,000	Replace with concrete structure													
Bridge Replacement - Bellichambers Rd, Gawler River	\$400,000	Replace with concrete structure													
Bannons Road, Leven River - Bailey Bridge	\$45,000	Temporary Access													
Marshalls Bridge Rd, Leven River - Bridge Repairs	\$45,000	Replace pile, headstocks, waters and bial													
Johnsons Beach Rd, Penguin Creek - Bridge Repairs	\$213,000	Assess substructure													
Spellmans Rd, Wilmot River - Bridge Repairs	\$90,000	Repair guardrail & retaining wall													
Isandula Rd, West Gawler River - Bridge Repairs	\$55,000	Repair wingwalls													
Golf Club Rd, Leven River - Bridge Repairs	\$40,000														
Isandula Rd, Gawler River - Bridge Repairs	\$40,000														
Miscellaneous Bridge Repairs	\$20,000														
Purtons Flats Access Road	\$10,000	Emergency access from Ironcliffe Rd													
Bannons Road Access Road	\$10,000	Emergency access from Fabers Rd													
Loongana Rd - Reconstruction & Slip Repair	\$80,000	Repair washed sections and slips													
Central Castra Rd - Landslip Repair	\$210,000	Re-instate road shoulder													
Gunns Plains Rd - Landslip Repair	\$40,000	The Sugarloaf													
Gunns Plains Rd - Landslip Repair	\$40,000	Bottom Guardrail													
Gunns Plains Rd - Landslip Repair	\$50,000	Reno Mattress													
Gunns Plains Rd - Landslip Repair	\$40,000	100m east of Reno Mattress													
Gunns Plains Rd - Landslip Repair	\$50,000	2km from Preston Road													
Isandula Rd - Landslip Repair	\$50,000	North of Coxs Rd													
Lobster Creek Rd - Landslip Repair	\$40,000	Sections against Leven River													
Raymond Rd - Landslip Repair	\$70,000	1km from Preston Rd													
Raymond Rd - Landslip Repair	\$40,000	3km from Preston Rd													
Castra Rd - Culvert Replacement (Near Spellmans Rd)	\$10,000														
Preston Rd - Culvert Replacement (Near Raymond Rd)	\$10,000	Near Raymond Rd													
Raymond Rd - Culvert Replacements	\$40,000	Upgrade culverts to box culverts													
Environment & Parks - Repairs	\$10,000	Repairs washed creek sections													
Roads - Urban Sealed	\$845,000														
Crossover/Pram Ramp Improvements	\$20,000	Carried out as per priority list...													
Intersection Lighting	\$5,000	Annual programme improvements													
Leighlands Avenue	\$105,000	Reconstruct kerb & p'ment failures													
Leven River Bridge Ancillary Works	\$230,000	Groundwork and plantings													
Railway Crossings	\$20,000	Upgrades and Improvements													
Safe Cycling Routes	\$5,000	Super Tuesday													
Sports Complex Avenue (R2R3)	\$35,000	Safety improvement - road widening													
Street resaling	\$50,000	Annual programme													
Traffic Management/safety improvements	\$10,000	Minor improvements from requests													
William Street (RTR3)	\$365,000	Kerb and pavement reconstruction													
Roads - Rural Sealed	\$905,000														



# Works Programme 2011-2012

(Schedule indicates site construction only)

Status/Task Name	Budget	Notes	June 2011	July 2011	August 2011	September 2011	October 2011	November 2011	December 2011	January 2012	February 2012	March 2012	April 2012	May 2012	June 2012
Lobster Creek Road	\$30,000	Corner improvements													
Mannings Jetty Road	\$60,000	Culvert and corner improvements													
Penguin Road - Lonah landslip	\$50,000	DIER funded if req'd													
Picketts/Top Gawler Road Junction	\$30,000	Slip rectification													
Raymond Road - landslip	\$10,000	Annual rectification as req'd													
Raymond Road (R2R3)	\$50,000	Road Rehabilitation													
Road resealing	\$500,000	Annual programme													
South Riana Road (R2R3)	\$150,000	Upgrade west of Lowana Rd													
Traffic Management	\$5,000	Minor improvements from requests													
Wilnot Road - realignment	\$20,000	Establish emergency access route													
<b>Footpaths</b>	<b>\$635,000</b>														
Forth Road	\$35,000	Upgrade section north of Walker St													
Leven River Bridge - between bridge and what	\$600,000														
<b>Carparks</b>	<b>\$250,000</b>														
Turners Beach Recreation Precinct	\$50,000	Parking/traffic improvements													
Ulverstone Wharf Carpark	\$200,000														
<b>Drainage</b>	<b>\$140,000</b>														
Amy Street Outfall - Ulverstone	\$20,000	Overcome blockage problems													
Maskells Land Outfall	\$10,000														
Miscellaneous drainage	\$15,000	To be confirmed													
87 South Road Ulverstone	\$10,000														
Hogarth Road, Sulphur Creek	\$10,000														
Josephine/Alice Street	\$10,000														
Maxwell Street, Ulverstone Contribution	\$10,000														
34 Main Street	\$10,000	Replace existing line													
Hull Street, Leith	\$5,000														
Wharf litter trap	\$40,000														
<b>Household Garbage</b>	<b>\$75,000</b>														
Penguin Refuse Disposal Site - site rehabilitation	\$30,000	Site closure works													
Resource Recovery Centre - site development	\$10,000														
Resource Recovery Centre - Leachate Improvements	\$10,000	Leachate containment facility													
South Riana Refuse Disposal Site - development	\$25,000	Relocate transfer station from quarry													
<b>Parks</b>	<b>\$417,000</b>														
Anzac Park - Playground	\$250,000														
Anzac Park - Rocket Installation	\$10,000	Reinstall Rocket in playground													
Bicentennial Park - pathway	\$20,000	Completion of renewal of footpath													
Anzac Park Steps Refurbishment	\$25,000	Maintenance and refurbishment of steps													
Physical Activity Equipment	\$10,000	Completes the project													
Robins Roost upgrade	\$10,000	Installation of sundry equipment(seats per													
Fairway Park - Beach Road	\$10,000	Dino refurb...													
Johnsons Beach Road - skate park	\$22,000														
Park Signage Upgrade	\$20,000														
Playground equipment	\$30,000	Equipment in various locations & complete													
West Ulverstone - Penguin Road beach access	\$10,000	Complete Upgrades and new beach access													
<b>Public Amenities</b>	<b>\$210,000</b>														
Bus Shelters	\$15,000	Bus shelters as required													
Public Convenience signage upgrade	\$10,000	New style signage in various locations													
Shrine of Remembrance - clock face (mechanism refurbishment)	\$15,000	Upgrade analogue clock mechanism													
Toilet Furniture Upgrade	\$20,000	Replace porcelain toilets with stainless steel													
Ulv Surf Lifesaving Club - changerooms	\$150,000	New public amenities / demolish existing													
<b>Cemeteries</b>	<b>\$190,000</b>														
Memorial Park - new plinths	\$15,000	Provision for new graves as required													

# Works Programme 2011-2012

(Schedule indicates site construction only)

Status/Task Name	Budget	Notes	June 2011	July 2011	August 2011	September 2011	October 2011	November 2011	December 2011	January 2012	February 2012	March 2012	April 2012	May 2012	June 2012
Memorial Park - utility shed	\$125,000	New storage / admin building to replace													
Memorial Park - watering system	\$10,000	Provision for new graves as required													
Memorial Park - Memorial Garden extension	\$20,000														
Memorial Park - Seating	\$10,000														
Penguin General Cemetery - Signage Upgrade	\$5,000	Upgrade of signage													
Control of Animals	\$15,000														
Cover pound - euthanasia pen	\$5,000														
Dog exercise areas - fencing	\$11,000	Fence at River Park if required													
Housing	\$135,000														
External rehabilitation	\$50,000	General external maintenance													
Gatesway - carport	\$3,000	New covered way													
HWC Renewal	\$12,000	Hot water cylinder renewal													
Aged Persons Home Units - Electrical Replacements	\$15,000	Electrical Replacements													
Internal rehabilitation	\$50,000	General internal maintenance													
52 Richardson Street - Flooring	\$5,000														
Civic Centre	\$11,000														
Whiteboard Upgrade	\$2,000														
Replace oven in Gawler Room	\$3,000														
Theatre (data) Projector	\$6,000														
Public Halls and Buildings	\$100,000														
Ulverstone Senior Citizens - rear door	\$20,000	alternatives being investigated													
Sulphur Creek Hall - Disabled toilets	\$80,000														
Caravan Parks	\$40,000														
Buitons Creek - Amenities Upgrade	\$20,000														
Ulverstone Caravan park - Electrical Upgrade Assessment	\$20,000														
Active Recreation	\$192,000														
Penguin Recreation Ground - Umpires Changerooms	\$45,000														
Ulverstone Recreation Ground - Goal Post replacement	\$12,000														
Ulverstone Showgrounds - Soccer pitch refurbishment	\$10,000														
Penguin Recreation Ground - Fence Renewal	\$35,000														
Penguin Athletic Track - Linemarking	\$6,000	Provide extra lights where required													
Riana Recreation Ground - Cricket Nets upgrade	\$30,000														
Ulverstone showground - fencing	\$18,000														
Ulverstone showground - carpark and landscaping	\$15,000														
Ulverstone showground - Alice Street fence and boom gate	\$6,000														
Ulverstone showground - signage	\$15,000														
Recreation Centres	\$71,000														
Ulverstone Sports Centre - Upstairs design	\$25,000														
Ulverstone Sports Centre - social room fitout	\$5,000	Dormitory fitout													
Ulverstone Sports Centre - kitchen bar equipment	\$15,000	Kitchen bar equipment													
Ulverstone Sports Centre - office admin refurbishment	\$18,000	Office refurbishment													
Ulverstone Sports Centre - audio visual equipment	\$9,000														
Visitor Information Services	\$60,000														
Ulverstone Visitor Information Centre - roof replacement	\$60,000	Part replacement - options for the dome													
Child Care	\$0														
LEGEND	\$0														
Not Started	\$0														
Commenced (Construction or Preliminaries)	\$0														
Complete	\$0														
Deferred	\$0														