



# Minutes

of Ordinary Meeting

21 November 2011

Note:

Minutes subject to confirmation at  
a meeting of the Council to be held on  
12 December 2011.

ORDINARY MEETING - 14 November 2011

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339/2011	Confirmation of minutes
340/2011	Council workshops
341/2011	Mayor's communications
342/2011	Mayor's diary
343/2011	Pecuniary interest declarations
344/2011	Public question time
345/2011	Councillor reports
346/2011	Leave of absence
347/2011	Deputations
348/2011	Petitions
349/2011	Councillors' questions without notice
350/2011	Councillors' questions on notice
351/2011	Development & Regulatory Services determinations
352/2011	Request for waiver of land use planning, building and plumbing fees
353/2011	Turners Beach Local Area Plan (Urban Design Guidelines) (398/2006 -20.11.2006)
354/2011	Council acting as a planning authority
355/2011	Planning Scheme Amendment and Planning Permit - Specified Departure for land at CT141816/1 South Road, West Ulverstone to be used for Bulky goods sales and Food services - Application No. DA211064
356/2011	Minutes and notes of committees of the Council and other organisations
357/2011	Declaration of poll following the holding of the 2011 Local Government
358/2011	Declaration of office as Mayor, Deputy Mayor or Councillor following the holding of the 2011 Local Government Elections
359/2011	Acknowledgement of former Councillors
360/2011	Annual General Meeting for the year ended 30 June 2011
361/2011	Adjournment of meeting
362/2011	Schedule of Appointments to Statutory Bodies, Groups and Organisations, Council and Special Committees, Community Advisory Groups and Working Groups (397/2010 - 13.12.2010)
363/2011	Public question time
364/2011	Review into the number of councillors elected to Tasmanian councils
365/2011	Contracts and agreements
366/2011	Correspondence addressed to the Mayor and Councillors
367/2011	Common seal
368/2011	Financial statements
369/2011	Rate remissions
370/2011	Review of Council Recreational Vehicle Overnight Camping Services (24/2006 - 23.01.2006)
371/2011	Waiving of Central Coast Resource Recovery Centre access fees - Penguin Lions Club
372/2011	Cradle Mountain Water - Treatment of Not-For-Profit Community Organisations
373/2011	Engineering Services determinations
374/2011	Tenders for resealing of rural roads
375/2011	Tenders for design and construction of Anzac Park playground (269/2011 - 15.08.2011)
376/2011	Waste management review - Rural services
377/2011	Meeting closed to the public
378/2011	Minutes and notes of other organisations and committees of the Council
379/2011	Leave of absence - Cr van Rooyen (346/2011 - 21.11.2011)
380/2011	Tall Timbers Thunder Stadium Agreement for 2012/2013/2014 Seasons (334A/2011 - 17.10.2011)
381/2011	Leven River Wharf Precinct Stage 1.1B (163/2011 - 16.05.2011)

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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, 21 November 2011 commencing at 6.00pm.

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**Councillors attendance**

Cr Jan Bonde (Mayor)  
Cr John Bloomfield  
Cr Shane Broad  
Cr Amanda Diprose  
Cr Gerry Howard  
Cr Philip Viney

Cr Cheryl Fuller (Deputy Mayor)  
Cr Lionel Bonde  
Cr Garry Carpenter  
Cr Kathleen Downie  
Cr Rowen Tongs

**Councillors apologies**

Cr Tony van Rooyen

**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)  
Town Planner (Mr Thomas Reilly)

**Media attendance**

The Advocate newspaper.

**Public attendance**

Two 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

### 339/2011 Confirmation of minutes

The Executive Services Officer reported as follows:

"The minutes of the previous ordinary meeting of the Council held on 17 October 2011 and the special meeting of the Council held on 14 November 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 Viney moved and Cr Howard seconded, "That the minutes of the previous ordinary meeting of the Council held on 17 October 2011 and the special meeting of the Council held on 14 November 2011 be confirmed."

Carried unanimously

## COUNCIL WORKSHOPS

### 340/2011 Council workshops

The Executive Services Officer reported as follows:

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

- 24.10.2011 - TasRail (Leven River Rail bridge) / Wharf / Dial Regional Sports Complex Master Plan.

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

- Cr Diprose moved and Cr Broad seconded, "That the Officer's report be received."

Carried unanimously

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## MAYOR'S COMMUNICATIONS

### 341/2011 Mayor's communications

The Mayor reported as follows:

"Mr Tony MacCormick had been invited to the meeting this evening as the Council's guest as a thank you for hosting the recent candidates forum, but is unfortunately unable to attend. An invitation will be issued to Mr MacCormick to attend a future meeting."

### 342/2011 Mayor's diary

The Mayor reported as follows:

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

- . Penguin Primary School - VIP Day
- . Athol McCulloch - 100<sup>th</sup> birthday celebration
- . Central Coast Chamber of Commerce and Industry Inc. - Business Excellence Awards 2011
- . Community Safety Partnership Committee meeting
- . Opt-in/Codas Charity Bike Ride
- . Central Coast Live, Visit and Invest Advisory Group meeting
- . Lions Club of Forth Valley - opening of Forth Community Hall redevelopment
- . Central Coast Liquor Accord - community information session
- . RAAF Association NW Branch - Otto's Grotto barbecue
- . Deputy Premier, the Hon. Bryan Green MP - meeting
- . Cradle Mountain Water - annual general meeting
- . Ulverstone Judo Club - self-defence course certificate presentation
- . Ulverstone Show Society - Show Day afternoon tea
- . Gunns Plains Community Centre Association Inc. - Gunns Plains Potato Festival
- . Tasmanian Water & Sewerage Corporations - Statewide Owners' Representatives meeting (teleconference)
- . Central Coast Council annual general meeting
- . Central Coast Christmas event - meeting
- . Penguin Senior Citizens Club - 46<sup>th</sup> birthday party
- . Rotary Club of Ulverstone West - Cradle Coast Rotary Art Exhibition dinner at Arniston
- . Ulverstone Remembrance Day Service
- . Central Coast Council forum - Disengaged Youth in Our Community

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- . Local Government Association of Tasmania – General Meeting (Launceston)
  - . Local Government Association of Tasmania – Mayor’s Workshop (Launceston)
  - . UTAS Institute of Regional Development and Local Government Managers Australia – Emerging Leaders course – discussion panel member (Launceston)
  - . Leven Yacht Club – launch of 2011–12 Broad Reach program
  - . Ulverstone Judo Club – medal presentations
  - . Department of Health and Human Services, North West Area Health Service – Rural Health Week presentation: Eating Into the Future.”

The Deputy Mayor reported as follows:

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

- . Opteon (Tasmania) – Opteon branch launch luncheon (Devonport)
- . Penguin Remembrance Day Service
- . Rotary Club of Ulverstone West – preview luncheon and opening of Cradle Coast Rotary Art Exhibition/ArtEx 2011
- . Sprent Primary School Parents & Friends’ Association – Sprent Pet Fest
- . McDonald’s Ulverstone – McHappy Day 2011.”

Cr van Rooyen (as former Deputy Mayor) reported as follows:

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

- . Returned & Services League of Australia, Ulverstone Sub-Branch – Formal Dining-In Night.”

Cr Viney reported as follows:

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

- . Probus Club of Central Coast – Christmas lunch.”

■ Cr Carpenter moved and Cr Fuller seconded, “That the Mayor’s, Deputy Mayors’ and Cr Viney’s reports be received.”

Carried unanimously

343/2011 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.”

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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.”

Cr Tongs reported as follows:

“I will be declaring an interest in respect of Tenders for design and construction of Anzac Park playground (269/2011 – 15.08.2011) (Minute No. 375/2011).”

344/2011 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

345/2011 Councillor reports

The Executive Services Officer reported as follows:

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

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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.”

No reports were made.

#### APPLICATIONS FOR LEAVE OF ABSENCE

346/2011 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.

One application has been lodged for consideration at this meeting. It is listed at Minute No. 379A/2011 (closed meeting).”

#### DEPUTATIONS

347/2011 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.”

#### PETITIONS

348/2011 Petitions

The Executive Services Officer reported as follows:

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



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## COUNCILLORS' QUESTIONS

349/2011 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.
- (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.

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- (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.

#### 350/2011 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

351/2011 Development & Regulatory Services determinations

The Director Development & Regulatory Services reported as follows:

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

Carried unanimously

352/2011 Request for waiver of land use planning, building and plumbing fees

The Director Development & Regulatory Services reported as follows:

*PURPOSE*

This report provides the basis for considering a request from the Forth Football Club for the Council to waive the land use planning, building and plumbing fees associated with the construction of an awning over the eastern side of the Forth Sports Complex Clubrooms to provide shelter for the kiosk and main entrance area.

*BACKGROUND*

The Forth Football Club is proposing to undertake a small addition to the Forth Sports Complex which involves the construction of an awning over the kiosk and the main entrance.

The fees which would be attracted by the proposed awning are as follows:

## DEVELOPMENT & REGULATORY SERVICES

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Land Use Planning:	
Discretionary Application	\$445.00
Building and Plumbing:	
Building Permit fee	\$125.00
Plumbing Permit fee	\$270.00
TOTAL	\$840.00

It should be noted that the above fees do not include the cost of a private Building Surveyor to assess the building application prior to lodging with the Council.

### *DISCUSSION*

Whilst it may seem like a small gesture for the Council to grant a waiver of fees for the Forth Football Club, it is considered that any decision to grant a fee waiver would be inequitable and inconsistent with previous applicants who have been required to pay the fees associated with similar developments. Additionally, any decision to waive fees may set a precedent which would undoubtedly be sought from similar organisations in the future.

The Council currently provides a Community Small Grants Scheme to support local organisations in undertaking works similar to those proposed. The funding for these grants is considered in the Council's annual budgeting processes. It would be more appropriate for the Club to apply for a small grant from the Council rather than seeking to have the fees waived.

### *CONSULTATION*

No consultation was undertaken for this matter.

### *IMPACT ON RESOURCES*

Any precedent of waiving fees has the potential to adversely impact the Council's budgeted revenues.

### *CORPORATE COMPLIANCE*

The Central Coast Strategic Plan 2009–2014 includes the following strategy and key action:

- Council Sustainability and Governance
  - Improve corporate governance.

*CONCLUSION*

It is recommended that the Council refuse the request from the Forth Football Club to waive the land use planning, building and plumbing fees associated with the proposed awning addition at the Forth Sports Complex Clubrooms.”

- Cr Howard moved and Cr (L) Bonde seconded, “That the Council refuse the request from the Forth Football Club to waive the land use planning, building and plumbing fees associated with the proposed awning addition at the Forth Sports Complex Clubrooms.”

Carried unanimously

353/2011 Turners Beach Local Area Plan (Urban Design Guidelines) (398/2006 – 20.11.2006)

The Director Development & Regulatory Services reported as follows:

*“PURPOSE*

The purpose of this report is for the Council to endorse the Turners Beach Local Area Plan (Urban Design Guidelines) (‘the Guidelines’) to enable the recommendations contained therein to be considered in future decision making concerning Turners Beach.

*BACKGROUND*

In 1997 the Council engaged John Mongard to develop a community plan for Turners Beach which included a basic master plan, followed by the ‘Welcome Stop and Interpretive Signage Concept Plan’ in July 2000.

In 2006 (Minute No. 398/2006) an updated Turners Beach Community Plan (‘the Plan’) was adopted by the Council which provides the following vision:

*‘A united, active, healthy community  
Living in a safe and natural environment  
By river and sea.’*

To achieve its vision the Plan established the future directions and strategic objectives to follow over the next 10 years. The future directions include:

- Keeping our beach, bush and river healthy;
- Guiding future development;
- Cycle ways, pathways and tracks; and
- Traffic and transport.

According to the Plan, 'Turners Beach has its own look, feel and character that needs to be preserved and managed... Lack of respect for the environment, and development not sensitive to the area will destroy the very thing that is special about the area.' The strategic objective to achieve the future direction of 'Guiding future development' is to '*Preserve the character of Turners Beach through sensitive urban design.*' The Plan also incorporates strategic objectives which include:

- . facilitate the development of visitor facilities;
- . plan and build the Turners Beach network for walking and cycling;
- . build a shared-way linking Turners Beach and Ulverstone;
- . provide beach access for people with disabilities and restricted mobility;
- . calm and control traffic for public safety;
- . build a sense of place through design guidelines for street furniture facilities signage and utilities;
- . improve public toilet facilities; and
- . improve functionality of the community hall/recreation ground precinct (undertake a precinct plan for the area).

The Guidelines have been developed to deliver these elements of the Plan.

In developing the Guidelines, Council staff undertook a consultation process which involved community sessions being conducted in the Turners Beach Hall on Friday, 10 December 2010 and Saturday, 11 December 2010. In these sessions people were able to comment on Turners Beach's strengths, weaknesses, opportunities and threats and participate in discussions with Council staff. Additionally, participants were invited to complete a short survey to identify the things they value about Turners Beach, things they dislike and aspects which they would like to see changed.

The sessions were attended by 67 people comprising Turners Beach residents, various community groups, Central Coast Councillors and residents of nearby areas. Participants discussed issues with Council staff including urban design, town planning, open space and recreation and transport/parking. An additional 51 people completed surveys. A consultation report has been compiled to summarise the outcomes from the consultation process. A copy of the revised Guidelines are attached as Annexure 1.

Once developed in draft form, the Guidelines were workshopped with the Council on 9 May 2011 and 8 August 2011. Alterations were made in the draft Guidelines following the feedback received from the two workshops.

*DISCUSSION*

The objectives of the Guidelines are to provide a set of actions and urban design guidelines to preserve the character of Turners Beach and inform issues such as:

- . the longer term future role and size of Turners Beach;
- . identifying the extent of the urban boundaries and location of staged growth areas
- . identifying assets and values of the area to be retained and enhanced;
- . a precinct plan for the community hall/recreation ground precinct (including the lawn bowling facility, Turners Beach Hall, tennis courts etc.);
- . mitigating or adapting to the hazards affecting the area, including flooding and climate change related impacts;
- . natural resource management/coastal management issues;
- . incorporation of the Turners Beach Vegetation & Fire Management Plan;
- . incorporation of the Council's Open Space and Recreation Plan;
- . identifying any traffic management, infrastructure or parking needs; and
- . investigating a service road between Turners Beach and Ulverstone.

All future works proposed in the Guidelines will be subject to future Council Estimates processes.

*CONSULTATION*

Consultation has been carried out with the Turners Beach community, Councillors, and Council staff during the development of the Guidelines.

The draft Guidelines were placed on public exhibition between Tuesday, 6 September 2011 and Friday, 14 October 2011. The public comments received are summarised in the following table together with a recommended response.

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COMMENTS	COUNCIL RESPONSE
SUBMISSION 1 – MR & MRS H G EILER	
<p>The new shared pathway from Turners Beach to Ulverstone is very much appreciated, and we look forward to the continuation of it by way of a raised pathway through Gables Park to Blackburn Drive.</p>	<p>Noted. No change to the Guidelines is recommended.</p>
<p>We wish to reiterate our objection to the service road from Maskells Road to the Turners Beach roundabout.</p>	<p>Noted. The Guidelines are not proposing that the service road be extended beyond Maskells Road to the east. No change to the Guidelines is recommended.</p>
<p>It is noted that footpaths were not mentioned for Turners Avenue and wish to have it included in the plan.</p>	<p>It has been determined that sufficient pedestrian linkages are provided from Turners Avenue to the Esplanade, Whitegum Way and Native Cherry Place. Additionally, the planned footpath along Albert Street will further connect the area. Therefore, it is not recommended that an additional footpath be provided along Turners Avenue. No change to the Guidelines is recommended.</p>
<p>The Council continues to approve new subdivisions close to the sea at low elevations, with probable sea level rises due to global</p>	<p>The Council considers such applications under the Central Coast Council Planning Scheme 2005 Coastal and Riparian Schedule which</p>



DEVELOPMENT & REGULATORY SERVICES

COMMENTS	COUNCIL RESPONSE
warming.	addresses the risks from sea level rise and flooding. The Guidelines are not proposing to create any additional Residential zoned land in Turners Beach so there are no changes considered necessary.  No change to the Guidelines is recommended.
In order to curb river/beach erosion at the west of the Forth River outlet, we request a feasibility study into the construction of a causeway similar to the Leven River mouth at Uiverstone.	The Guidelines are proposing that the Council/community undertake ongoing investigation and analysis of erosion occurring at Turners Beach and that local environmental groups will be encouraged to participate in the Tasmanian Shoreline Monitoring and Archiving Project. Through this research and other initiatives proposed in the Council's Climate Change Action Plan, possible climate change adaptation measures for Turners Beach will be investigated.  No change to the Guidelines is recommended.
SUBMISSION 2 (VERBAL) – ANDREW LEARY	
Why is the management and development of Custom Reserve not included in the LAP?	Custom Reserve is Crown land which is maintained by Turners Beach Coastcare Inc. Therefore, it was considered inappropriate for the plan to comment on management and/or development issues concerning the Reserve.

DEVELOPMENT & REGULATORY SERVICES

COMMENTS	COUNCIL RESPONSE
<p>Why is there no reference to the bike link between Turners Beach and Forth?</p>	<p>No change to the Guidelines is recommended.</p> <p>The Forth Local Area Plan (Urban Design Guidelines) includes a recommendation for a shared pathway to be established between Forth and Turners Beach.</p> <p>The Guidelines have been modified to include reference to the Forth shared pathway link under Urban Design Theme 1: Connectivity on Page 28.</p>
<p>An area of 200m to be 'hardened' may not be sufficient to prevent erosion. Advice from a Geotechnical Engineer should be obtained.</p> <p>The budget figure of \$30-40,000 should not be regarded as final or locked in - the amount required to complete the job properly may require more.</p>	<p>In the preparation of the Guidelines the Council obtained advice from a Geomorphologist on the most appropriate means of addressing the erosion problem currently impacting upon the Esplanade. Once the Guidelines are approved by the Council the soft engineering solution proposed in the Guidelines will undergo a detailed engineering process and this will be followed by a Development Application process. Throughout these processes the proposal will be assessed by an appropriately qualified Engineer.</p>
<p>The matter should be treated as one of urgency by the Council.</p>	<p>Initial estimates are that the soft engineering solution will have a cost in the vicinity of \$80,000.</p> <p>The erosion mitigation works have been included as the highest</p>

DEVELOPMENT & REGULATORY SERVICES

COMMENTS	COUNCIL RESPONSE
	<p>priority action in the Guidelines.</p> <p>No change to the Guidelines is recommended.</p>
	<p>SUBMISSION 3 – TURNERS BEACH COASTCARE INC.</p>
<p>Further proof reading to correct spelling and grammatical errors is recommended.</p>	<p>Noted.</p>
<p>We would like to see captions added to each of the photographs in the document.</p>	<p>Captions have been added to photos as requested.</p>
<p>There are maps in the document that have either blue or black lines and dots extended into them from either text or photographs. The blue colour is difficult to see and the position of the dots does not appear to have a direct link to the associated text at the end of the line which is somewhat confusing. For example on page 14, the dot extending from 'Slow traffic environment' is located on the Bass Highway. Perhaps the dots could be better located on the maps or alternatively, the information be presented in a different way.</p>	<p>These plans have been included as a visual aid to explain the key design elements (page 14) and urban design guideline elements (page 27) in Turners Beach.</p> <p>The idea of these maps is to provide a 'snap-shot' summary of the urban design elements of the Turners Beach area. The lines are positioned to coincide with one example of the element being discussed and are considered to be an important visual aid to the reader of the Guidelines.</p> <p>The dot point relating to the 'slow traffic environment' has been</p>

DEVELOPMENT & REGULATORY SERVICES

COMMENTS	COUNCIL RESPONSE
	<p>repositioned to reduce confusion.</p> <p>The blue lines have been altered to a brighter colour to enable them to stand out to the reader.</p>
<p>On page 32, all the parks are presented in the same colour, where it might be better to differentiate and present them in two different colours. We are also unsure of what is meant by a 'Sub-Recreational Park.'</p>	<p>The Guidelines have been updated to address these concerns.</p>
<p>Page 6 - In the introduction, the first sentence would be more accurate if it mentioned that Turners Beach lies on the western bank of the Forth River mouth.</p>	<p>The sentence has been amended to, 'Turners Beach is a small coastal settlement located on the <i>western bank</i> of the Forth River mouth either side of the Bass Highway between Devonport and Ulverstone.'</p>
<p>Page 8 - In the fourth paragraph, it would be remiss not to mention the contribution of the Turners Beach Progress Association during this period of time.</p>	<p>The role of the Turners Beach Progress Association is not captured in any of the literature concerning the history of Turners Beach and therefore has not been reflected in this plan.</p> <p>No change to the Guidelines is recommended.</p>
<p>Page 9 - The figure distribution of population age group graph presents the information in a skewed manner because one age grouping covers a 30 year span, one a 5 year span and the others cover 10 year spans. The column for the 25-54 years span will</p>	<p>The Turners Beach age distribution data presented in the Guidelines was a direct translation of the data presented from the Census (i.e. it was not altered in any way). However, further to these comments the distribution data is now presented in five year age ranges.</p>

DEVELOPMENT & REGULATORY SERVICES

COMMENTS	COUNCIL RESPONSE
<p>obviously be the highest simply because of the 30 year span it covers. The comments pertaining to the graph in the last paragraph should be revisited. It would also be valuable to clarify what is meant by a 'family', especially given the subsequent references to family/families in the document.</p>	<p>An analysis of the data confirms that Turners Beach has a proportionately high number of adults aged 35 to 60 and children aged 5 to 14. This statistical correlation indicates that there are a high number of families (i.e. parents and children residing in the same house) in Turners Beach.</p>
<p>Page 12 – Six urban design themes are mentioned in the text but only five are listed in the box.</p>	<p>The sixth urban design theme was intended to be the 'Additional Matters' section of the Guidelines. The sentence has been altered to read, '...can be grouped into five urban design themes and an additional matters section.'</p>
<p>Page 15, third paragraph – The reference to the role of remnant vegetation and street tree planting is not relevant to the entire area north of the highway as the sentence implies.</p>	<p>This section of the Guidelines discusses the built form characteristics of Turners Beach generally and it is considered that the remnant vegetation and street tree planting heavily influences the northern Turners Beach settlement area. While it is accepted that the vegetation and street trees are sparse in certain areas of the northern settlement, it does not serve to diminish the role of remnant vegetation on the areas built form in general.</p> <p>No change to the Guidelines is recommended.</p>
<p>Pages 16, third paragraph – Doesn't Turners Beach itself also include the beach west of the Clayton to the point and if so the</p>	<p>This data was sourced from the Surf Lifesaving Australia Beach Safe website. A reference has been now been added to identify this source.</p>

DEVELOPMENT & REGULATORY SERVICES

COMMENTS	COUNCIL RESPONSE
<p>beach would also have a northeast facing perspective. The rips referred to, only occur in the high tide zone during periods of higher waves not the low tide zone as written.</p>	<p>Surf Lifesaving Australia is considered to constitute a valid information source and the Council has no reason to question the accuracy of their assessment of the beach conditions at Turners Beach.</p> <p>No change to the Guidelines is recommended.</p>
<p>Page 17 – The description of the vegetated foreshore dune system as ‘large’ is somewhat generous. Perhaps the word large could be deleted. Where the ‘shared pathway’ is mentioned, it would be good to include a sentence that explains who shares the pathway, e.g. cyclists and walkers/joggers but not motorised bikes etc.</p>	<p>The word ‘large’ has been deleted and a description has been provided to explain what a shared pathway is.</p>
<p>Page 18 – We believe the speed limit for the Esplanade and Turners Beach Road (north) is 50km/h not 60km/h.</p>	<p>This is correct. The Guidelines have been altered to rectify this error, however, as 90% of vehicles drive at 50km/h on this street, it does not alter the report’s conclusion on traffic speeds in Turners Beach.</p>
<p>Page 22, Parking Provision – The first dot point could be more accurately written as, ‘Esplanade adjacent to the petrol station,’ as the beach entrance is not locally recognised as the ‘main’ beach entrance.</p>	<p>Guidelines to be modified as recommended.</p>
<p>Page 22, Public Transport – An explanation of the meaning of the green ‘balloons’ and the letters they contain, as shown on the</p>	<p>The green balloons are merely the destinations inputted into Google Maps to generate the route of the Phoenix Coaches. A legend will be</p>

DEVELOPMENT & REGULATORY SERVICES

COMMENTS	COUNCIL RESPONSE
map, might be useful.	provided to add clarity for the reader.
Page 24, third paragraph – Custom Reserve should also be listed as an open space.	Custom Reserve has been added as non-Council owned passive public space.
Page 28, third paragraph – We support the concept for a pathway loop, but wonder why a raised boardwalk is necessary through the Gables Park. One of the existing paths through the Gables Park could be utilised for the loop and then a raised boardwalk constructed over the wetland area to connect with the Blackburn Drive area.	The boardwalk was proposed as the best option to traverse the low lying wetland area to create a safe all-weather access. It is not imperative that the boardwalk be extended through the Gables Park to create the link as a well constructed and maintained path would be more than sufficient. The proposed pathway link can be further explored by the proposed Turners Beach Consultative Committee in the design phase for the project.
Page 30, Improve Connections within TB, second action – See our comment above regarding the raised boardwalk.	The Guidelines' recommendations have been broadened to include multiple options for the Gables Park pathway link.
Page 30, Improve/make connections..., second action – This is a great idea. Third action – This is also a great idea, from a screening and shade perspective. The issue of shade being very relevant from a health perspective. The sentence could be improved by deleting the word 'bike' as it is not just a bike path.	The Guidelines have been altered to replace 'bike path' with 'shared pathway.'
Page 31, final sentence. We are concerned about the implications	The Council has an Open Space Strategy which requires that public

DEVELOPMENT & REGULATORY SERVICES

COMMENTS	COUNCIL RESPONSE
<p>of this sentence. With increasing population density in the area, reduced recreational opportunity of the beach at high tide and the recreation ground unavailable during rostered football and cricket games, we consider it imperative that the current areas of green space be retained for recreational use.</p>	<p>parks be provided within a radius of 400m of residences.</p> <p>The Guidelines are proposing that a new local park be established in the recreation ground and it is also proposing to retain all existing local parks in Turners Beach. It is recommended that the open space in Turners Beach be reviewed as part of the Council's Open Space Plan development process.</p>
<p>Page 34 – We support the key points as listed but are concerned that no mention has been made of the vegetation in this area. Whilst the plan shows the vegetation as it presently exists, a point that makes reference to the retention of current vegetation and the allocation of areas specifically for native vegetation should be included. Vegetation adds to the visual amenity of the area and provides shade.</p>	<p>The master plan was designed around the existing vegetation to ensure that it is maintained on the site. To reinforce this, a key point has been added, 'To retain existing vegetation.'</p>
<p>Page 35, first action – refer to comments made in reference to page 31.</p>	<p>Previously addressed.</p>
<p>Page 37, last sentence and dot points – We are very pleased with the acknowledgement of the high level of community opposition to the proposed service road and welcome an investigation of the alternative measures for addressing the Maskells Road traffic</p>	<p>Noted.</p> <p>No change to the Guidelines is recommended.</p>



DEVELOPMENT & REGULATORY SERVICES

COMMENTS	COUNCIL RESPONSE
<p>concerns.</p>	
<p>Page 38, Boat Ramp Functionality - We fully support the comments made on this page and believe that the barriers and parking layout will make the area more user friendly as well as provide protection for the vegetation.</p>	<p>Noted. No change to the Guidelines is recommended.</p>
<p>Page 40, Environmental Protection. Throughout this section and in the actions on page 44, the cobble berm is incorrectly spelt as 'burm'. Shoreline erosion has been an ongoing problem at Turners Beach and over time there have been a number of 'hot spots'. Given Frances Mowling's report and observed climatic changes, we can expect this to continue into the future. Thus it would be appropriate to make some generalised statements to this effect in the first paragraph before going into the detail of the current issue of concern. The erosion issue at the mouth of the Forth River requires prompt action and we are in full agreement with the soft engineering solution as recommended and described in Frances Mowling's report and explained on page 41.</p>	<p>The incorrect spelling of berm has been rectified. At this stage, the Council is prepared to commit to addressing the shoreline erosion problem which is threatening a Council asset (i.e. the Esplanade). The Council is not prepared to commit to addressing broader erosion issues in realisation of the fact that any future adaptation works would have to involve the State Government. The support of the proposed adaptation measure is noted.</p>
<p>Page 44 - We are in support of all the actions.</p>	<p>Noted. No change to the Guidelines is recommended.</p>

DEVELOPMENT & REGULATORY SERVICES

COMMENTS	COUNCIL RESPONSE
<p>Page 45 – In favour of the content on this page, we are particularly pleased about the recognition of the strategic role played by the Rural Resource Zone to the west of Turners Beach and support the recommendation to retain the current zoning of this land to prevent ribbon development and loss of separation between Ulverstone and Turners Beach.</p>	<p>Noted. No change to the Guidelines is recommended.</p>
<p>Page 46, Building Design – We are pleased with the listed elements in building design and hope they will be used to guide future building approval decisions.</p>	<p>Noted. No change to the Guidelines is recommended.</p>
<p>Page 47-49, Statement of Desired Future Character – We fully approve of the descriptors in this section of the plan and the recommendation that they be incorporated into the Central Coast Planning Scheme.</p>	<p>Noted. No change to the Guidelines is recommended.</p>
<p>Page 51, Turners Beach Consultative Committee – This is a great way to enable the community to provide input in a consultative capacity with regard to the implementation of the plan. Turners Beach Coastcare Inc. would welcome the opportunity to be represented on this Committee.</p>	<p>Noted. No change to the Guidelines is recommended.</p>

DEVELOPMENT & REGULATORY SERVICES

COMMENTS	COUNCIL RESPONSE
SUBMISSION 4 – DEPARTMENT OF INFRASTRUCTURE, ENERGY AND RESOURCES (DIER)	
<p>The minor traffic management issues with various local intersections within the area covered under the LAP should be dealt with through the regular DIER-Council traffic meetings.</p>	<p>The traffic management issues which have been identified in the plan will be directed to the Council's Parking and Traffic Committee for consideration and action.</p> <p>No change to the Guidelines is recommended.</p>
<p>As a level crossing of the rail corridor would be required, the additional exit from the area requires further consideration, particularly from TasRail.</p>	<p>The Guidelines merely commit the Council to investigating an alternative access/exit for the northern Turners Beach area. These investigations will involve further consultation with various stakeholders, including TasRail.</p> <p>No change to the Guidelines is recommended.</p>
<p>The options for the service road extension between Ulverstone and Turners Beach, with particular reference to the Maskells Road junction is noted. DIER has a Truck Checking Facility at the western corner of the Maskells Road junction with the Bass Highway. Any proposed modifications to the junction need to take account of this essential transport facility and must be designed to DIER's satisfaction to ensure that the operation is not compromised.</p>	<p>Noted.</p> <p>No change to the Guidelines is recommended.</p>

DEVELOPMENT & REGULATORY SERVICES

COMMENTS	COUNCIL RESPONSE
<p>Discussions with Council indicate that the eastern end of Industrial Drive is in the process of being extended further east. Options regarding the connection of Maskells Road to Industrial Drive will need to be explored.</p>	<p>Noted. No change to the Guidelines is recommended.</p>
<p>The proposed footbridge to Leith across the Forth River adjacent to the Bass Highway bridge (i.e. between the road and rail bridges) may present difficulties from a bridge maintenance perspective. DIER will require a minimum gap of 5.3m between structures to enable the under-bridge maintenance unit to operate. If an alternative proposal to connect the proposed footpath to the Highway bridge were being considered, then this would need to be assessed at concept stage to ensure the bridge has adequate capacity. For Turners Beach residents, the value in creating a connection to Leith really lies in the fact that there is then potential for onward connection to Devonport. DIER notes that addressing the Forth River issue as identified in the North West Coastal Pathway Plan does not resolve all the issues relating to active transport connections to Devonport.</p>	<p>DIER's comments are noted. The action has been altered to, '<i>Investigate options for the construction of a footbridge over the Forth River alongside the highway bridge to connect with the proposed North West Tasmania Coastal Pathway Network.</i>'</p>

*IMPACT ON RESOURCES*

Aside from the staff costs associated with the development of the Guidelines any further impact on resources will be dependent upon future Council decisions concerning the implementation of the recommendations contained in the Guidelines.

*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
- . Connect the people with services
- . Improve community wellbeing

Community Capacity and Creativity

- . Community capacity-building
- . Facilitate entrepreneurship in the business community
- . Cultivate a culture of creativity in the community

The Environment and Sustainable Infrastructure

- . Invest in and leverage opportunities from our natural environment
- . Contribute to a safe and healthy environment
- . Develop and manage sustainable built infrastructure
- . Contribute to the preservation of the natural environment.

*CONCLUSION*

It is recommended that the Council endorse the Turners Beach Local Area Plan (Urban Design Guidelines) and consider the recommendations contained therein in future decision making concerning Turners Beach.”

The Executive Services Officer reported as follows:

“A copy of the Turners Beach Local Area Plan (Urban Design Guidelines) has been circulated to all Councillors.”

- Cr Fuller moved and Cr Howard seconded, “That the Council endorse the Turners Beach Local Area Plan (Urban Design Guidelines) (a copy being appended to and forming part of the minutes) and consider the recommendations contained therein in future decision making concerning Turners Beach.”

Carried unanimously

354/2011 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 No. 355/2011, 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 Fuller moved and Cr Howard seconded, “That the Mayor’s report be received.”

Carried unanimously

355/2011 Planning Scheme Amendment and Planning Permit – Specified Departure for land at CT141816/1 South Road, West Ulverstone to be used for Bulky goods sales and Food services – Application No. DA211064

The Director Development & Regulatory Services reported as follows:

“The Town Planner has prepared the following report:

<i>'APPLICATION NO.:</i>	DA211064
<i>LOCATION:</i>	CT141816/1 South Road, West Ulverstone
<i>OWNERS:</i>	G A Cripps
<i>APPLICANT:</i>	Menzie (Tas) Pty Ltd
<i>PLANNING INSTRUMENT:</i>	Central Coast Planning Scheme 2005 (the Scheme)
<i>LEGISLATION:</i>	<i>Land Use Planning and Approvals Act 1993 (the Act)</i>

*PURPOSE*

The purpose of this report is to consider an application under s.43 of the Act for a Planning Scheme amendment and a permit for the relocation of Coastal Garden Supplies from 4 Dysons Lane, Ulverstone to land at South Road, West Ulverstone. A location plan is provided at Annexure 1. A copy of the application is provided at Annexure 2.

*BACKGROUND*

Coastal Garden Supplies has operated out of Dysons Lane for 30 years. It started as a gravel, sand and road base supplier and over time branched out into gardening and landscape supplies, plants and garden ornaments and stock and pet food supplies. Figure 1 is an aerial photograph of the existing business, shown within the red line.



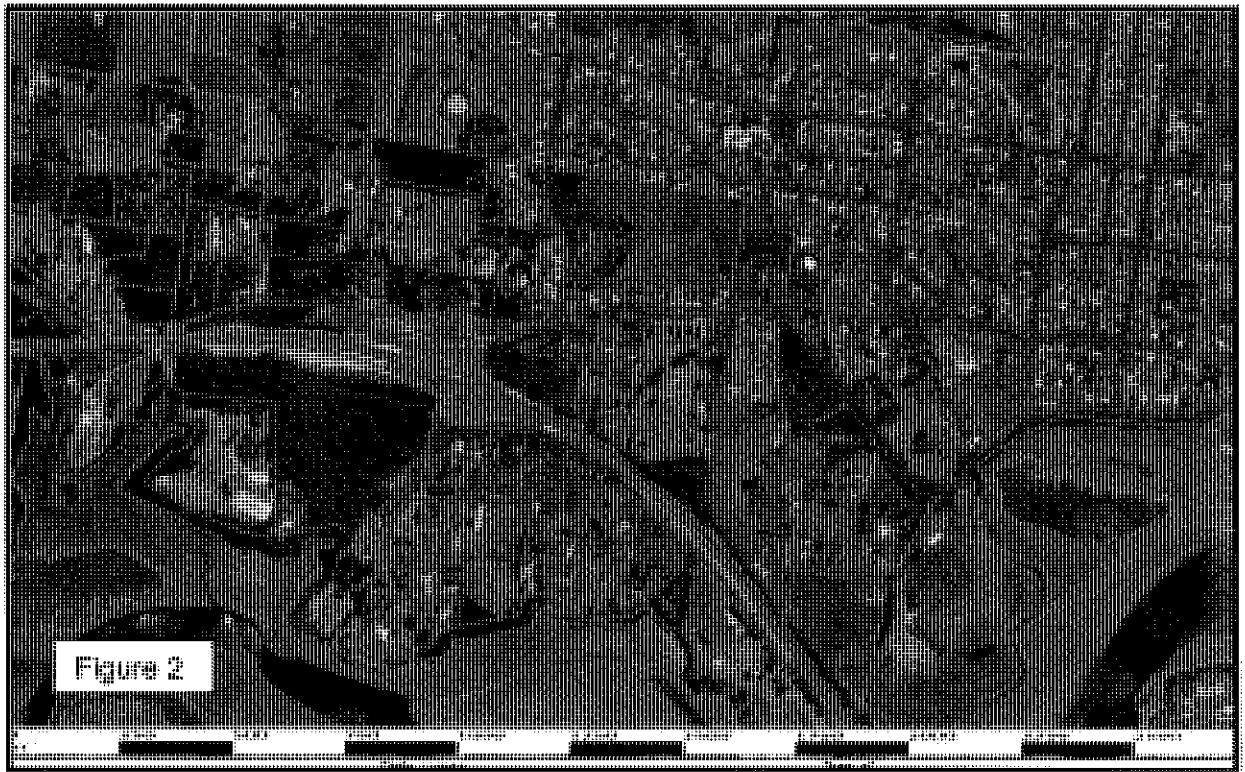
*DISCUSSION*

The site for the proposal is on the western edge of Ulverstone where South Road meets the Bass Highway. It is 1.577ha and gently slopes downward from the north to the south. At the western corner of the site is a



stand of adolescent eucalypts. Slightly east of that is a row of mature pine trees (hereinafter called “the site”). The site is currently used for the grazing of stock.

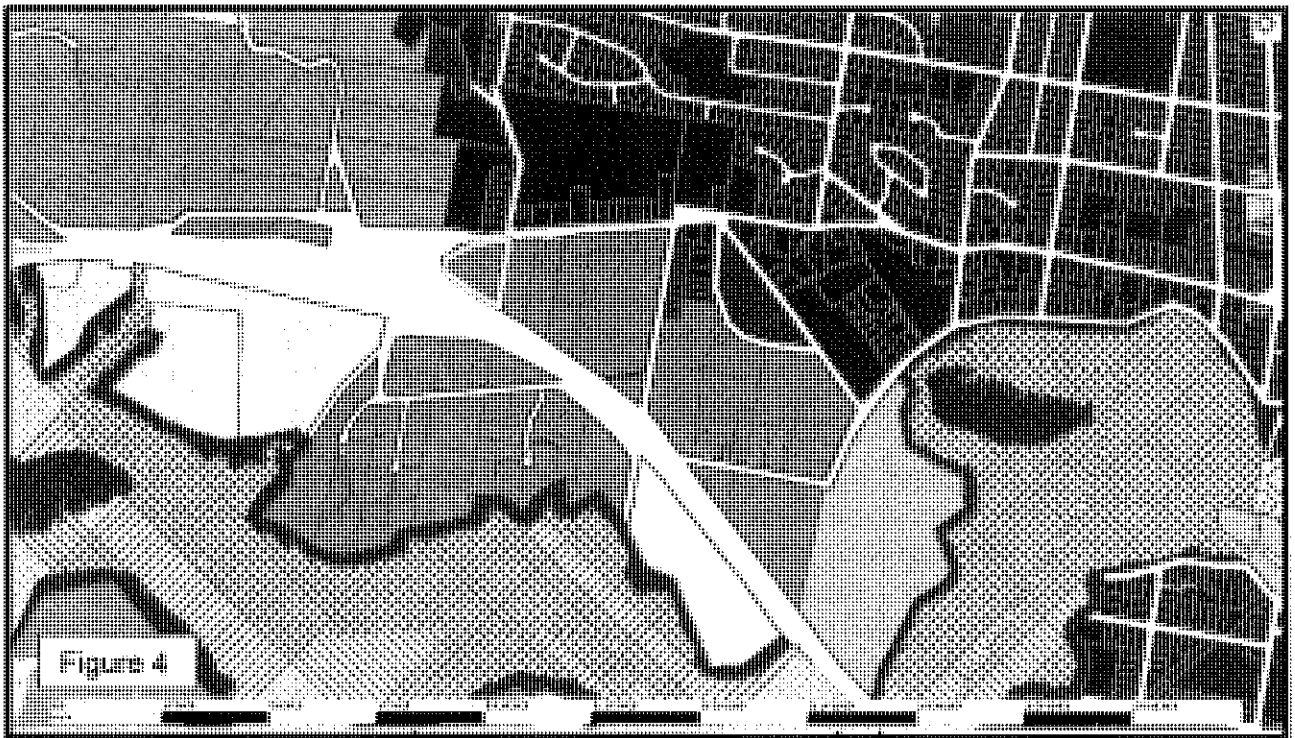
Immediately to the east is 141 South Road, a property with an occupied dwelling. The surrounding area comprises residential properties with mixed densities. Figures 2 and 3 show the site in context of the locality.





The title plan for the site was registered in 1995, following works on the Bass Highway and South Road. It contains a drainage easement benefiting orchard activities that have long been abandoned that appears to be no longer in use for any purpose.

The site is in the Low Density Residential Zone of the Scheme. Previous to this it was zoned Reserved Residential in the Central Coast s.46 Planning Scheme No. 1 of 1993. The Low Density Residential Zone aims to satisfy demand for residential development on larger lots at the urban fringes of Ulverstone where privacy and peace and quiet can be enjoyed. In addition to residential uses, the Table of Use for the Zone currently allows bed and breakfast establishments accommodating up to eight guests only, Education and occasional care facilities (up to 100m<sup>2</sup>) and Community services (up to 100m<sup>2</sup>). Figure 4 is a zone map of the locality.



The proposal is prohibited by the Table of Use for the Zone and cannot proceed without either of the following Planning Scheme amendments:

- a rezoning to Commercial or Industrial;
- specific amendments to the Low Density Residential Zone provisions (the application is for this second option).

A rezoning cannot be supported because the range of allowable uses in the Industrial and Commercial Zones include uses with the potential to cause conflict with nearby residential uses. Additionally, it would constitute a “spot” rezoning, without the support of an Industrial or Commercial land strategy.

The application seeks to include extra uses in the Table of Use and extra non-residential use standards within the Zone to apply to this site only. By doing so, it is the applicant's intention to enable flexibility in the future for further use and development of this site. However, as proposed, the amendment would enable opportunity for an additional 3,384m<sup>2</sup> of building, more than double that of the proposal. It also creates opportunity for buildings up to 10m in height. Buildings to 10m in height with 40% site coverage would have a volume seven times greater than that proposed. While the proposal has potential to be an appropriate land use in this location, there are no requirements in the proposed amendments to ensure that future development will be.

Furthermore, the amendment as proposed does not go far enough to ensure that use of the site for non-residential purposes is compatible with the surrounding area. Building heights and maximum site coverage ought to be less and setbacks ought to be more. There ought to be specific provisions relating to noise levels and dust suppression. There ought to be specific provisions about landscaping and fencing to ensure that the site provides an attractive western entrance to the town. This would require a number of additional standards or an entire Schedule in the Scheme dedicated to development of this site only. This seems to be a disproportionately large amendment to the Ordinance for one development only.

The most appropriate mechanism to enable the proposal is by a Planning Scheme amendment to allow an exception to the Zone requirements rather than changing the Zone requirements themselves. This is known as a Specified Departure, which is a clause specifically permitting this development notwithstanding non-compliance with the Zone. A Specified Departure clause is recommended as follows:

"The Low Density Residential Zone requirements of the Central Coast Planning Scheme 2005 are not applicable insofar as they prohibit the land described in Certificate of Title Volume 141816, Folio 1, being used and developed substantially in accordance with the following:

- (a) Drawing Nos DA.01 – DA.07, dated 28 September 2011 and prepared by Andrew Smith Architects;
- (b) Landscape Development Plan, dated September 2011 and prepared by Greenwood Landscape Design;
- (c) the Supporting Documentation, dated June 2011 prepared by 4 Planning Pty Ltd (including attachments);

- (d) the supplementary information dated 27 September 2011, prepared by Ian Newman for 4 Planning Pty Ltd;
- (e) the report dated 26 September 2011 prepared by Pearu Terts."

This clause would be inserted at the end of the Low Density Residential Zone provisions. It would permit the proposal on this site. Further development of the site that is substantially in accordance with the proposal, including a café not involving significant exterior works, would also be permitted. However, further development of the site that is not substantially in accordance with the proposal could not proceed without a further Scheme amendment. For the purposes of this report, the following assessment relates to the Specified Departure as proposed above rather than as proposed by the applicant.

*Assessment of the Amendment against the Act -*

*S.32(1)(a) - the Act*

*"(1) An amendment of a planning scheme -*

- (a) must seek to further the objectives set out in Schedule 1;..."*

*Schedule 1, Part 1 - Objectives*

*"(a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity;"*

The site is on the urban fringe of Ulverstone and has been used for agricultural purposes as far back as can be ascertained. The soil, as a natural resource produces enough grass to graze a small number of animals. There are currently two horses agisted on the site. No naturally occurring ecological processes such as creeks or springs are present on the site. Surface water drains down towards a culvert in the Bass Highway road reservation and is collected into the reticulated system there. The proposal will collect surface water and discharge it into a single point at a settlement pond at the bottom of the site. Contaminants on site such as vehicle oils will find their way into this dam. From here the water makes its way into the culvert and from there to the Leven River via the municipal reticulated system. These types of contaminant are not likely to be any more polluting than surface water collected off roads currently.

At 2.8 of the applicant's written submission, it is stated that stormwater needs to be disposed of on site. It is suggested that with the permission of Department of Infrastructure, Energy and Resources (DIER), clean and uncontaminated stormwater may be disposed of into the stormwater culvert in the Bass Highway road reservation.

The disposal of clean and uncontaminated stormwater from the site is addressed in the draft Planning Permit conditions (see draft Permit at Annexure 4).

*"(b) To provide for the fair, orderly and sustainable use and development of air, land and water;"*

*Fair use and development of air -*

Only minor use of air is associated with the proposal.

*Fair use and development of land -*

Insofar as fairness relates to unequally borne burdens, there are no foreseeable burdens on any person relating to the impact of the development provided the use is appropriately managed.

*Fair use and development of water-*

Water from the reticulated system will be used for activities including watering plants, cleaning equipment, suppressing dust and site amenities. The fair use and allocation of water is managed by Cradle Mountain Water (CMW). CMW was sent a copy of the application on 15 August 2011 and no response was received. Emails were forwarded on 21 and 31 October but no response was received. On 8 November telephone contact was made with CMW and information provided was that that there were no foreseeable issues with the application from CMW's perspective and that an email would be forwarded on 9 November to confirm this. At the time of writing this report, CMW has not responded.

*Orderly use and development of air -*

Only minor use of air is associated with the proposal.

*Orderly use and development of land -*

The proposal is within the existing serviced water, stormwater and sewer network. The proposed use of the land represents an orderly expansion of

the settlement inasmuch as settlements grow outwards onto land that is adequately serviced by water, sewerage, stormwater, roads, power and telephone or land that is otherwise suitable for development.

*Orderly use and development of water -*

The proposal is within the existing reticulated water network. The proposed use of the land represents an orderly use of water inasmuch as settlements grow outwards into spaces that are adequately serviced by water.

*Sustainable use and development of air -*

Only minor use of air is associated with the proposal.

*Sustainable use and development of land -*

Ongoing maintenance strategies for the vegetative screens and for noise and dust abatement issues will be required. Provided these plans are observed, the proposed use of the land can be sustained in this location. Suggested Permit conditions are as follows:

- . A landscape maintenance plan is required prior to works beginning on site. The plan must be to the satisfaction of the Director Development & Regulatory Services and must be implemented for the duration of the activity.
- . A dust suppression plan is required prior to works beginning on site. The plan must be to the satisfaction of the Director Development & Regulatory Services and must be implemented for the duration of the activity.

*Sustainable use and development of water -*

The proposal could be a water intensive use of the land with such activities as dust suppression, watering plants and cleaning machinery. The sustainability of water use is now a matter to be assessed and addressed by CMW, the service provider.

*"I to encourage public involvement in resource management and planning;"*

The proposal is a privately initiated use of privately owned land. Public involvement in the planning of the proposed activity has been limited. Public involvement will be accommodated through the statutory notification,

representation and hearing processes provided for in the Act. During and after the notification period Council officers will explain and assist members of the public in understanding the proposal.

*“(d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c); and”*

Coastal Garden Supplies meets a commercial need in the community but its growth is limited by the available space. The proposal will facilitate the economic growth of the existing business by allowing space for expansion.

*“(e) To promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.”*

The responsibilities for resource management and planning are clear and predetermined to a large degree. The onus of responsibility is on established service providers and authorities who have the capacity to deal with an application of this nature. No further measures, other than those outlined by the Act are required to promote sharing of responsibility for resource management and planning.

*Schedule 1, Part 2 - Objectives*

*“(a) to require sound strategic planning and co-ordinated action by State and local government;”*

There is no overarching strategy or guiding document for Low Density Residential land other than what has been identified in the Scheme. The Low Density Residential Zone provides for residential development on larger lots at the urban fringes of Ulverstone where privacy and peace and quiet can be enjoyed. The loss of such land would be to the detriment of the locality, potentially causing greater demand for residential use on land in the Rural Resource Zone.

The majority of the Low Density Residential zoned land is in Forth and Leith. At the fringe of the Ulverstone township there is 80ha of land in the Low Density Residential Zone and within this area there are approximately 120 lots. By a simple calculation of area divided by minimum lot size, there is potential for approximately 200 lots. There are a number of lots in the Zone well below the current minimum size and there are a number that are above 4,000m<sup>2</sup> but without subdivision potential due to other factors. There are approximately eight lots with the potential for multiple lot subdivisions. On the basis of these figures, a conservative estimate is that if the Low Density Residential zoned land around Ulverstone were developed to its potential it

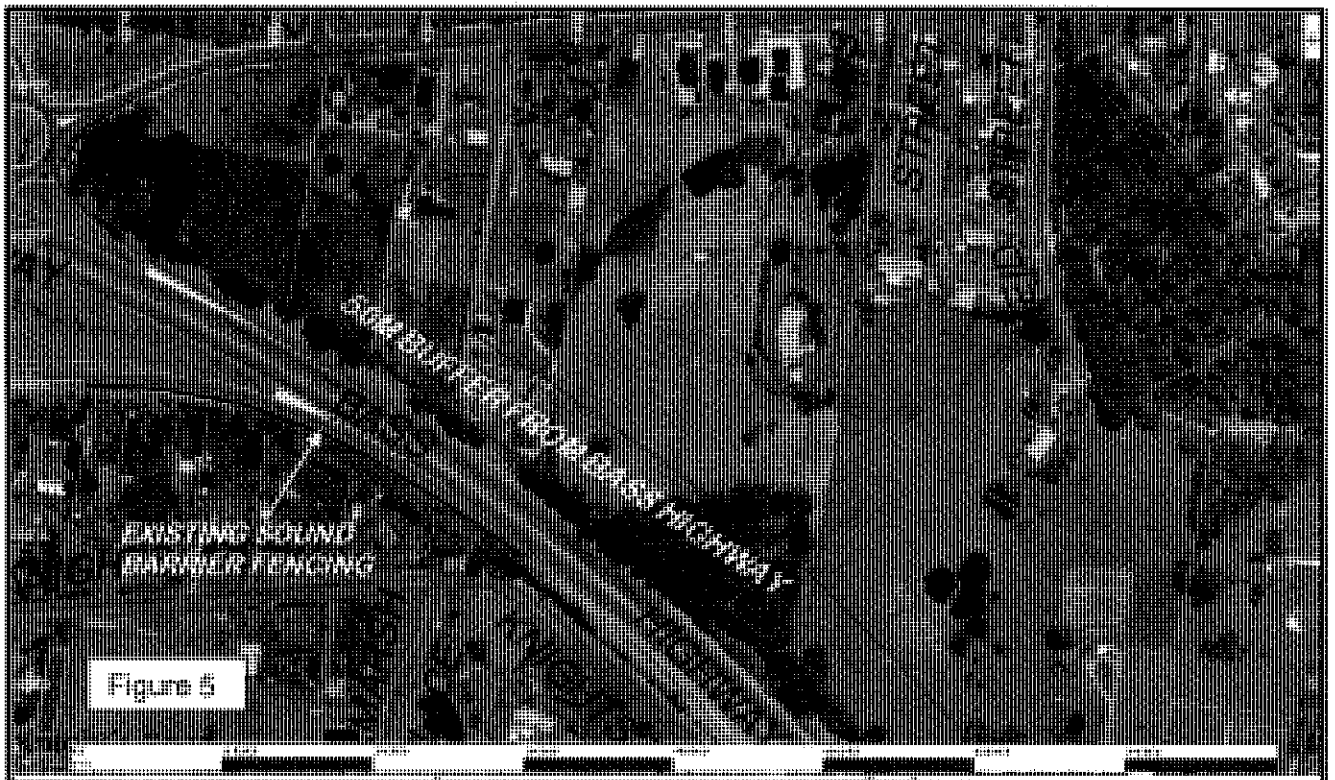


could support 150 lots. On this basis, there is potential for a further 30 lots in the existing Low Density Residential Zone.

There is potential for subdivision of the subject lot into four lots but three may be more likely given the proximity of the site to the Bass Highway and the associated noise issues. Therefore, it is estimated that this site represents 10% of the undeveloped stock of Low Density Residential land in Ulverstone. While this may seem to be a significant percentage, the site is not likely to be in as high demand for low density residential development as land in Forth, Leith and Knights Road and therefore, not likely to greatly affect the stock of land for the quiet enjoyment of life.

In Leith, lots are often benefited by views over Bass Strait and the Forth River and have seen reasonable take up rates. Lots in Forth are benefitted by the peace and quiet of a village lifestyle and also have reasonable take up rates. The other main area of Low Density Residential zoned land is south of the development in question, across the Bass Highway in Knights Road, which is benefited by seclusion and proximity to the Leven River.

The site is significantly impacted by its proximity to the Bass Highway and South Road. These roads cause reasonably high background noise levels. Experience has shown that proximity to the Bass Highway inhibits housing in this area. Figure 5 shows how the existing settlement pattern has not approached the Bass Highway in this area.



The site is cornered by two arterial roads. It is south facing and relative to other lots in the Zone, the views are limited. These factors tend to indicate that there will be no great impact on the supply of land around Ulverstone where privacy and peace and quiet can be enjoyed – as per the Purpose of the Zone.

There is a shortage of Commercial and Industrial zoned land in the municipal area. The proposed movement of the business from the Commercial Zone frees up some space in the Commercial Zone for other activities.

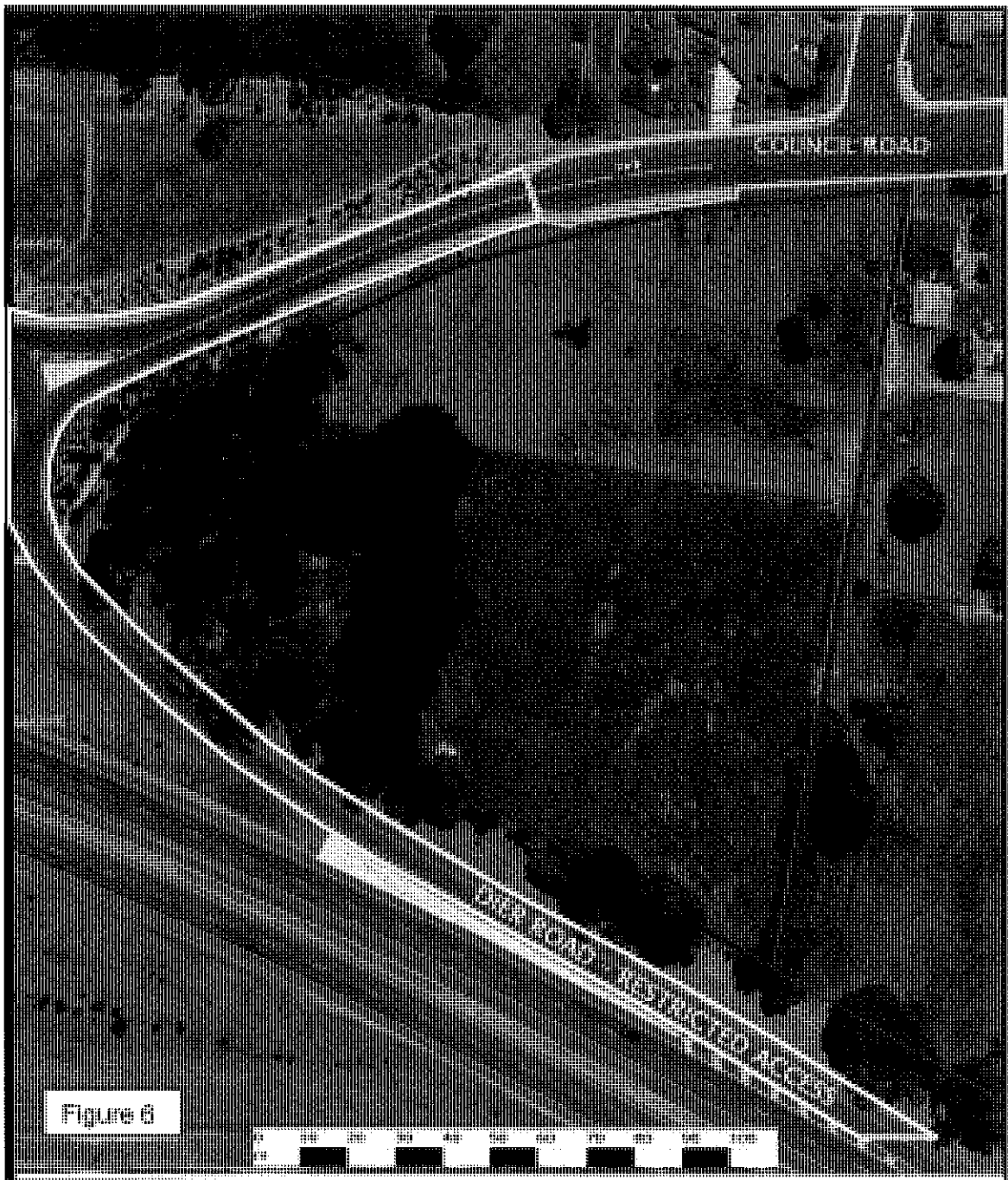
The proposal is relevant to the following strategic planning principles of the Scheme:

- Residential, commercial, industrial and community facilities are to be concentrated in the existing urban areas [2.1(a) Planning Scheme].

The site is within an existing urban area.

- A safe vehicular and pedestrian network throughout the planning area is to be encouraged [2.1(d) Planning Scheme].

The site is bound by both Council and DIER maintained roads. No access to the site can be gained from the DIER owned roads, which are depicted below in Figure 6:



The traffic impact assessment by Terry Eaton, dated July 2011 notes as follows:

- That South Road is a major connector between areas west of Ulverstone and the Leven River bridge with an estimated 3,000 vehicles passing the site daily.

- . Traffic to the site is estimated to peak at 130 movements per hour between 2.00pm and 3.00pm on Fridays and Saturdays in November. However, 25% of that volume is predicted at weekday peak hours and less than that at other times.
- . That sight distances from the entry point are adequate.
- . DIER crash data indicates that this is a relatively safe location.
- . That pedestrians crossing South Road at this location have sufficient time to cross safely.
- . That the footpath to the north of the site ought to be extended to just east of the site entrance.
- . That the existing road provides ideal traffic service conditions so there is no need for an auxiliary right turn lane.
- . That the driveway must provide for two-way traffic.
- . That the area available for car parking is well in excess of the required onsite car parking spaces.

Access to the site from the Bass Highway at the western entrance to the site does not involve travel through residential areas. Mr Eaton concludes that there are no significant traffic safety or service issues and suggests a two-way access, minor footpath extension, and parking spaces reserved for 40 vehicles. There is nothing significant that has been identified as being overlooked by Mr Eaton and the report is supported.

In response to Mr Eaton's report, suggested permit conditions are as follows:

- . The footpath to the north of the site must to be extended to just east of the site entrance.
  - . That the driveway must provide for two-way traffic.
- “(b) to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land;”*

While the Scheme does not currently permit the proposed activity, the objectives and controls of the Scheme and the Act are adequate to appropriately manage the use, development and protection of this land. The

purpose statements for the Zone and the objectives for the standards give a clear indication of the impact that any one use of land should have on another in the Low Density Residential Zone.

*"I to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land;"*

The acoustic survey and report by Pearu Terts, dated 26 September 2011 notes as follows:

- . Traffic noise dominates the site and surrounding area.
- . The ambient noise measured on the site is a minimum of 50.5dB(A) and a maximum of 65.0dB(A).
- . At a distance of 46m, noise levels of the machines at the Dysons Lane Garden Centre are a minimum of 51.8dB(A) and a maximum of 61.7dB(A).
- . Community complaints are unlikely because the noise generated by the proposal would be less than the existing noise climate in the area.
- . Community complaints are unlikely provided the hours of operation are daytime working hours.

There is nothing significant that has been identified as being overlooked by Mr Terts and the report is supported. In response to this report, suggested permit conditions are as follows:

- . The activity must not be in operation before 7am or after 6pm each day of the week.
- . Noise must not exceed 5dBA above ambient background noise levels as measured at the property boundary.

Airborne dust particles associated with earth or gravel suppliers are coarse and tend to be deposited closer to the source, whilst fine particles can be carried a long way, especially on a windy day. Coarse dust particles can be a nuisance when they get into houses or discolour washing on the line.

With adequate management/maintenance plans in effect for noise, dust and appearance, the social effects on the nearby residents would not be outside the reasonable expectations of residents when they purchased into this area.

The economic effects on the environment, such as property values, would be negligible. Mixed land uses in the area may improve the desirability of the area in social and economic terms.

*“(d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels;”*

The Planning Permit and conditions are capable of integrating the policies and achieve the desired outcomes of the relevant and applicable environmental, social, economic, conservation and resource management policies at State, regional and municipal levels. Therefore, the existing and applicable system is adequate to ensure a good land use outcome.

*“(e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals;”*

The Planning Scheme amendment has been assessed against the *Land Use Planning and Approvals Act 1993*. Consideration has been given to the *Environmental Management and Pollution Control Act 1994*, the *Water & Sewerage Industry Act 2008*, and the *State Policies and Projects Act 1993*. The draft Permit and conditions consolidate and coordinate related approvals to the extent that the Act has power to do so. Therefore, for the purposes of this application, the existing and applicable system of approvals is adequate to ensure a good land use outcome.

*“(f) to secure a pleasant, efficient and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania;”*

*Pleasant working environment –*

There is nothing in the application to indicate that a pleasant working environment is not achievable in this location.

*Pleasant living environment –*

With management/maintenance plans in effect for hours of operation, noise, dust and appearance, the development should not affect how pleasant the living environment is.

*Pleasant recreational environment -*

Not applicable - no recreational activities are directly associated with the proposed development.

*Efficient working environment -*

The working environment is capable of being fully serviced by roads, power, water, sewer, stormwater, and telephone. There is nothing in the application to indicate that an efficient working environment is not achievable in this location.

*Efficient living environment -*

This development does not affect the potential for the efficient residential use of other land in the area. The adjoining land has subdivision potential that does not rely on the use of the subject lot for access.

*Efficient recreational environment -*

Not applicable - no recreational activities are directly associated with the proposed development.

*Safe working environment -*

Conflict between vehicle and pedestrian traffic is the most obvious issue regarding safety of the working environment. This is not addressed by Mr Eaton in his Traffic Impact Assessment. However, it is apparent that:

- . staff and bulk material traffic do not cross traffic attending the main building;
- . bulk material traffic can enter and exit the site without needing to do any reversing manoeuvres;
- . there is sufficient width for inbound bulk material traffic to pass outbound bulk material traffic.

There are no foreseeable issues regarding the safety of the work environment.

*Safe living environment -*

Mr Eaton notes in his Traffic Impact Assessment that South Road easily has the capacity to accommodate this development. An increase in traffic in this

area would have no foreseeable impact on the safety of the living environment. With adequate controls in place for noise and dust there are no foreseeable issues regarding the health of the surrounding environment.

*Safe recreational environment -*

Not applicable - no recreational activities are directly associated with the proposed development.

*"(g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value;"*

The land has no known scientific, architectural, historical, or special cultural value. There is nothing on the site identified as having Indigenous or European cultural heritage significance.

The site is part of a transitional area between the natural environment to the west and the built forms within the township. Significant natural forms and landscapes contribute to our community identity and sense of where we come from in a way that urban sprawl can't. The open pastures and the grazing horses may cause an observer a moment of self-reflection but as a natural environment, the inherent aesthetic values of the site are not significant enough to warrant conservation. Such values would be lost as a result of Low Density Residential development in any case.

*"(h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community;"*

Existing sewer, water, stormwater, power, telephone and road infrastructure can adequately service the proposed development.

*S.32(1)(b) - the Act*

*"(1) An amendment of a planning scheme -*

*(b) must be prepared in accordance with State Policies made under section 11 of the State Policies and Projects Act 1993."*



*State Coastal Policy 1996 (the Policy) -*

The site is not within a kilometre of the coast (1,300m). Therefore, the State Coastal Policy does not apply. No significant coastal values that are identified in the State Coastal Policy are present on the site.

*State Policy on Water Quality Management 1997 -*

The Policy relates to the planning and design of stormwater and sewage infrastructure and to protect surface and ground water resources from pollution. The management of stormwater is controlled by the draft Permit conditions.

*National Environmental Protection Measures (NEPM) -*

In accordance with s.12A of the *State Policies and Projects Act 1993*, a national environmental protection measure is taken to be a State Policy. Therefore, the following needs to be considered:

*Ambient Air Quality June 2002 -*

Vehicles used on site are the only significant source of gaseous emissions affecting this NEPM. This NEPM establishes ambient air quality standards and monitoring and reporting protocols for listed air pollutants, namely CO, SO<sub>2</sub>, lead, NO<sub>2</sub>, photochemical oxidants (measured as ozone), and particulates (PM<sub>10</sub>). PM<sub>10</sub> particulates may be emitted by vehicles used on site - however this will be covered by the Diesel Vehicle Emissions NEPM below. Dust particulates are generally above PM<sub>10</sub> and are not covered by this NEPM.

*Diesel Vehicle Emissions 2001 -*

This NEPM establishes guidelines to assist jurisdictions to develop programs to minimise exhaust emissions from diesel vehicles. The guidelines cover smoky vehicles, emission tests and repairs, audited maintenance, and engine retrofit and rebuild. The impact statement for the NEPM provides that any diesel vehicle is to operate to the standard that was in place at the time of the vehicle's manufacture. It is stated also that regular maintenance on vehicles should ensure compliance with the standard. If the vehicles used on site are petrol powered this NEPM is not applicable.

The activity proposed for the land use change can comply with the NEPM. As a safeguard, a condition is suggested to ensure compliance with the State Policy.

Suggested condition:

- The applicant is to ensure that if diesel powered vehicles are used on-site the National Environment Protection (Diesel Vehicle Emissions) Measure 2001 (as amended) is complied with.

*Assessment of Site Contamination 1999 -*

No formal assessment of the Site has been made to ascertain any contamination issues, but given its past uses it is highly unlikely it is contaminated.

*Used Packaging Materials 1999 -*

Not applicable - no significant generation of used packaging materials.

*Movement of Controlled Waste Between States and Territories 1998 -*

Not applicable - no controlled waste travelling interstate.

*National Pollutant Inventory June 2000 -*

Not applicable - no pollutants associated with the activity would require registration with the National Pollutant Inventory.

*S.32(1)(e) - the Act*

*"(1) An amendment of a planning scheme -*

- (e) must, as far as practicable, avoid the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent area."*

Restricted hours of operation and implementation of satisfactory management/maintenance plans for noise, dust and appearance should ensure that the proposed use of the land should not result in land use conflicts.

*S.32(1)(f) - the Act*

*"(1) An amendment of a planning scheme -*

- (f) must have regard to the impact that the use and development permissible under the amendment will have on the use and*

*development of the region as an entity in environmental, economic and social terms."*

Proximity to the Bass Highway and relative ease in accessing the development from the Bass Highway may result in there being commerce involving people outside the municipal area. The impact of this is not detrimental or otherwise to the region.

*Compliance with the Planning Scheme Schedules -*

*S1.0 Application Requirements*

The purpose of the Schedule is to specify the documentation to be provided with an application. There is sufficient information provided with the application to comply with this Schedule.

*S2.0 Road and Rail Line Schedule*

Sight distance to the east is some 200m and to the west some 140m, which exceeds the requirement of 105m. As the proposed development is not a sensitive use, sound attenuation from the Bass Highway is not required. The Traffic Assessment by Terry Eaton indicates that the development would not impede the safety or efficiency of the road system.

*S3.0 Attenuation Schedule*

Not applicable. The Attenuation Schedule does not apply to this proposal.

*S4.0 Bushfire Prone Areas Schedule*

Not applicable. The Bushfire Prone Areas Schedule does not apply to this proposal.

*S5.0 Contaminated Land Schedule*

Not applicable. The Contaminated Land Schedule does not apply to this proposal.

*S6.0 Land Stability Schedule*

Not applicable. The Land Stability Schedule does not apply to this proposal.

*S7.0 Coastal and Riparian Schedule*

Not applicable. The Coastal and Riparian Schedule does not apply to this proposal.

*S8.0 Heritage Schedule*

Not applicable. The Heritage Schedule does not apply to this use or development.

*S9.0 Multiple Dwellings Schedule*

Not applicable. The Multiple Dwellings Schedule does not apply to this proposal.

*S10.0 Home Occupation Schedule*

Not applicable. The Home Occupation Schedule does not apply to this proposal.

*S11.0 Car Parking Schedule*

The purpose of this Schedule is to ensure that the proposal has adequate and suitably designed and constructed car parking. As indicated in Mr Eaton's Traffic Assessment, the proposal has adequate parking.

The Schedule requires the access, dimensions and design of car parking spaces to comply with Australian Standard AS 2890.1-1993 Off Street Parking Part 1- Car Parking Facilities. A condition to reflect this provision is recommended (see draft Permit).

The Schedule requires parking spaces, accesses and turning bays to be paved with concrete, masonry blocks or bituminous seal and be graded, drained, kerbed and marked out. A condition to reflect this provision is recommended (see draft Permit).

*S12.0 Signs Schedule*

The purpose of this schedule is to ensure that signs:

- (a) do not detract from the visual amenity of the locality;
- (b) provide for appropriate business advertising and information display;  
and

I do not compromise road or public safety.

The proposed pole sign is below the maximum allowable 4.5m height and less than the maximum allowable 4m<sup>2</sup>. The two ground signs are below the maximum 1.5m height and less than the maximum allowable 4m<sup>2</sup>. The signage may not be illuminated, which is the subject of a condition on the draft permit. Signage does not obscure line of sight.

*S13.0 Telecommunications Schedule*

Not applicable. The Telecommunications Schedule does not apply to this proposal.

*S14.0 Ulverstone Wharf Schedule*

Not applicable. The Ulverstone Wharf Schedule does not apply to this proposal.

*S15.0 Penguin Urban Design Guidelines Schedule*

Not applicable. The Penguin Urban Design Guidelines Schedule does not apply to this proposal.

*CONSULTATION*

The application will be advertised as required by the Act.

*IMPACT ON RESOURCES*

The application requires Council staff time and administrative costs associated with the statutory processes required by the Act. There are no other foreseeable impacts on resources.

*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*

What has been proposed is a safe and appropriate land use in this location and can be effectively managed to ensure that surrounding residential uses are not unreasonably impacted. The lack of Commercial and Industrial zoned land gives the applicant few alternative locations.

Other than replacing the Planning Scheme amendment as proposed in the application for the one proposed in this report, the application is in order and has sufficient merit to initiate the amendment process.'

The report is supported."

The Executive Services Officer reported as follows:

"The Annexures referred to in the Town Planner's report and Amendment 2/2011 have been circulated to all Councillors."

■ Cr Carpenter moved and Cr Howard seconded, "That:

- 1 a draft amendment (identified as Amendment 2/2011, a copy being appended to and forming part of the minutes) be initiated to the Central Coast Planning Scheme 2005;
- 2 the Council certify that the amendment meets the requirements of section 32 of the *Land Use Planning and Approvals Act 1993*; and
- 3 application DA211064 be 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

The Executive Services Officer further reported as follows:

"Should approval for the draft amendment be granted, authorisation for affixing the common seal to the amendment is to be given at Minute No. 367/2011."

GENERAL MANAGEMENT

356/2011 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:

- . Barrington Fire Management Area Committee - meeting held on 5 October 2011
- . Central Coast Youth Engaged Steering Committee - meeting held on 20 October 2011
- . Penguin Miniature Railway Management Committee - meeting held on 25 October 2011.

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

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

Carried unanimously

357/2011 Declaration of poll following the holding of the 2011 Local Government Elections

The General Manager reported as follows:

*PURPOSE*

This report is to record the advice of the declaration of the poll of the 2011 Local Government Elections.

*BACKGROUND*

The Council has 12 Councillors (elected members). Except where a Councillor is elected to fill a casual vacancy, each Councillor serves a four-year term. Half the number of Councillors retire every two years. The term of a Councillor elected to a casual vacancy by means of a re-count ends at the next ordinary election.

The Council has a Mayor and Deputy Mayor, each appointed for a term of two years.

A poll in respect to the election of Mayor, Deputy Mayor and Councillors is conducted simultaneously by a system of postal voting. The election is conducted by the Electoral Commissioner, Tasmanian Electoral Commission.

For the 2011 Local Government Elections the following elections were scheduled to take place:

- . election of six Councillors;
- . election of Deputy Mayor;
- . election of Mayor.

On 28 October 2011, Mr Andy Brockbank, Returning Officer for the Central Coast Council election, declared the following candidates elected (in order of election) as Councillors:

- . Cr Cheryl Fuller
- . Cr Kath Downie
- . Cr Rowen Tongs
- . Cr Shane Broad
- . Cr John Bloomfield
- . Cr Lionel Bonde.

All six candidates have been elected for the next four-year term.

On 28 October 2011, Mr Andy Brockbank, Returning Officer for the Central Coast Council election, declared the following candidates elected for the offices of Deputy Mayor and Mayor for the next two-year term:

- . Cr Jan Bonde as Mayor
- . Cr Cheryl Fuller as Deputy Mayor.

The Returning Officer has provided a copy of the Certificate of Election. A copy is attached.

For the purposes of record it is noted that:

- . ten candidates nominated for election to the office of Councillor;
- . one candidate nominated for election to the office of Mayor;
- . three candidates nominated for election to the office of Deputy Mayor;
- . three sitting Councillors whose terms had expired did not seek re-election;
- . four new Councillors were elected;
- . Cr Jan Bonde was returned as Mayor;
- . Cr Cheryl Fuller was elected as Deputy Mayor;



- . the number of electors enrolled for the election was 16,177 (comprising the General Manager's enrolment of 61 and the House of Assembly enrolment of 16,116); and
- . the formal vote received for the election of Councillors was 51.64%.

*DISCUSSION*

Discussion is not relevant to this report.

*CONSULTATION*

The Council funded the holding of a Candidates' Forum which was held (prior to the postal ballot) on 10 October 2011.

*IMPACT ON RESOURCES*

The Estimates provide a budgeted sum for the conduct of elections.

*CORPORATE COMPLIANCE*

The *Local Government Act 1993* provides the statutory process for the conduct of elections.

*CONCLUSION*

It is recommended that the General Manager's report be received."

The Executive Services Officer reported as follows:

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

■ Cr Howard moved and Cr Carpenter seconded, "That the General Manager's report (a copy of the Certificate of Election being appended to and forming part of the minutes) be received."

Carried unanimously

358/2011 Declaration of office as Mayor, Deputy Mayor or Councillor following the holding of the 2011 Local Government Elections

The General Manager reported as follows:

### *"PURPOSE*

This report is to provide for and record the declaration of office as Mayor, Deputy Mayor and Councillor in respect of the newly elected Mayor, Deputy Mayor and Councillors.

### *BACKGROUND*

The *Local Government Act 1993* (s.321) provides as follows:

- '(1) Any person elected as councillor must make a prescribed declaration in a prescribed manner.
- (2) A person elected as a councillor who has not made a declaration must not–
  - (a) act in the office of councillor, mayor or deputy mayor; or
  - (b) take part in the proceedings of any meeting of the council or a committee.
- (3) A council is to acknowledge the making of a declaration at its meeting and the general manager is to record that fact in the minutes of that meeting.'

The following declaration was made on 2 November 2011 and the appropriate forms completed:

- Cr Jan Bonde as Mayor (two years).

The following declarations were made on 8 November 2011 and the appropriate forms completed:

- Cr Cheryl Fuller as Deputy Mayor (two years)
- Cr Cheryl Fuller as Councillor (four years)
- Cr Kath Downie as Councillor (four years)
- Cr Rowen Tongs as Councillor (four years)
- Cr Shane Broad as Councillor (four years)
- Cr John Bloomfield as Councillor (four years)
- Cr Lionel Bonde as Councillor (four years).

The newly elected members, namely Crs Bloomfield, Broad, Downie and Tongs, have been provided with copies of the following documents:

- *Local Government Act 1993, Local Government (General) Regulations 2005 and Local Government (Meeting Procedures) Regulations 2005;*
- Corporate Folder comprising the Annual Plan, Estimates and Fees and Charges for the year ending 30 June 2012, and the Annual Report for the year ending 30 June 2011;
- Central Coast Strategic Plan 2009–2014;
- Central Coast Planning Scheme 2005;
- Central Coast Settlement & Investment Strategy; and
- current issue of ‘GM’s Desk.’

*DISCUSSION*

Discussion is not relevant to this report.

*CONSULTATION*

Consultation is not relevant to this report.

*IMPACT ON RESOURCES*

This report has no impact on resources.

*CORPORATE COMPLIANCE*

The *Local Government Act 1993* provides for the making of declarations by the Mayor, Deputy Mayor and Councillors upon their election and prior to taking office.

*CONCLUSION*

It is recommended that the General Manager’s report be received.”

- Cr Fuller moved and Cr Downie seconded, “That the General Manager’s report be received.”

Carried unanimously

359/2011 Acknowledgement of former Councillors

The General Manager reported as follows:

### *"PURPOSE*

The purpose of this report is to invite acknowledgement of the contributions made to the Council by former Councillors John Deacon, David Dry, Ken Haines and Brian Robertson.

### *BACKGROUND*

Former Councillors Dry, Haines and Robertson did not seek re-election at the Local Government Elections 2011. Former Councillor Deacon was an unsuccessful candidate for re-election.

### *DISCUSSION*

Cr Deacon served on the Central Coast Council for nine years, having been elected to the Council on 31 October 2002 and re-elected in 2007.

Cr Dry served on the Central Coast Council for 12 and a half years, having been elected to the Council on 25 March 1999 and re-elected 2002 and 2007.

Cr Haines served on the Central Coast Council for 12 and a half years, having been elected to the Council on 25 March 1999 and re-elected 2002 and 2007. He also served previously from 23 March 1991 to 1 April 1993 with the former Ulverstone Municipal Council.

Cr Robertson served on the Central Coast Council for 12 and a half years, having been elected to the Council on 25 March 1999 and re-elected in 2002 and 2007. Cr Robertson was elected by the Council to the position of Deputy Mayor on 7 April 1999 and was re-elected to that position following the holding of the Local Government Elections in 2000, 2002, 2005 and 2007.

It is customary that former Councillors are invited as guests to the Councillor's Christmas function to receive a Certificate of Service to the Council.

### *CONSULTATION*

Consultation is not relevant to this report.

### *IMPACT ON RESOURCES*

Should the Council adopt the recommendation in this report, there will be minor expenses associated with Certificate of Service preparation and meal costs.

*CORPORATE COMPLIANCE*

Corporate compliance is not relevant to this report.

*CONCLUSION*

It is recommended that a 'minute of appreciation' be recorded in acknowledgement of the contributions of former Councillors Deacon, Dry, Haines and Robertson and that they be invited as guests to the Councillor's Christmas function to receive a Certificate of Service to the Council."

- Cr Downie moved and Cr Bloomfield seconded, "That a 'minute of appreciation' be recorded in acknowledgement of the contributions of former Councillors Deacon, Dry, Haines and Robertson and that they be invited as guests to the Councillor's Christmas function to receive a Certificate of Service to the Council."

Carried unanimously

360/2011      Annual General Meeting for the year ended 30 June 2011

The General Manager reported as follows:

*"PURPOSE*

This is a report on the conduct of the Council's Annual General Meeting held on 8 November 2011.

*BACKGROUND*

The Annual General Meeting for 2011 was held on 8 November. A record of the meeting was kept by way of minutes. A copy of the minuted record is attached. The *Local Government Act 1993* provides that any resolution passed at an annual general meeting is to be considered at the next meeting of the Council. There were no resolutions other than the one to receive the Annual Report.

*DISCUSSION*

Nine members of the public attended the Annual General Meeting. The Mayor spoke in support of the Annual Report and a PowerPoint presentation of the highlights for the year was presented by the General Manager.

There is otherwise no discussion so far as this report is concerned.

## GENERAL MANAGEMENT

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### *CONSULTATION*

Consultation is not required in respect of this report.

### *IMPACT ON RESOURCES*

This matter does not impact on resources.

### *CORPORATE COMPLIANCE*

The holding of an annual general meeting is a statutory requirement.

The Central Coast Strategic Plan 2009–2014 includes the following strategy and key action:

Council Sustainability and Governance  
• Effective communication and engagement.

### *CONCLUSION*

It is recommended that this report be received.”

The Executive Services Officer reported as follows:

“A copy of the minutes of the Annual General Meeting for 2011 has been circulated to all Councillors.”

- “Cr Carpenter moved and Cr Howard seconded, “That the report on the conduct of the Council’s Annual General Meeting for 2011 (a copy of the minutes of the meeting, held on 8 November 2011, being appended to and forming part of the minutes of this ordinary meeting of the Council) be received.”

Carried unanimously

### 361/2011     **Adjournment of meeting**

The General Manager reported as follows:

“In order to effectively consider the Schedule of Appointments to Statutory Bodies, Groups and Organisations, Council and Special Committees, Community Advisory Groups and Working Groups at Minute No. 353/2011, it is appropriate that the meeting be adjourned to enable the Schedule to be workshopped prior to resumption of the meeting and formal resolution of the agenda item.”

The meeting adjourned at 6.30pm. Following the workshop the Mayor resumed the ordinary meeting of the Council at 6.55pm.

**362/2011 Schedule of Appointments to Statutory Bodies, Groups and Organisations, Council and Special Committees, Community Advisory Groups and Working Groups (397/2010 – 13.12.2010)**

The General Manager reported as follows:

“The Executive Services Officer has prepared the following report.

*PURPOSE*

The purpose of this report is to consider a review of the Schedule of Appointments to Statutory Bodies, Groups and Organisations, Council and Special Committees, Community Advisory Groups and Working Groups (but not including staff working groups and teams).

*BACKGROUND*

Immediately following the Local Government Elections, the Council undertakes a review of its Schedule of Appointments. The Schedule, as intermittently amended since its last full review on 21 November 2005 (Minute No. 379/2005), currently provides appointment details as follows:

*Statutory appointments*

- Code of Conduct Panel Nominees
- Cradle Coast Authority – Representatives Group
- Dulverton Regional Waste Management Authority – Representatives Group
- Local Government Association of Tasmania – Annual General Meeting and Members Conferences
- Local Government Association of Tasmania – General Management Committee

*Groups and organisations*

- Bush Watch Western District Committee
- Central Coast Chamber of Commerce and Industry Inc.
- Leven Fire Management Area Committee
- Mersey Region Emergency Management Planning Committee
- Penguin Surf Life Saving Club

- . Ulverstone Band
- . Ulverstone Surf Life Saving Club
- . Dial Sports Club Management Committee

### *Council and Special Committees*

- . Castra-Sprent-Nietta Community Advisory Committee (Special)
- . Development Support Committee (Special)
- . East Ulverstone Swimming Pool Management Committee (Special/Agreement)
- . Penguin Miniature Railway Management Committee (Special)
- . Riana Community Centre Advisory Committee
- . Central Coast Community Shed Management Committee

### *Community Advisory Groups*

- . Central Coast Community Safety Partnership Committee
- . Central Coast Youth Engaged Steering Committee
- . Ulverstone Community House

### *Working Groups*

- . Australia Day Awards Committee
- . Central Coast Council Bursary Working Group
- . General Manager Performance Review Panel
- . Small Grants Panel
- . Festive Decorations Working Group

A copy of the Schedule is attached. The listings are current as at 17 October 2011 and are now subject to review.

### *BACKGROUND*

The Council's practice of providing a governance/management structure based on a combination of Council meetings and delegations has proven to be substantially superior in efficiency and effectiveness as opposed to the management of business through a Committee-based system. Committees are extremely resource hungry and inefficient in terms of day-to-day decision making and should only be created when all other alternative considerations have been exhausted and there is a clear need to do so.

Review of existing committees and appointments is ongoing and, should changes be required or warranted prior to the next Local Government Elections, they will be dealt with as they arise.



One organisation has requested Councillor liaison on its Committee, namely the Caves to Canyon Tourism Association. This is indicated at No. 14 on the appended Schedule.

*CONSULTATION*

Consultation is only required in terms of confirming current membership of Special Committees and Advisory Groups.

*IMPACT ON RESOURCES*

This is a governance matter. The Estimates provide for the governance operations of the Council.

*CORPORATE COMPLIANCE*

The *Local Government Act 1993* provides for the establishment of council committees and special committees.

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

The Shape of the Place

- Encourage a creative approach to new development

The Environment and Sustainable Infrastructure

- Invest in and leverage opportunities from our natural environment
- Contribute to a safe and healthy environment
- Develop and manage sustainable built infrastructure
- Contribute to the preservation of the natural environment

Council Sustainability and Governance

- Improve corporate governance
- Improve service provision
- Improve the Council's financial capacity to sustainably meet community expectations
- Effective communication and engagement
- Strengthen local–regional connections.

*CONCLUSION*

The Schedule is submitted for review. Amendments made at this meeting will then be reflected in the Schedule to be appended to the minutes as part of the decision.'

The report is supported.”

The Executive Services Officer reported as follows:

“A copy of the current Schedule of Appointments to Statutory Bodies, Groups and Organisations, Council and Special Committees, Community Advisory Groups and Working Groups has been circulated to all Councillors.”

■ Cr Diprose moved and Cr Downie seconded, “That the Schedule of Appointments to Statutory Bodies, Groups and Organisations, Council and Special Committees, Community Advisory Groups and Working Groups be and is hereby amended as provided for within the Schedule (a copy being appended to and forming part of the minutes).”

Carried unanimously

**363/2011 Public question time**

The time being 6.55pm, the Mayor introduced public question time.

There were no questions from the public.

**364/2011 Review into the number of councillors elected to Tasmanian councils**

The General Manager reported as follows:

*“PURPOSE*

The purpose of this report is to consider a request from the Chairperson of the Local Government Board as to whether the Council would like to be specifically considered as part of the review into the number of councillors elected to Tasmanian councils.

*BACKGROUND*

The following letter was received from the Chairperson of the Local Government Board (‘the Board’).

‘I am writing to advise you that the Minister for Local Government, Bryan Green MP, has written to me requesting that the Local Government Board conduct a review into the number of councillors elected to Tasmanian councils. The review will focus in particular on the Kingborough Council and the Glenorchy City Council, as those councils have requested that such a review be conducted.

However, it is in the intention of the Board to also consider the implications for the number of councillors to be elected in other municipalities. As such, all councils will be given the opportunity to comment and make submissions as part of the review. The terms of reference for the review are attached for your information.

I would also like to provide your Council with the opportunity to advise whether it would like to be specifically considered as part of the review. Please advise me as soon as possible if your Council wishes to be included.

This letter provides the Council with 30 days' notice of the date on which the review is to start, in accordance with section 214(3) of the *Local Government Act 1993*. The Local Government Board will be meeting to commence this review on Wednesday 23 November 2011.

I look forward to working with you and hearing the views of your Council as this review proceeds.'

#### *DISCUSSION*

The Council has considered on several occasions whether it should ask the Board to review the number of Councillors for the Central Coast area.

At the time, the process, as identified by previous reviews undertaken into the number of councillors, was seen as resource intensive and was not pursued further.

At previous Councillor workshops on this topic, the main issues brought forward for consideration included:

- . whether there would be any detrimental impact on the workings of the Council; and
- . debate should not be only centred around savings in Councillor expenses but more about whether there is a sufficient number of Councillors to effectively engage with the whole community.

The Board, in reviewing the appropriate number of councillors required to undertake the core roles and responsibilities of councils, including effective representation of the community, would consider the potential impact of any change on the following matters:

- (a) representation of the community;
- (b) the ability of the council to make decisions;
- (c) any financial impacts;
- (d) the ability of the council to deliver services;

- (e) electoral arrangements; and
- (f) statewide consistency.

Whether the Council determines to take up the invitation to be specifically part of the review, it should be noted that the Board in its review will also consider the implications for the number of councillors to be elected in other municipalities.

The Board is to provide its initial recommendations within six months of receipt of the Terms of Reference.

### *CONSULTATION*

No consultation has been undertaken at this stage but the Council, along with the community, will be given the opportunity to comment and make a submission as part of the review.

### *IMPACT ON RESOURCES*

There is no impact on resources at this stage apart from making a submission to the Board as part of the process.

### *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
- Effective communication and engagement
- Strengthen local–regional connections.

### *CONCLUSION*

It is recommended that the Council write to the Local Government Board advising it wishes to take up the opportunity to be specifically considered as part of the review into the number of councillors elected to Tasmanian councils."

The Executive Services Officer reported as follows:

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

- Cr Fuller moved and Cr (L) Bonde seconded, "That the Council write to the Local Government Board advising it wishes to take up the opportunity to be specifically

considered as part of the review into the number of councillors elected to Tasmanian councils.”

Carried unanimously

Cr Diprose left the meeting at this stage (7.03pm).

CORPORATE & COMMUNITY SERVICES

365/2011 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 October 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 Viney moved and Cr (L) Bonde seconded, “That the Schedule of Contracts and Agreements (a copy being appended to and forming part of the minutes) be received.”

Carried unanimously

366/2011 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 October 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:

- Letter from the Australian Local Government Association regarding submissions in response to the Discussion Paper issued by the Expert Panel on Constitutional Recognition of Local Government.
- Letter from Michael Ferguson MP concerning the provision of secondary education.

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 Broad seconded, "That the Director's report be received."

Cr Diprose returned to the meeting at this stage (7.04pm).

Carried unanimously

### 367/2011 Common seal

The Director Corporate & Community Services reported as follows:

"A Schedule of Documents for Affixing of the Common Seal for the period 18 October 2011 to 21 November 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 Viney moved and Cr Tongs seconded, "That the common seal (a copy of the Schedule of Documents for Affixing of the Common Seal being appended to and forming part of the minutes) be affixed subject to compliance with all conditions of approval in respect of each document, and that the advice of final plans of subdivision sealed in accordance with approved delegation and responsibilities be received."

Carried unanimously

### 368/2011 Financial statements

The Director Corporate & Community Services reported as follows:

"The following principal financial statements of the Council for the period ended 31 October 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 (L) Bonde moved and Cr Fuller seconded, "That the financial statements (copies being appended to and forming part of the minutes) be received."

Carried unanimously

### 369/2011 Rate remissions

The Director Corporate & Community Services reported as follows:

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

<i>PROPERTY NO.</i>	302320.0040
<i>PROPERTY ADDRESS</i>	Beach Road, Leith
<i>REMISSION</i>	\$858.00
<i>REASON</i>	Property incorrectly charged waste management charge for past five years (vacant land).

<i>PROPERTY NO.</i>	302330.0260
<i>PROPERTY ADDRESS</i>	Braddons Lookout Road, Leith
<i>REMISSION</i>	\$186.56
<i>REASON</i>	Property deemed to be valueless. General Rate was previously charged using AAV and not minimum amount.

<i>PROPERTY NO.</i>	403570.2500
<i>PROPERTY ADDRESS</i>	150 South Road, Penguin
<i>REMISSION</i>	\$170.00
<i>REASON</i>	Property incorrectly charged waste management charge following subdivision of property (vacant land)."

The Executive Services Officer reported as follows:

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

- Cr Howard moved and Cr Tongs seconded, "That the following remissions be approved:

- . Property No. 302320.0040 – \$858.00
- . Property No. 302330.0260 – \$186.56
- . Property No. 403570.2500 – \$170.00."

Carried unanimously  
and by absolute majority



370/2011      Review of Council Recreational Vehicle Overnight Camping Services  
(24/2006 – 23.01.2006)

The Director Corporate & Community Services reported as follows:

*"PURPOSE*

The purpose of this report is to consider the Statewide Directions Paper – Review of Council Recreational Vehicle Overnight Camping Services.

*BACKGROUND*

The Review of Council Recreational Vehicle Services has resulted from action taken by the Office of the Economic Regulator to uphold complaints from private caravan park owners about councils providing free or low priced overnight camping services in breach of the competitive neutrality principles under the National Competition Policy that government organisations are required to follow.

In June 2011, councils requested that the State Government and the Local Government Association of Tasmania (LGAT) jointly prepare a Directions Paper to set out a statewide policy and uniform pricing methodology for overnight recreational vehicle (RV) camping services provided by councils.

*DISCUSSION*

The Central Coast Council in 2004 (Minute No. 106/2004 – 29.03.2004) implemented a policy:

‘That, subject to receipt of the Crown’s consent for the use of its land, the Council approve that campervan and motorhome owners are able to rest for up to 48 hours in any of the rest areas within the municipal area.’

This policy was reviewed again in 2006 (Minute No. 24/2006 – 23.01.2006) and continues to operate at this time. The Council provides a brochure to all motorhomes and campervans that visit the Ulverstone and Penguin Visitor Information Centres or are found at rest areas within Central Coast recommending that they stay at one of the local caravan parks (and provides the locations of all of these) and advises that, should they choose not to do so, there are a limited number of locations where we would prefer that they stay to minimise their impact. Apart from Lions Park, Penguin, these locations provide no added amenity, only an off-road site on which to park the vehicle.

This policy was implemented following a request from a number of motorhome and campervan owners and has proven very successful over the years with a minimum

number of complaints or issues and regular correspondence from users thanking the Council for the service. The Council also wrote to all of the caravan park owners in 2004 asking them if they would be interested in installing dump stations; as a result of the lack of response in this area the Council undertook the installation of dump stations in Ulverstone and Penguin. The Council has achieved RV Friendly Town status for both Penguin and Ulverstone. According to the Visitor Information Centre Coordinator the majority of visitors to both the Ulverstone and Penguin Visitor Information Centres are motorhome and campervan visitors.

The Office of the Economic Regulator has advised councils that they are obliged to adhere to the competitive neutrality principles under the National Competition Policy, as a result of which the Central Coast Council is obliged to review the policy on overnight stays.

The Statewide Directions Paper (the Paper), and the Draft Policy Guidelines provided by the LGAT appear to adopt a 'one size fits all' approach in that they recommend the establishment of specific designated sites with hardstand and waste dump access; sites that are currently not available within the Central Coast area. The Council has, to date, avoided creating such areas, preferring to recommend areas where there would be minimal impact on local residents and the environment, areas that do not require any additional work to cater for this use.

The Council has previously consulted with Sulphur Creek residents at a community forum at which it was made quite clear that residents preferred that Hall Point remain available for overnight stays as these stays reduced the level of hooning and dumping of rubbish in the area.

The Paper also fails to acknowledge the unique location of areas such as Central Coast in its proximity to the Bass Strait ferry with a significant number of motorhomes and caravans using the Central Coast area as an overnight stay coming to or from the ferry.

While the Council's obligations under the National Competition Policy are acknowledged, there is a concern that the Paper is pushing councils into providing far more than what is required in a number of areas, thereby further increasing the cost, and far more than is currently provided, or demanded, by the current users of the service.

The provisions to support open and transparent decision-making as developed in the Paper include a requirement to 'discuss preferred approach with existing private caravan park owners within reasonable travelling distance of the municipality and other key stakeholders.' Such a requirement fails to define a reasonable travelling distance and does not account for the issue of vans wanting a temporary overnight stay while waiting to board the Bass Strait ferry.

While it would be relatively simple to implement some form of permit (at a fee based on full cost attribution principles) to enable RV users to continue to utilise existing overnight rest areas, the suggested Decision Making Guide provided in the Paper will take time and resources to implement. The Council has previously undergone a significant consultative process (involving local caravan park owners and residents) in developing the current policy that was adopted in 2004 and it would seem reasonable to be able to undertake the permit process based on the existing policy.

There is an opportunity for the Council to voice its concerns regarding the Paper and the LGAT Draft Policy Guidelines on 22 November in Burnie where the Cradle Coast Authority has organised for the LGAT to provide an overview of the Paper and the process to form the current position, and take questions on the proposed LGAT Policy.

#### *CONSULTATION*

No consultation has been undertaken at this stage.

#### *IMPACT ON RESOURCES*

Any impact on resources would be offset by the income generated through the introduction of the permits.

#### *CORPORATE COMPLIANCE*

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

##### Council Sustainability and Governance

- Improve service provision
- Effective communication and engagement
- Strengthen local–regional connections.

#### *CONCLUSION*

It is recommended that the Council undertake a review of the current policy on overnight stays for motorhomes and campervans with a view to introducing a permit process based on full cost attribution principles.”

The Executive Services Officer reported as follows:

“A copy of the Statewide Directions Paper – Review of Council Recreational Vehicle Overnight Camping Services has been previously provided to Councillors.”

■ Cr (L) Bonde moved and Cr Fuller seconded, "That the Central Coast Council voice its concerns over the placement and nature of overnight stay rest areas at the 22 November 2011 meeting to be held with the Local Government Association of Tasmania at the Cradle Coast Authority; and further

that the Council undertake a review of the current policy on overnight stays for motorhomes and campervans with a view to introducing a permit process based on full cost attribution principles."

Carried unanimously

371/2011      **Waiving of Central Coast Resource Recovery Centre access fees – Penguin Lions Club**

The Director Corporate & Community Services reported as follows:

*"PURPOSE*

The purpose of this report is to consider a contribution towards the Central Coast Resource Recovery Centre fees for access by the Penguin Lions Club.

*BACKGROUND*

The Penguin Lions Club (the Club) has written asking the Council to consider some form of concession in regard to the fees paid by the Club to access the Resource Recovery Centre to dispose of unsellable items from their Op-Shop facility in Penguin.

*DISCUSSION*

The Club rents a property at 86 Main Road, Penguin.

Currently most users of the Resource Recovery Centre are required to pay for any rubbish deposited at the site. There have however, been four exemptions considered to date: for Lifeline (Minute No. 65/2006 – 20.02.2006) where the Council agreed to make an annual contribution of \$156.00; for the Salvation Army Thrift Shop (Minute No. 110/2007 – 19.03.2007) where the Council agreed to a 50% rebate of costs; for the St Vincent de Paul Society (Minute No. 61/2009 – 16.02.2009) where the Council agreed to make an annual contribution of \$312.00; and for the City Mission (Minute No. 268/2010 – 16.08.2010) where the Council agreed to make an annual contribution of \$96.00.

If the Council wishes to make a contribution towards the service that the Club provides to this community then this could be achieved through a reduction in the site access fees.

According to the Club it is anticipated that they would regularly need to make two trips a month to the Resource Recovery Centre. The Council could choose to make an annual contribution amounting to \$120.00 towards their costs. This amounts to 50% of their annual costs (based on current fee levels and the use of a small trailer for rubbish removal).

*CONSULTATION*

This item has no effect in relation to consultation.

*IMPACT ON RESOURCES*

The impact of this decision would amount to a reduction in revenue of \$120.00 per annum.

*CORPORATE COMPLIANCE*

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

A Connected Central Coast

- Improve community wellbeing.

*CONCLUSION*

It is recommended that the Council make an annual contribution amounting to \$120.00 towards the cost of the Penguin Lions Club's access to the Central Coast Resource Recovery Centre, providing that the property from which the Club operates continues to attract a General Rate."

- Cr Diprose moved and Cr Downie seconded, "That the Council make an annual contribution amounting to \$120.00 towards the cost of the Penguin Lions Club's access to the Central Coast Resource Recovery Centre, providing that the property from which the Club operates continues to attract a General Rate."

Voting for the motion

(10)

Cr (J) Bonde

Cr Bloomfield

Cr Broad

Voting against the motion

(1)

Cr (L) Bonde

Cr Carpenter  
Cr Diprose  
Cr Downie  
Cr Fuller  
Cr Howard  
Cr Tongs  
Cr Viney

Motion Carried

**372/2011 Cradle Mountain Water – Treatment of Not-For-Profit Community Organisations**

The Director Corporate & Community Services reported as follows:

*"PURPOSE*

The purpose of this report is to consider a request from the Owners' Representatives of Cradle Mountain Water to ascertain each of the nine councils' position and option preference to a number of options presented to them.

*BACKGROUND*

A letter was received from Cradle Mountain Water on behalf of the Owners' Representatives along with a presentation on a number of options for the treatment of not-for-profit community organisations in paying their water and sewerage accounts. A copy of the presentation is appended to the agenda.

*DISCUSSION*

Prior to the formation of Cradle Mountain Water, the nine councils provided varying levels of rebates to not-for-profit organisations on the water and sewerage service rate. These ranged from no concession to full concession. The Shareholders Letter of Expectation requires Cradle Mountain Water to maintain the previous arrangements until the end of this financial year. There is no legislative requirement for Cradle Mountain Water to provide this form of customer service obligation.

The final position of the Board on this matter will take into consideration the views of the Owner Councils.

As the presentation states, not-for-profit community organisations include:

- Incorporated Association

- . Non-trading Cooperative
- . Public Benevolent Institution
- . Charitable Institution or Charitable Fund
- . Income Tax Exempt Fund
- . Deductible Gift Recipient
- . Health Promotion Charity.

The two options which appear to have the most merit are Options 4 and 6.

The listing of properties supplied by Cradle Mountain Water as being identified as not-for-profit are all church properties where previously these properties were fully exempted from any water and sewerage charges.

Option 4 would ensure the continuation of the previous exempt status for these properties while Option 6 would result in the not-for-profit organisation incurring some cost both for fixed charges and for usage.

*CONSULTATION*

No consultation has been undertaken in regard to this report.

*IMPACT ON RESOURCES*

There is no impact on resources in regard to making a decision on this request.

*CORPORATE COMPLIANCE*

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

Council Sustainability and Governance

- . Improve corporate governance
- . Improve service provision.

*CONCLUSION*

It is recommended that the Council write to Cradle Mountain Water recommending Option No. 4 for the treatment of not-for-profit community organisations in paying their water and sewerage accounts as outlined in the presentation of options supplied."

The Executive Services Officer reported as follows:

"A copy of the presentation on options for the treatment of not-for-profit community organisations in paying their water and sewerage accounts has been circulated to all Councillors."

■ Cr Fuller moved and Cr Downie seconded, "That the Council write to Cradle Mountain Water recommending Option No. 5 for the treatment of not-for-profit community organisations in paying their water and sewerage accounts as outlined in the presentation of options supplied."

Voting for the motion

(8)

Cr (J) Bonde  
Cr Bloomfield  
Cr Broad  
Cr Diprose  
Cr Downie  
Cr Fuller  
Cr Howard  
Cr Tongs

Voting against the motion

(3)

Cr (L) Bonde  
Cr Carpenter  
Cr Viney

Motion

Carried



ENGINEERING SERVICES

373/2011 Engineering Services determinations

The Director Engineering Services reported as follows:

“A Schedule of Engineering Services Determinations made during the month of October 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 Carpenter seconded, “That the Schedule of Engineering Services Determinations (a copy being appended to and forming part of the minutes) be received.”

Carried unanimously

374/2011 Tenders for resealing of rural roads

The Director Engineering Services reported as follows:

*PURPOSE*

The purpose of this report is to make recommendation on tenders received for the resealing of rural roads.

*BACKGROUND*

Expressions of interest for sprayed bituminous surfacing were invited on 30 July 2011 as part of the Council’s Annual Tender process. Submissions were received from Venarchie Contracting P/L, Hardings Hotmix P/L, Roadways P/L and Downer EDI Works.

Downer EDI Works carried out 2009–10 resealing works. Several of the resealed sections started to strip and are not acceptable. Downer EDI was informed to rectify these areas but is yet to complete this work. They have been advised that, ‘...Until the defective works of 2009–10 are rectified to the satisfaction of the Central Coast Council, Downer EDI will not be placed on our multiple use register for Sprayed Bituminous Surfacing...’

## ENGINEERING SERVICES

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Venarchie Contracting P/L, Hardings Hotmix P/L and Roadways P/L were included on the Multiple Use Register.

Tenders for rural reseals were called from all registered contractors on 14 October 2011, closing at 2.00pm on Thursday, 3 November 2011.

### *DISCUSSION*

The Engineering Group Leader provides the following comments:

'Tenders were received as follows (inc. GST):

TENDERER	PRICE \$
Venarchie Contracting P/L	258,011.83
Hardings Hotmix P/L	293,201.78
Roadways P/L	300,434.87
<i>ESTIMATE</i>	<i>280,000.00</i>

Tender rate comparisons with last year's successful tender are as follows:

Reseal area	Rural
This year's lowest tender	6% increase
This year's highest tender	23% increase

With increases still occurring annually it is evident the reseal budgets will need to be increased. This will be considered as part of the Council's sustainability reviews and long-term financial plans this year. It should also be noted that linemarking of resealed roads is now the responsibility of the Council and that the Department of Infrastructure, Energy and Resources has directed all linemarking to be thermoplastic. The cost to remove and replace linemarking this year is over \$35,000, approximately 14% of the total tender price. This will need to be considered in the forward budgets and sustainability reviews.

Tenders were evaluated using a weighted scoring system which considers compliance with tender documents, previous work for the Council, proposed construction period and tender price. Based on the evaluation, Venarchie Contracting P/L was assessed as the preferred tender.'

The Engineering Group Leader's report is supported.

*CONSULTATION*

This item has followed an invited tendering process.

*IMPACT ON RESOURCES*

The budget for rural reseals is \$400,000 which includes an allowance for reseat preparation. The estimate for reseat preparation is \$80,000. The tender from Venarchie Contracting P/L can be accommodated within the budget.

It is noted that the budget for reseals this financial year was substantially reduced by approximately 50% in order to accommodate the construction and renewal program as a one-off only. The budget will need to be readjusted to the appropriate level in 2012-13 as a matter of priority.

*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

- . Contribute to a safe and healthy environment
- . Develop and manage sustainable built infrastructure

Council Sustainability and Governance

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

*CONCLUSION*

It is recommended that the following tender be accepted and approved by the Council:

- . Venarchie Contracting P/L – \$258,011.83 (inc. GST)."

■ Cr (L) Bonde moved and Cr Viney seconded, "That the tender from Venarchie Contracting P/L in the amount of \$258,011.83 (inc. GST) for the resealing of rural roads, be accepted."

Carried unanimously

375/2011 Tenders for design and construction of Anzac Park playground (269/2011 – 15.08.2011)

*Cr Tongs, having declared an interest, retired from the meeting and left the Chamber for that part of the meeting relating to the consideration, discussion and voting on the matter of the Tenders for design and construction of Anzac Park playground (269/2011 – 15.08.2011).*

The Director Engineering Services reported as follows:

*"PURPOSE*

The purpose of this report is to make recommendation on tenders received for the design and construction of the Anzac Park playground, Ulverstone.

*BACKGROUND*

The Assets Group Leader reported as follows:

‘Design and construct tenders were called for the Anzac Park playground on 1 October 2011, closing at 2.00pm on 26 October 2011. A minimum conforming standard was outlined, along with general evaluation criteria for playgrounds.

*DISCUSSION*

Tenders were received as follows (inc. GST and \$10,000 contingencies):

TENDERER	PRICE \$ (INC. GST)	ESTIMATED COMPLETION DATE
Australasian Playgrounds P/L (A-Play)	231,000	24 January 2012
Sturdybilt Agencies P/L	231,000	15 February 2012
PlayRope P/L	231,000	20 February 2012
The Play Works	234,751	21 February 2012
Playtas P/L	253,715	7 March 2012
<i>BUDGET ALLOWANCE</i>	<i>250,000</i>	

As this tender was for the design and construction of a playground the tenderers were given scope and flexibility to develop a design based on the "space age" theme and within the allocated budget.

The design brief called for tenderers to select play equipment to provide for the following:

Play space for children of all abilities –

- . Areas of play and associated equipment relative to age groups – Toddler (0 to 6) years), Junior (6–12 years) and All age.
- . Low maintenance requirements – equipment suitable for a marine environment.
- . Thematic design elements, including artistic/sculptural element, which are complementary to the “space age” theme.
- . Mix of “soft” and “hard” elements.
- . Sensory experiences.

The brief also called for the following key elements to be addressed in the design and construction of the play equipment.

- . Physical development (physical and motor development).
- . Sensory (emotional and social skill).
- . Learning (cognitive and social skill).
- . Access.
- . Safety and social connectedness.

The five tenderers are recognised as being competent to perform the works and their designs and equipment conform to relevant standards.

There were a variety of designs received with all tenderers meeting the requirements of the “space age” theme in one way or another.

The tender assessments were carried out independently and a final decision made based on discussions around who provided the best outcome from the tender process in accordance with the requirements of the tender.

The Council uses a weighted tender assessment method based on:

- . compliance with tender documents;
- . experience;
- . personnel;
- . construction period;
- . OHWS system and record;
- . design; and
- . tender price/value for money.

Taking into consideration the intent of the tender in providing a playground that encapsulates the "space age" theme and also gives users the necessary experiences, Australasian Playgrounds P/L (A-Play) achieved the highest average rating based on this method.

### *CONSULTATION*

This item has followed a public tendering process.

Consultation has been undertaken within the Engineering Services Department along with a Councillor workshop.

A presentation was also made to the Rotary Club of Ulverstone.

### *IMPACT ON RESOURCES*

The Council has allocated \$250,000 for the Anzac Park playground redevelopment and the preferred tender can be accommodated within this budget.

Any outstanding funds will be utilised for other ancillary works associated with Anzac Park.

### *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

#### A Connected Central Coast

- Improve community wellbeing

#### The Environment and Sustainable Infrastructure

- Contribute to a safe and healthy environment
- Develop and manage sustainable built infrastructure

#### Council Sustainability and Governance

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

*CONCLUSION*

It is recommended that the tender from Australasian Playgrounds P/L (A-Play) in the amount of \$231,000 (inc. GST and contingencies) for the design and construction of the Anzac Park Playground be accepted and approved by the Council.'

The Assets Group Leader's report is supported."

■ Cr Diprose moved and Cr Viney seconded, "That the tender from Australasian Playgrounds P/L (A-Play) in the amount of \$231,000 (inc. GST and contingencies) for the design and construction of the Anzac Park Playground be accepted."

Carried unanimously

Cr Tongs returned to the meeting at this stage.

**376/2011 Waste management review – Rural services**

The Director Engineering Services reported as follows:

*"PURPOSE*

The purpose of this report is to present the short-term recommendations for the improvement of waste management services in the rural area, derived from the review of waste management services.

*BACKGROUND*

The Environmental Engineer reported as follows:

'A review of waste management services using the Business Excellence Framework has been completed for rural services and is currently in progress for urban services.

The Business Excellence Framework describes an integrated approach to leadership and management that is based on proven practices capable of achieving outstanding success and sustainability.

The opportunity was provided to review each component of the waste management operation in the context of:

- . What we do? / Why we do it? / Should we be doing it?
- . How do we do it?

- . How else could we do it?
- . Would this result in an improvement?
- . Should we be providing other waste services?

The objective being to deliver appropriate best value waste management services focusing on efficiency, effectiveness, cost and sustainability.

### *DISCUSSION*

The current waste management situation in the rural area can be summarised as follows:

- . three transfer stations servicing about 2,000 properties;
- . open and manned for the equivalent of three half-days per week;
  - Preston : Wednesday/Friday/Sunday mornings
  - South Riana : Wednesday/Friday/Sunday afternoons
  - Castra : Thursday morning/all day Saturday;
- . free access to site for any size load and most materials accepted;
- . green waste stockpiled on-site and transported to the Resource Recovery Centre;
- . scrap metal stockpiled on-site and collected by recycling agent;
- . waste transported to and disposed of at the Dulverton Landfill;
- . Council resourcing has not changed for over 10 years;
- . current system is well accepted by residents;
- . operating costs of \$250,000 per annum (2011-12 estimate);
- . private rural waste collection service (no Council service).

The data from the country transfer station access survey of April - June 2010 (six weeks) was evaluated and the following information extrapolated:

- . 200m<sup>3</sup> per week disposal volume;
- . 40% putrescible, 30% solid/inert, 15% green waste, 15% recyclable;
- . 60% of patrons only visited a site once in the six week survey period;
- . 90% of patrons visited a site no more frequently than fortnightly;
- . 4-8 vehicles per hour on weekdays;
- . 10-15 vehicles per hour on weekends;
- . strong community desire to recycle - anecdotal evidence.

The process review examined all aspects of the Council's rural waste management services including current problems with the service and potential solutions to these problems. These solutions will be provided to the Council on the basis of short, medium and long-term recommendations.



The medium and longer term recommendations for Council's rural waste management services will be the subject of a future Councillor workshop and report in early 2012 and are listed below.

- . Develop possible rates charging structure and access ticket system  
- report by end of February 2012.
- . Investigate green waste alternatives and options  
- report by end of March 2012.
- . Investigate local community recycling opportunities  
- report by end of March 2012.
- . Investigate outsourcing country transfer station operations  
- report by end of March 2012.
- . Monitor illegal dumping and enforcement  
- update on regional initiative by end of March 2012.
- . Investigate rural refuse and recyclables collection service  
- report by end of February 2013.
- . Review current sites and future of country disposal facilities  
- report by end of February 2014.

This report is focussing only on the short-term recommendations which are able to be implemented in coming months. The short-term recommendations are outlined below.

*Opening hours/days -*

The Council's survey data indicated generally low utilisation of the sites during the week, particularly at Preston and South Riana. The usage data indicates that the current level of service over three half-days per week is over-servicing the community. It is considered that opening each site for half a day during the week and for half a day over the weekend would provide an appropriate level of service and would result in improvements in operational efficiency and long-term sustainability. The actual hours and days each site will be open will be finalised prior to the end of December, in consultation with the community and with regard to operational efficiency.

The option of reducing the number of transfer stations was explored as part of the review, however, it was determined that the current distribution of transfer stations provides equitable access to all rural residents.

Accordingly, it was determined that the most appropriate action is to adjust the opening times and days to enable a more efficient and effective service to be offered. It is anticipated that this operational change will result in a \$30,000 annual saving to the Council without adversely impacting upon the ability of the rural community to manage its waste.

### *Establishment of waste volume limits -*

Open access to the country transfer station sites for all sized loads has historically been problematic from an operational perspective because of the limited bin capacity at each site. It has also been seen to encourage the use of the rural based facilities by some commercial operators.

It is considered appropriate to set a limit as to the size of load that can be accommodated at the country transfer stations. A volume size limit is preferred rather than a vehicle size limit so as not to impact on residents that only have larger vehicles. A maximum size load of 3m<sup>3</sup> is suggested, which is approximately equivalent to the load capacity of a small truck. It is anticipated that this operational change will result in a \$5,000 annual saving to the Council.

### *Increase recycling capabilities at sites -*

As part of the review it was established that the rural community is generally willing to recycle its waste, however, the current recycling facilities provided at the transfer stations is limited in terms of size and capacity. It is recommended that the recycling capabilities at the transfer stations be increased by enlarging the existing truck mounted collection cage or providing a separate trailer mounted unit. This can occur within existing resources and with a very limited impact to the budget (i.e. \$1,000 per annum + \$1,000 capital cost) and will greatly improve the waste management service offered to the rural community.

### *Site improvements -*

It has been determined that improvements are required at the Castra Transfer Station to cater for the increased frequency of traffic movements caused by concentrating the waste management service over the two half-days. The cost of the improvement is estimated to be \$1,000.

### *CONSULTATION*

Extensive consultation has been carried out within the cross-functional Service Review Team which comprises the Environmental Engineer, Director

Development & Regulatory Services, Works Group Leader, Waste Sites Team Leader, Operations Officer and the Finance Group Leader. This has involved in-depth discussions and consideration of regional waste management trials, studies and reports. Additionally, the recommendations have been presented to the Senior Management Team.

*IMPACT ON RESOURCES*

The impact on financial resources is indicated at each recommendation (refer "Discussion" above) and can be accommodated within the current budget allocations.

*CORPORATE COMPLIANCE*

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

The Environment and Sustainable Infrastructure

- Develop and manage sustainable built infrastructure

Council Sustainability and Governance

- Improve service provision
- Improve the Council's financial capacity to sustainably meet community expectations
- Effective communication and engagement.

*CONCLUSION*

It is recommended that the following actions be implemented in respect to the operation of the country transfer stations:

- 1 In December 2011 increase recycling capacity to meet community demand, including community and user education and site signage.
- 2 In December 2011 undertake works to improve access and vehicle movement at the Castra Transfer Station.
- 3 Commencing from 1 February 2012 set the maximum size load accepted at country transfer stations at 3m<sup>3</sup>.
- 4 Commencing from 1 February 2012 alter the open days at each country transfer station to one half-day during the week and one half-day over the weekend.'

The report is supported.”

■ Cr Fuller moved and Cr Tongs seconded, “That:

- 1 In December 2011 increase recycling capacity at country transfer stations to meet community demand, including community and user education and site signage.
- 2 In December 2011 undertake works to improve access and vehicle movement at the Castra Transfer Station.
- 3 Commencing from 1 February 2012 set the maximum size load accepted at country transfer stations at 3m<sup>3</sup>.
- 4 Commencing from 1 February 2012 alter the open days at each country transfer station to one half-day during the week and one half-day over the weekend.”

Carried unanimously

---

## CLOSURE OF MEETING TO THE PUBLIC

377/2011 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;
- . Leave of absence – Cr van Rooyen (346/2011 – 21.11.2011);
- . Tall Timbers Thunder Stadium Agreement for 2012/2013/2014 Seasons (334A/2011 – 17.10.2011); and
- . Leven River Wharf Precinct Stage 1.1B (163/2011 – 16.05.2011).

These are matters relating to:

- . information provided to the Council on the condition it is kept confidential; and
- . an application by a Councillor for leave of absence."

■ Cr Viney moved and Cr (L) Bonde 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
- . an application by a Councillor for leave of absence;

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;
- . Leave of absence – Cr van Rooyen (346/2011 – 21.11.2011);
- . Tall Timbers Thunder Stadium Agreement for 2012/2013/2014 Seasons (334A/2011 – 17.10.2011); and

---

Leven River Wharf Precinct Stage 1.1B (163/2011 – 16.05.2011).”

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

378/2011 Minutes and notes of other organisations and committees of the Council

The Executive Services Officer 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.”

379/2011 Leave of absence – Cr van Rooyen (346/2011 – 21.11.2011)

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

“Cr van Rooyen has made the following application for leave of absence:

...

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.”

380/2011 Tall Timbers Thunder Stadium Agreement for 2012/2013/2014 Seasons  
(334A/2011 - 17.10.2011)

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

*"PURPOSE*

The purpose of this report is to advise Councillors of the outcome of the negotiations between the General Manager and the 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."



ENGINEERING SERVICES

381/2011 Leven River Wharf Precinct Stage 1.1B (163/2011 – 16.05.2011)

The Director Engineering Services reported as follows:

*“PURPOSE*

The purpose of this report is to consider the Leven River Wharf Precinct Stage 1.1B.

...

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.”



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## QUALIFIED PERSON'S ADVICE

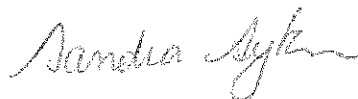
The *Local Government Act 1993* provides (in part) as follows:

. 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

---

## Closure

There being no further business, the Mayor declared the meeting closed at 8.44pm.

CONFIRMED THIS 12TH DAY OF DECEMBER, 2011.

## Chairperson

(Imm:ajr)

## Appendices

- Minute No. 351/2011 – Schedule of Development & Regulatory Services Determinations
- Minute No. 353/2011 – Turners Beach Local Area Plan (Urban Design Guidelines)
- Minute No. 355/2011 – Amendment 2/2011 and Permit for Bulky goods sales and Food services at CT141816/1 South Road, West Ulverstone (Application No. DA211064)
- Minute No. 357/2011 – Certificate of Election for Mayor, Deputy Mayor and Councillors
- Minute No. 360/2011 – Minutes of Annual General Meeting 2011
- Minute No. 362/2011 – Schedule of Appointments to Statutory Bodies, Groups and Organisations, Council and Special Committees, Community Advisory Groups and Working Groups
- Minute No. 365/2011 – Schedule of Contracts & Agreements
- Minute No. 367/2011 – Schedule of Documents for Affixing of the Common Seal
- Minute No. 368/2011 – Financial statements
- Minute No. 373/2011 – Schedule of Engineering Services Determinations

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# Appendices

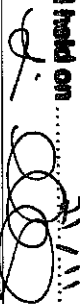
## Central Coast Council

### List of Development Applications Determined

Period From: 1 October 2011 To 31 October 2011

Application Number	Property Address	Development Application Type	Description of Proposed Use	Application Date	Date	Day Determined
--------------------	------------------	------------------------------	-----------------------------	------------------	------	----------------

DA211086	546 Bass Highway, Heybridge	Discretionary Development Application	Shed exceeding 85sqm requiring variation to rear setback	07 September 2011	03 October 2011	26
DA211109	15 Graingers Road, Kindred	Permitted Development Application	Stock shelter	29 September 2011	04 October 2011	5
DA211072	Knights Road, Ulverstone	Permitted Development Application	Dwelling	21 September 2011	05 October 2011	14
DA211113	804 Forth Road, Forth	Permitted Development Application	New Garage, carport and deck and Change of Use of existing garage to Rumpus	06 October 2011	07 October 2011	1
DA210023-1	1 Beach Street, Leith	Permitted Development Application	Dwelling	05 October 2011	07 October 2011	2
DA211095	9 Wadeciff Rise, Ulverstone	Discretionary Development Application	Dwelling - variation to rear setback	16 September 2011	10 October 2011	24
DA211090	94 Preston Road, Gawler	Discretionary Development Application	Utilities	12 September 2011	12 October 2011	30
DA211087	862 South Riana Road, South Riana	Permitted Development Application	House excision and consolidation	13 September 2011	14 October 2011	31
DA211119	617 South Riana Road, South Riana	Permitted Development Application	Shed	11 October 2011	14 October 2011	3
DA211120	79 Bonneys Lane, West Pine	Permitted Development Application	Shed	12 October 2011	14 October 2011	2
DA211082	3 Jermyn Street, Ulverstone	Discretionary Development Application	Two dwellings	09 September 2011	17 October 2011	38
DA211099	16 Parsons Street, Ulverstone	Discretionary Development Application	Garage - variation to rear and side setback	23 September 2011	17 October 2011	24
DA211103	Wilmut Road, Forth	Discretionary Development Application	Toilet Block	26 September 2011	17 October 2011	21
DA211102	5 Stanley Street, Ulverstone	Discretionary Development Application	Carport	27 September 2011	17 October 2011	20
DA211097	3 Seaside Crescent, Penguin	Discretionary Development Application	Replacement dwelling and new outbuilding exceeding 85sqm	20 September 2011	18 October 2011	28
DA211083	84 Allegra Drive, Heybridge	Discretionary Development Application	Dwelling and outbuilding (shed)	05 September 2011	19 October 2011	41
DA211124	202 Allport Street, Leith	Permitted Development Application	Shed addition	18 October 2011	19 October 2011	1
DA211125	32 Isandula Road, Gawler	Permitted Development Application	Deck	19 October 2011	20 October 2011	1
DA211101	122 Ironcliffe Court, Penguin	Discretionary Development Application	Residential extensions	26 September 2011	24 October 2011	28
DA211110	Edinborough Road, Gawler	Discretionary Development Application	Animal boarding and training (horses) and associated dwelling and shed	03 October 2011	24 October 2011	21

**CENTRAL COAST COUNCIL**  
*... stating that this is ... List of Development Applications Determined ...*  
*Application ... Determined referred to in ...*  
 Minutes No. 351/2011 of a meeting of the Council held on 21/10/2011  
 Date: 21/10/2011  
 Signature:   
 Executive Services Officer

**Central Coast Council**  
**List of Development Applications Determined**  
 Period From: 1 October 2011 To 31 October 2011

Application Number	Property Address	Development Application Type	Description of Proposed Use	Application Date	Decision Date	Day Determined
DA211108	14 Hobbs Parade, Ulverstone	Discretionary Development Application	Outbuilding	05 October 2011	24 October 2011	19
DA211116	14 Main Street, Ulverstone	Permitted Development Application	Hairdresser (Home Occupation)	07 October 2011	24 October 2011	17
DA211131	191 Allport Street, Leith	Permitted Development Application	New shed	21 October 2011	24 October 2011	3
DA211100	39 Fieldings Way, Ulverstone	Permitted Development Application	Storage - Strata Title	23 September 2011	27 October 2011	34
DA211130	79 Castra Road, Ulverstone	Permitted Development Application	Deck	20 October 2011	27 October 2011	7
DA211003-1	16 Risby Street, Ulverstone	Permitted Development Application	Cluster house and subdivision development	26 October 2011	27 October 2011	1
DA211118	24 Henslowes Road, Ulverstone	Discretionary Development Application	Deck	10 October 2011	31 October 2011	21
DA211123	34 Industrial Drive, Ulverstone	Permitted Development Application	Additional storage units	19 October 2011	31 October 2011	12

Building Approvals – 31

<i>Type</i>	<i>No.</i>	<i>Total Value (\$)</i>
Dwellings	4	\$1,180,000
Flats/Units	3	300,000
Additions	10	239,335
Alterations	1	60,000
Outbuildings	13	265,577
Other	2	100,000
The estimated cost of building works totalled		<u>\$2,144,912</u>

Minor Works Applications – 2

Plumbing Permits – 24

Special Plumbing Permits – 1

Special Plumbing Permits (on-site wastewater management systems) – 3

Public Health Risk Activity Licence & Registration – 2

Food Business registrations – 11

Place of Assembly licences – 20

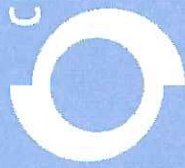
Temporary Food Business registrations – 10

Temporary Place of Assembly licences – 2



Michael Stretton  
DIRECTOR DEVELOPMENT & REGULATORY SERVICES





CENTRAL COAST COUNCIL

**CENTRAL COAST COUNCIL**

to certify that this is *Turners Beach*

*Local Urban Design Guidelines*

Minute No. 3531.011 of a meeting of the

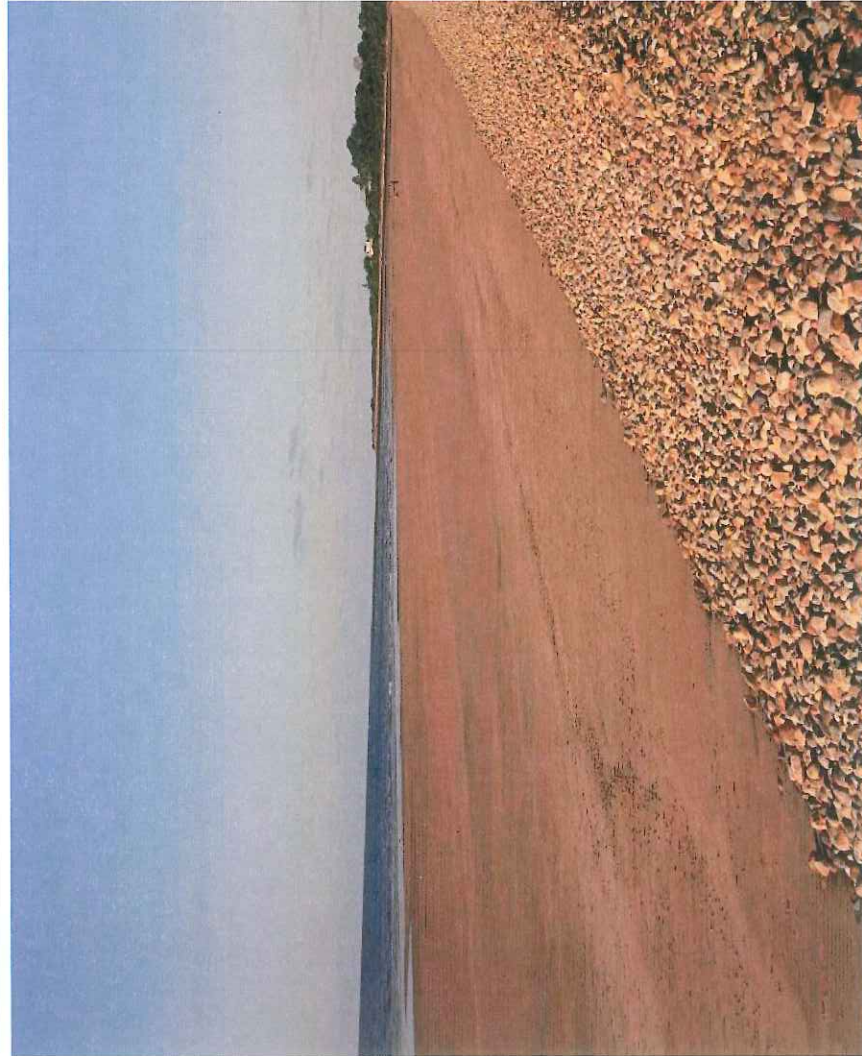
Council held on *21/11/2011*

Executive Services Officer

# TURNERS BEACH

## LOCAL AREA PLAN

(URBAN DESIGN GUIDELINES)



**DOCUMENT ACCEPTANCE and RELEASE NOTICE**

The Turners Beach Local Area Plan (Urban Design Guidelines) is a managed document. Changes will only be issued as a complete replacement document. Recipients should remove superseded versions from circulation. This document is authorised for release once all signatures have been obtained.



PREPARED FOR RELEASE:

SIGNATURE: \_\_\_\_\_

POSITION: Director Development & Regulatory Services

DATE:

ACCEPTED FOR RELEASE:

SIGNATURE: \_\_\_\_\_

POSITION: General Manager

DATE:

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## PART ONE: INTRODUCTION AND METHODOLOGY





Northern Turners Beach Round-a-bout



Westella Drive

## Introduction

Turners Beach is a small coastal settlement located on the western bank of the Forth River mouth either side of the Bass Highway between Devonport and Ulverstone. Residents and visitors enjoy the areas attractive coastal, river and bushland environments. According to the Turners Beach Community Plan which was adopted by the Central Coast Council in 2007:

*“Turners Beach has its own look, feel and character that needs to be preserved and managed. Lack of respect for the environment, and development not sensitive to the area will destroy the very essence of what is special about Turners Beach.”*

The Council is committed to guiding future development in Turners Beach to preserve the area's character through the facilitation of sensitive urban design. The objective of this Local Area Plan is to provide a set of actions and urban design guidelines to preserve the character of Turners Beach and inform issues such as:

- The longer term future role and size of Turners Beach;
- Identifying the extent of the urban boundaries and location of staged growth areas;
- Identifying assets and values of the area to be retained and enhanced;
- A precinct plan for the community hall/recreation ground precinct [including the lawn bowling facility, Turners Beach hall, tennis courts (etc)];
- Mitigating or adapting to the hazards affecting the area, including flooding and climate change related impacts;
- Natural Resource Management/Coastal Management issues;
- Incorporation of the Turners Beach Vegetation & Fire Management Plan;
- Incorporation of the Council's Open Space and Recreation Strategy;
- Identifying any traffic management, infrastructure or parking needs; and
- Investigating a service road between Turners Beach and Ulverstone.

The study area is illustrated overleaf:





The study area: Turners Beach



## Historical Facts

James Fenton arrived on the Forth estuary from Ireland in 1839 looking for farm land. Returning in 1840 he erected the first dwelling in the area and along with the Risby family and others, formed the basis of a permanent settlement which later become Turners Beach.

Turners Beach was originally known as Scott's Beach, named after the Scott family who operated a flour mill on Claytons Rivulet.

In 1850 the Gables house was built in Gables Park and was originally used as an inn known as The Sailors Return. The inn was de-licensed in 1860 and is now a private residence.

At the end of the Second World War Turners Beach had no formed streets with only a few sandy tracks through the bush. Thus, the township is quite a recent development having evolved from about 1950 before being officially named as the town of Turners Beach on 21 March 1961. It is suggested that Turners Beach was named after the Turner family who lived in The Gables in the 1920's.

In more recent history, the Council engaged John Mongard to develop the first community plan for Turners Beach in 1997 which included a master plan.

In 2007 an updated Turners Beach Community Plan was developed to provide directions and strategic objectives to follow over the 10 years to 2017. These future directions include:

- Keeping our beach, bush and river healthy;
- Guiding future development;
- Cycle ways, pathways and tracks;
- Traffic and transport; and
- Manage and maintain community facilities.



James Fenton Commemorative Cairn



## Recent Demographic Trends

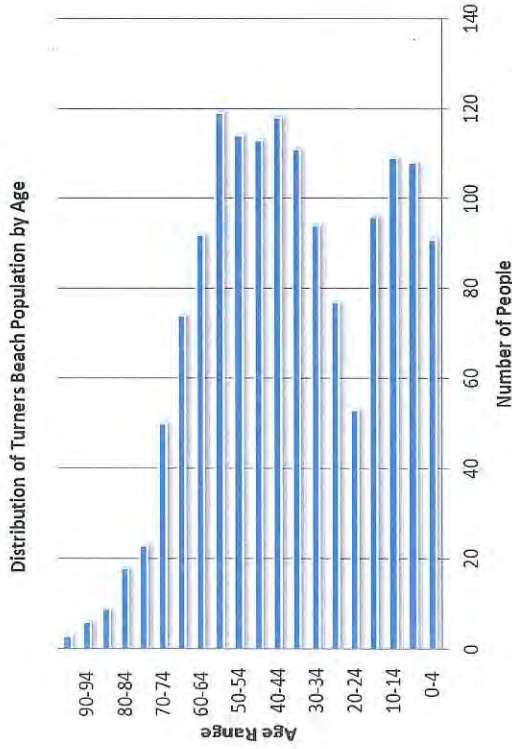
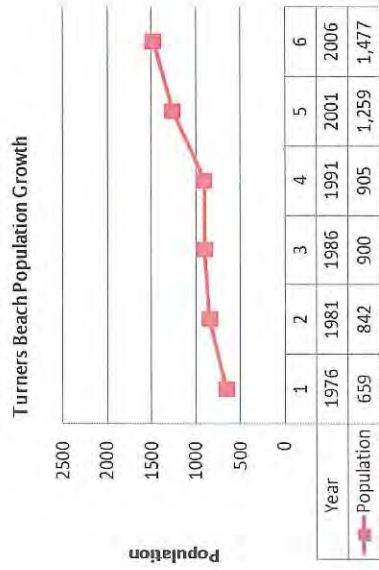
There are approximately 1,477 residents in Turners Beach according to the 2006 Australian Census.

The area has experienced minimal population growth in recent years and prospects for population growth are not substantial in the short to medium-term. According to the Cradle Coast Regional Land Use Planning Framework 2010-2030 the Central Coast municipal area could experience a small decline (457 persons) in population numbers in the period to 2032. It is noted that subdivision developments in recent years has increased the number of dwelling approvals in Turners Beach.

It is considered likely that low population growth will continue in Turners Beach in the short to medium-term which may be offset by population declines in other areas. For instance between the period 2001-2006 the centres of Turners Beach, Ulverstone, Gawler and Sulphur Creek experienced small population growth, while centres such as Forth, Penguin and Heybridge experienced small population declines.

As with all towns and settlement areas in Central Coast, Turners Beach is characterised by an ageing population. Between 2001 and 2006 the population group aged 65 years & over increased as a percentage of the Turners Beach population from 9% to 11%. According to Census data the area's median age is 40.

Notably for this Local Area Plan, the Turners Beach population includes a high proportion of 5-14 and 35-60 year olds which indicates that there are a high number of families in the area.





## Review of relevant documents

The following relevant documents were reviewed in the development of the Turners Beach Local Area Plan (Urban Design Guidelines) to provide background information to inform the urban design issues for Turners Beach:

- Central Coast Strategic Framework for Settlement and Investment (2009)
- Central Coast Strategic Plan 2009–2014
- Central Coast Planning Scheme 2005
- Forth, Leith & Turners Beach Community Plans (1997)
- Forth Valley Land Use Planning Guidelines (2000)
- The Welcome Stop & Interpretive Signage at Turners Beach (2000)
- Turners Beach Community Plan
- Central Coast Council Climate Change Action Plan (2010)
- Turners Beach Vegetation & Fire Management Plan (2011)
- Central Coast Open Space Strategy (2009)
- Central Coast Coastal Management Plan
- North West Tasmania Coastal Pathway Plan (2010)
- Cradle Coast Regional Land Use Planning Framework 2010–2030 (2011)
- Ryan, L. (1996); The Aboriginal Tasmanians, Allen & Unwin, Crow's Nest
- [www.beachsafe.org.au](http://www.beachsafe.org.au)

## Most valuable qualities and unique characteristics

The Turners Beach Local Area Plan (Urban Design Guidelines) has been developed in collaboration with the local community.

Community consultation sessions were held in the Turners Beach Community Hall on Friday 10 December 2010 between 10.00am and 5.00pm and Saturday 11 December 2010 between 10.00am and 2.00pm. The sessions were attended by sixty seven people comprising Turners Beach residents, representatives from various community groups, Central Coast Councillors and residents of nearby areas. Participants discussed issues with Council staff including urban design, town planning, open space and recreation and transport.



The most valuable and unique characteristics of Turners Beach identified by the community are listed in Table 1. These characteristics inform the development of this local area plan by identifying the area's character and key urban design elements. The Turners Beach Community Plan (2007) established the following vision for the area:

*A united, active, healthy community  
Living in a safe and natural environment  
By River and Sea.*

This Local Area Plan (Urban Design Guideline) will seek to achieve this vision by protecting, enhancing and leveraging the area's most valuable qualities and unique characteristics. The plan will provide a framework for guiding the preferred future form, quality and function of the settlement in terms of its physical surroundings and the social and economic environment.

The coastal vegetation/ native flora and fauna
Beautiful landscapes connecting sea, valley, river and farmland
Relaxed quiet coastal lifestyle
Holiday atmosphere
Closeness to the beach and the river
Central location between Devonport and Ulverstone
The array of recreational opportunities
Slow traffic environment

Table 1





Bushland Track in Gables Park



Turners Beach Bowls Club

## New Ideas for Turners Beach

When asked about the opportunities for improvement in Turners Beach the responses from participants in the public consultation sessions can be grouped into five key urban design themes and an additional matters section:

- Urban Design Theme 1: Connectivity
- Urban Design Theme 2: Open Space & Recreational
- Urban Design Theme 3: Traffic Management
- Urban Design Theme 4: Environmental Protection
- Urban Design Theme 5: Town Planning

## PART TWO: UNDERSTANDING THE EXISTING URBAN DESIGN CHARACTER OF TURNERS BEACH



## Examination of Turners Beach Settlement

Turners Beach is similar to many coastal settlements in Tasmania in that it has a strong sense of community, is a walkable size with a community hall, local shops and open spaces. This Part of the Local Area Plan examines the urban design elements of Turners Beach, with some of the key urban design elements depicted below.



Key Urban Design Elements

Settlement is located on flat topography behind the front sand dunes. Remnant vegetation protects the dunes.

Residential street edges vary from grassed verges with drainage swales to formed kerb and gutter with grassed verges and concrete pedestrian footpaths.

Remnant vegetation and street tree planting throughout the settlement create the sense of a beach side village.

Slow traffic environment.

Variety of public open space including the foreshore, beach, the Forth River corridor, bushland, managed sports oval and open parklands.

Built form ranging from older, modest beach 'shacks' to contemporary one and two storey houses & units with consistent density, alignments and setbacks.

Settlement is generally uniform in density and its extent is clearly defined.

## Built form characteristics

Residential buildings in the settlement range from older, modest beach 'shacks' to contemporary one and two storey houses and units. The eclectic mix of housing styles and the low density development throughout the settlement provides a rich overall character. Regardless of their age, residential buildings generally have consistent alignments and setbacks with the 'newer' residential development areas to the south separated from the original settlement by the Bass Highway.

Houses in the newer area south of the highway are generally single-level brick-veneer or rendered finish with traditional height side and rear fences and open front gardens. Streets are generally planted with street trees while street edges are formed kerb and gutter with grassed verges and concrete pedestrian footpaths.

In the area north of the highway remnant vegetation and street tree planting complement the scale of the built form and creates view corridors to the natural surroundings. Residential street edges vary from grassed verges with drainage swales to formed kerb and gutter with grassed verges and concrete pedestrian footpaths. Both fences and plantings are used to define site boundaries, although many dwellings have no fence to the street giving an open informal character.

Residential buildings along the dunes are generally elevated and positioned to take advantage of the views and sea breezes.

The few commercial buildings which exist throughout the settlement have a low key character which is reflective of the surrounding built form and scale. Signage for these businesses is of an appropriately low key colour and size.

Public buildings such as the community hall and fire station are generally of a timber construction with pitched roofs. These buildings are unobtrusive and integrated with surrounding vegetation.



Turners Beach Foreshore



The Seaside Service Station





A Timber Boardwalk onto Turners Beach



Turners Beach

## Landscape & Environment characteristics

The Turners Beach settlement is established on the Forth River and is located on flat topography behind the front sand dunes. Remnant vegetation protects the dunes and shields the settlement from on shore winds.

Remnant vegetation and street tree planting create the sense of a suburban beachside character.

The Turners Beach itself, is a straight north–northwest–facing sandy beach that extends from Claytons Rivulet to the 100m wide mouth of Forth River. It is a narrow moderately steep high tide beach composed of sand and cobbles, fronted by a low gradient sandy low tide terrace, which widens to 150 m at spring low tide. Waves averaging less than 1m usually spill across the low gradient beach, with rips only forming in the low tide zone during periods of higher waves. The eastern 100m of beach curves into the river mouth with a deep channel and strong tidal current flowing through the mouth (<http://www.beachsafe.org.au/>).

Sections of the Turners Beach foreshore dune system and the Forth River bank are exhibiting the effects of erosion caused by storm surge events, king tides and flooding.

### Climate change

Reports on climate change such as Sharples (2004; 2006) have highlighted that Turners Beach is likely to be impacted by the effects of climate change and sea level rise. Changes in sea level, increasing coastal storm events and the frequency between acute events may place pressure on the management of the coastal foreshore in Turners Beach.

This plan recognises that coastal management adaptation strategies that lessen the adverse impacts of climate change will become increasingly necessary in Turners Beach.





Turners Beach Boat Ramp



Turners Beach Timber Viewing Platform & Boardwalk

## Visual & Spatial Characteristics

Turners Beach has a unique set of visual and spatial characteristics that define the settlement. These include:

- Vegetated foreshore dune system;
- Timber boardwalks to the beach;
- The Forth River;
- The hinterland hills and vegetation;
- Street trees and landscaping; and
- Generous public open space and recreational areas.

## Connectivity

Turners Beach is provided with a network of pedestrian footpaths in both the northern and southern settlement areas. The northern and southern areas of Turners Beach are connected by an overpass over the Bass Highway.

A shared pathway has recently been provided to connect Turners Beach with Ulverstone, providing safe and convenient travel for pedestrians and cyclists alike.

The street network throughout Turners Beach is provided in a formalised grid pattern and a boat ramp at the mouth of the Forth River provides connectivity to the river and sea.

Connections are provided to the beach through a series of formalised timber boardwalks.





Esplanade and Turners Beach Road Intersection



Esplanade

## Traffic Environment

Traffic data was collected between November and December 2010 to analyse the traffic environment in Turners Beach. The analysis is provided below:

**Esplanade** – The northern most street in Turners Beach which runs east–west along the foreshore. The street has a speed limit of 50kph reducing to 40kph near the caravan park. It receives low vehicle use with an average of 852 vehicles per day. It is a low speed traffic environment with a median vehicle speed of 44.5kph. 90% of vehicles drive at 50kph or less, with 8% driving between 50–55kph and 2% exceeding 60kph.

**Susan Street** – A 50kph street which runs east–west between Albert Street and Boyes Street. The street receives low vehicle use with an average of 911 vehicles per day. It is a low speed traffic environment with a median vehicle speed of 47.9kph. 62% of vehicles drive at 50kph or less, while the mean speed of vehicles exceeding the limit is 54.7kph.

**Turners Avenue** – Is a local thoroughfare which runs east–west between Albert Street and Turners Beach Road. The street receives low vehicle use with an average of 1,154 vehicles per day. It is a low speed traffic environment with a 50kph speed limit and a median vehicle speed of 48.6kph. 59% of vehicles travel at 50kph or less, while the mean speed of vehicles exceeding the limit is 55.2kph

**Turners Beach Road (north)** – Is the main entrance to the northern Turners Beach settlement area which runs north–south between the Bass Highway/Westella Drive and the Esplanade. The street receives low vehicle use with an average of 1,019 vehicles per day. It is a low speed traffic environment with a 50kph speed limit and a median vehicle speed of 50.4kph. 90% of vehicles drive at 50kph or below and the mean speed of the 10% of vehicles which exceed the limit is 64.4kph.



Turners Beach Road (South)

**Turners Beach Road (South)** – Located on the Southern side of the highway, Turners Beach Road runs north-south between Forth Road and Westella Drive (& the Bass Highway). The Road receives the highest use of any street in Turners Beach with an average of 3,006 vehicles per day. The road represents a significant thoroughfare for vehicles accessing the highway, and the northern Turners Beach area and Forth to the south. Whilst cars represent the highest percentage of users of the road, there are high numbers of trucks using the road to travel between the highway and the rural activities to the South. The road has a speed limit of 50kph and the median speed of vehicles on the road is 42.4kph. 84% of vehicles travel at or below the speed limit. The mean speed of the 16% of vehicles exceeding the speed limit is 54.1 kph.



Forth Road

**Forth Road** – Located on the Southern side of the highway, Forth Road runs north-west/south-east from Forth to Westella Drive (& the Bass Highway). The Road receives a moderate traffic volume with an average of 1,909 vehicles per day. The Road is a thoroughfare for vehicles accessing the highway and the northern Turners Beach area and Forth to the south. Whilst cars represent the highest percentage of users of the road, there are high numbers of trucks using the road to travel between the highway and the rural activities to the South. The road has a speed limit of 60kph and the median speed of vehicles using the road is 42.4kph. 87% of vehicles travel at or below the speed limit, while the mean speed of the 13% of vehicles exceeding the speed limit is 63.2kph





Forth Road



Westella Drive

### Road Safety Performance

Crash history data for Turners Beach over the last five years has been obtained from the Department of Infrastructure Energy and Resources (DIER) (Table 2). Crash history data can provide useful information regarding the safety performance of a road network, although it is limited in determining the relative crash risk of an area

Location	Total Number of Crashes	Number of Property damage	Number of Minor Crashes	Number of Serious Crashes
Forth Road	12	6	1	-
Esplanade	4	3	1	-
Bass Highway	3	1	2	-
Westella Drive	2	1	-	1
Susan Street	2	2	-	-
Banks Place	1	1	-	-
Turners Ave	1	1	-	-
Albert Street	1	1	-	-
Lethborg Ave	1	-	1	-
Off Road	1	1	-	-
<b>TOTAL</b>	<b>28</b>	<b>17</b>	<b>10</b>	<b>1</b>

Table 2 - Turners Beach Crash History Data

On analysing the crash history data the following observations are made:

- No fatalities have occurred as a result of a traffic accident in Turners Beach over the last five years;
- 96% of accidents that occurred in Turners Beach over the last five years were minor or property damage crashes;
- Forth Road recorded the most accidents with the majority of these occurring on the section of road between Forth and Turners Beach; and
- Turners Beach is characterised as a very low crash area.





Average Daily Vehicle Movements & Five Year Crash Distribution



Parking near the Turners Beach Bowls Club



Parking at Eastern End of Esplanade

### Parking Provision

Off-street public parking locations in Turners Beach are listed below:

- Esplanade adjacent to the petrol station;
- off Henry Street near the Turners Beach Bowls Club;
- Eastern end of Esplanade opposite the shop site;
- Limited car parking in front of the Turners Beach Community Hall;
- Informal parking in the Turners Beach Recreation Ground; and
- Car and trailer parking in the Esplanade near the boat ramp and in Manley street

On-street parking is provided throughout the settlement with designated parking bays provided at various locations along the Esplanade

### Public Transport

Phoenix Coaches operates a public bus service within Turners Beach between Monday to Saturday each week. This route services the areas between Devonport and Ulverstone and is illustrated below.



A = Devonport; B = Donr; C = Braddons Hill Lookout Road; D = Forth; E = Leith; F = Turners Beach;  
 G = Westella Drive; H = East Ulverstone l = Ulverstone Central Business District (CBD)

## Heritage

Turners Beach is an area not known for its heritage significance. The settlement has two buildings currently recognised as being of sufficient historic cultural heritage significance to be included on the Tasmanian Heritage Register. These are:

- 2 Lukin Street, and
- The Gables, 124–126 Esplanade.

As previously mentioned the Gables was built in 1850 and was originally used as an inn known as The Sailors Return.

### Aboriginal Heritage

According to Ryan (1996), the Aboriginal population of Tasmania was aligned within a broad framework of nine Tribes. The mean population of each Tribe is estimated to have been between 350 and 470 people. Ryan (1996) presents a map showing the approximate boundaries for the nine Tasmanian aboriginal Tribes, which shows that the study area most likely falls within the boundaries of the land occupied by the North Tribe, whose territory extended from Port Sorell to west of Emu Bay.

The North Tribe comprised four separate bands of people, the Punnilerpanner, the Pallitorre, the Noeteeler and the Plairhekehillerplue. The band that most likely occupied the study area is the Punnilerpanner who occupied the area around Port Sorell and west along the coast.

Dunnett (1994) carried out an extensive survey and assessment of Aboriginal sites from Circular Head in the west through to Port Sorell in the east which recorded a total of 474 archaeological sites. One hundred of these sites were located along the coastal strip of within 250m of the high water mark. The most probable interpretation of this archaeological expression is occupation and usage of the region by small groups of people moving through enormous tracts of forests, exploiting dispersed resources.

A search of the Tasmanian Aboriginal Site Index (TASI) data base identifies that there is one registered Aboriginal heritage site located in the study area. The site is classified as an artefact scatter.



The Gables





East End Park



Cricket Net Facility in the Turners Beach Recreation Ground Precinct

### Provision of Open Space

Turners Beach is an area that supports beachside living. It is predominantly a residential centre in which residents have a reliance on car travel for work and to access sporting activities. With its high proportion of families and continued population growth, there will be continued demand for mainstream sport and for varied activities and experiences in open spaces. Social/family recreation spaces that offer play experiences, areas to picnic and space for informal ball games are important in Turners Beach.

There is a mix of landscape settings that offer varied experiences to residents and visitors including the foreshore, beach, the Forth River, bushland, a managed sports oval and open parklands. The Forth River mouth and estuary are attractive waterways with significant natural and landscape values, while the Gables Park and Custom reserve offer unique bushland settings on the Forth River.

The main open spaces in Turners Beach are the foreshore and beach, the Forth River corridor, Gables Park, Custom Reserve, HW Braid Reserve and the Turners Beach Recreation Ground. The functions of open space include social/family recreation, sport, landscape values and water based recreation opportunities including swimming, boating and fishing.

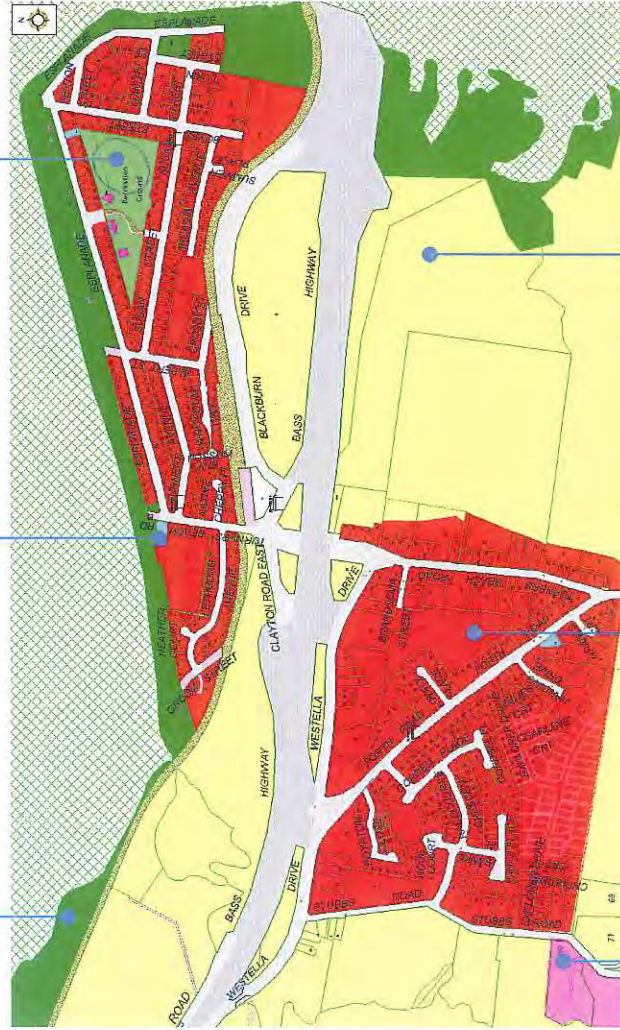




Environmental Management Zone

Local Business Zone

Recreation Zone



Rural Living Zone

Residential Zone

Rural Resource Zone

## Town Planning

Turners Beach comprises six zones of the Central Coast Planning Scheme 2005. These include the Residential Zone, Recreation Zone, Local Business Zone, Environmental Management Zone, Rural Living Zone and Rural Resource Zone.

The Turners Beach community is currently serviced by local businesses located in both the northern and southern settlement areas. These businesses generally cater for local needs such as petrol, essential grocery items (newspapers, milk, bread (etc.)) and are located on Local Business Zoned sites. Additionally, the Berry Farm provides an alternative food and beverage offering for local residents and visitors alike.

The Environmental Management Zone has been applied to the Turners Beach coastline to ensure that these valuable coastal ecosystems are protected from inappropriate development.

The Rural Resource Zone surrounds Turners Beach to both the West, South and South-East.



## PART THREE: URBAN DESIGN GUIDELINES



## Introduction to Urban Design Guidelines

Urban design relates to the quality of a place and how it functions. It is concerned with the relationship of public open space and buildings to the community which they serve. Well designed and functional spaces provide better connections between people, places and buildings and result in more efficient use of resources and more liveable communities.

The practice of urban design seeks to create places that contribute positively to people's wellbeing. These places protect environmental and cultural features, provide safe and inclusive public spaces and respect community values.

The Turners Beach Local Area Plan (Urban Design Guidelines) provide a framework that will guide the approach to the future development of Turners Beach and will influence the future form, quality and function of the settlement in terms of its physical surroundings and the social, natural and economic environment. Actions are recommended under the key urban design themes of connectivity, open space & recreation, traffic management, environmental protection and town planning.

The Local Area Plan has been developed to assist and inform the Council, developers and the local community alike.



Maintain and protect the natural coastal environment.

Maintain and enhance public open space and connectivity; prevent privatisation of the foreshore.

Maintain the area's rich character to reinforce visual and physical connections with the coast and river.

Maintain existing density of built form along with consistent alignments and setbacks.

Define boundaries around the settlement to limit outward expansion.

Key Urban Design Guidelines





A view of the Ilverstone to Turners Beach Shared pathway



Users of the Ilverstone to Turners Beach Shared pathway

## Urban Design Theme 1: Connectivity

The safe movement and connection between private and public spaces for pedestrian, cycling and vehicular traffic is an integral element to well-designed spaces. Turners Beach is provided with a network of footpaths which are in good condition. However, the footpath network is discontinuous in places and many Turners Beach residents consider that the footpath network needs to be improved as a matter of priority. The streets identified as requiring footpaths to improve connectivity are Westella Drive, Susan Street and Boyes Street. Additionally, in order to complete connections between these streets, it is also recommended that a footpath be provided along Albert Street and from Esplanade to Lukin Street.

The recently constructed shared pathway connecting Turners Beach and Ilverstone is receiving high levels of use and has become a sense of pride for Turners Beach residents. There is a great deal of community support for extending the shared pathway along Blackburn Drive to Leith and then on to Devonport. To achieve this, a new footbridge over the Forth River is required. The Turners Beach community believe that the most appropriate location for the footbridge is alongside the existing Bass Highway bridge. This action is supported by the North West Tasmania Coastal Pathway Plan (2010). Additionally, the Forth Local Area Plan (Urban Design Guidelines) is proposing that a shared pathway be constructed from Forth to Turners Beach which is supported by this Local Area Plan.

Turners Beach residents wish to encourage the movement of cyclists and pedestrians from the shared pathway through Turners Beach itself. Accordingly, a pathway loop through the northern settlement area is proposed. This would involve the establishment of a raised boardwalk and pathway from the end of the Esplanade, through Gables Park and onto the Blackburn Drive area to complete a link with the proposed extended shared pathway.

The future connectivity improvements are illustrated on the following page.

# Turners Beach Connectivity Improvements



Typical Turners Beach footpath provided only on one side of the street



## Urban Design Theme 1 : Connectivity Strategies/Actions

Strategies	Actions
<p>Improve Connections within Turners Beach</p>	<p>Provide footpaths along Westella Drive, Susan Street and Boyes Street, Albert Street and extend the footpath along the Esplanade near the boat ramp.</p> <p>Construct a raised boardwalk from the end of the Esplanade, through Gables Park onto Blackburn Drive to complete a link with the proposed extended shared pathway. Alternatively, the boardwalk could traverse the low lying wetland area and connect with a pathway through Gables Park onto Blackburn Drive.</p> <p>Providing signage to indicate public use of the access to the beach through the OC Ling Caravan Park</p> <p>Provide a crossover on the footpath between Boyes Street and Esplanade.</p>
<p>Improve/make connections from Turners Beach to nearby towns and settlements</p>	<p>Extend the Ulverstone to Turners Beach shared pathway along Blackburn Drive to the western bank of the Forth River</p> <p>Investigate options for the construction a footbridge over the Forth river alongside the highway bridge to connect with the proposed North West Tasmania Coastal Pathway network</p> <p>Provide further plantings along shared pathway to 'soften' the path and provide a barrier to the highway</p>



## Urban Design Theme 2: Open Space & Recreation

Open space is public land that is primarily open to the sky and has established recreation use or leisure benefits. The opportunities offered by open space are for physical activity, improvement to psychological health and wellbeing through the provision of connection to nature and green space, visual appeal and relief from urban surroundings.

The Central Coast Open Space Strategy (2009) has identified that the naturalness and physical environment associated with the beach/foreshore and associated vegetation of Turners Beach is important to the area's character and these should be protected and enhanced. The coastline, river corridor and bushland reserve offer the community unique and varied settings and experience. Under the Strategy it is expected that social/family recreation areas or local parks will be provided within 400m of most households and that one outdoor grassed playing field (or sub-regional park) will be provided within 800m of most households.

The open space distribution plan on page 32 demonstrates that the Turners Beach Recreation Ground is located in the heart of Turners Beach and is within 800m of most residents. It also demonstrates that local parks provided in the Recreation Ground Precinct, HW Braid Reserve, and west End Park are located within 400m of Turners Beach residents. It is apparent therefore that Turners Beach residents enjoy a high level of access to open space.

There is no demonstrated need for further open space in Turners Beach other than the provision of local parks associated with new subdivision development

It is recommended that the Council undertake a review of open space in Turners Beach as part of the Central Coast Open Space Plan development process.



East End Park



West End Park Public Toilets





Turners Beach Open Space Distribution



## Turners Beach Recreation Ground Precinct Master Plan

The Turners Beach recreation ground precinct is the largest recreational space in Turners Beach and includes a cluster of recreational activities including the recreation ground, the football/cricket club, the bowls club, the Glen Turner Memorial Hall, children's playground and the tennis courts/club. The Turners Beach Community Plan identified the need for a master plan to guide future development of the precinct, to ensure that it caters for the needs of the community.

A precinct master plan has been developed (page 34) as part of this local area plan. The key elements of the master plan are discussed below.

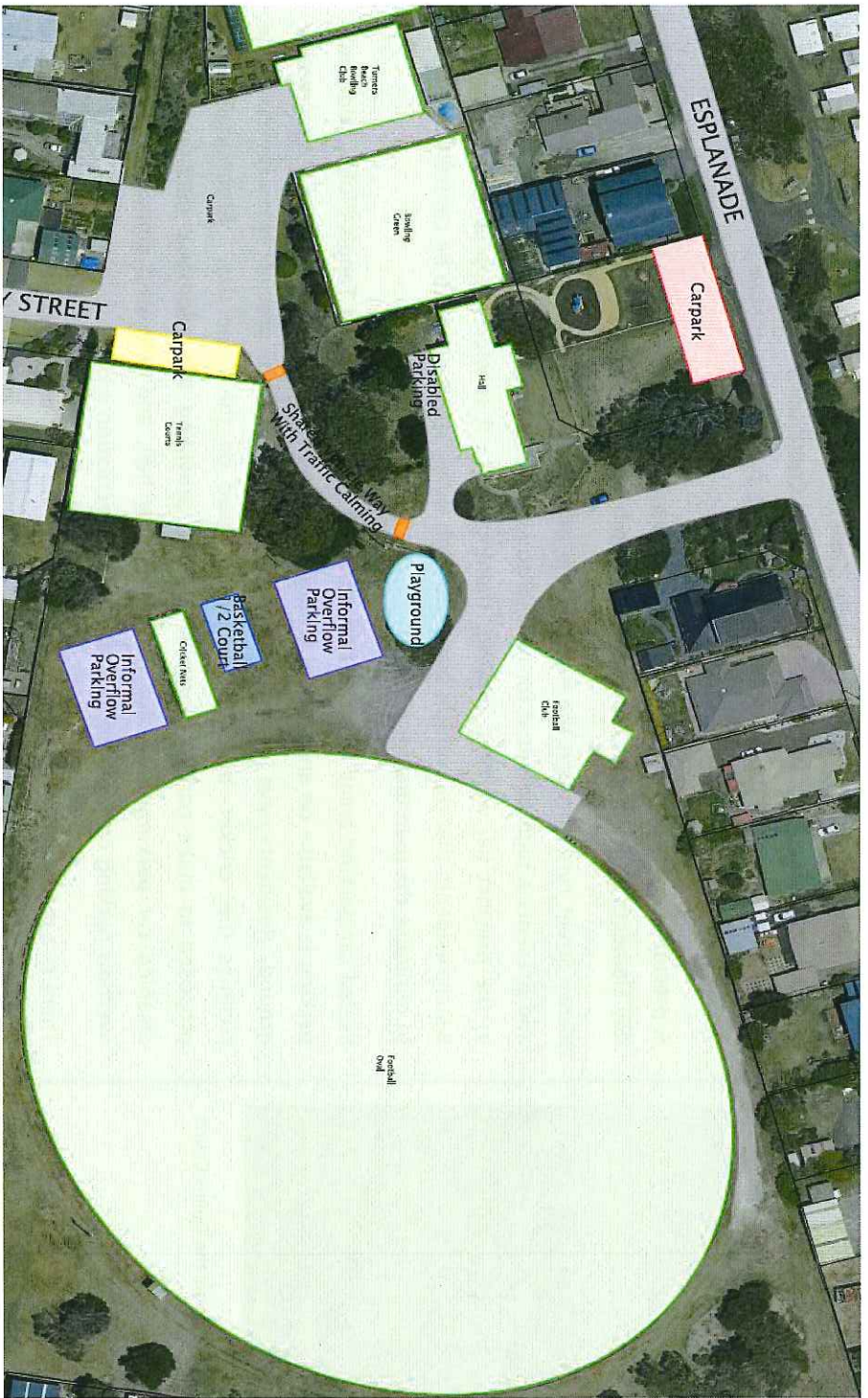
Henry Street runs through the heart of the precinct between Susan Street and Esplanade and presents a high potential for conflict to occur between vehicles and people recreating in the precinct (i.e. walking, playing, training etc.). It is widely appreciated by Turners Beach residents that the vehicle speed through Henry Street needs to be controlled in order to minimise the potential for conflict.

Sealed car parking areas are currently provided for the Bowls and Tennis Clubs. Additional parking is available on an informal arrangement on the grassed area around the recreation ground. Residents have identified a shortfall of parking in the precinct when several of the facilities (i.e. cricket, bowls & tennis) are used on the same day. Accordingly, it is proposed to make parking improvements by providing two additional parking areas, a disabled car parking space for the community hall, and improved signage to promote overflow parking on the grassed area near the recreation ground

There is a playground provided to the north of the Community Hall which caters for young children. However, there is no play equipment provided in the precinct to cater for the 10 year old to teenage children. Accordingly, it is proposed to provide an additional older age play area near the recreation ground. Additionally, the Council has received numerous requests for older age play equipment in Turners Beach and a half-court basketball facility will be provided near the existing cricket nets to meet this community need.



Additional Carparking to be provided on this site opposite the Tennis Courts



Turners Beach Recreation Ground Precinct Master Plan

#### KEY POINTS

- ❑ Formalise car parking along the Esplanade for both the children's play area and community hall and retain existing vegetation
- ❑ Provide a disabled car parking space for the community hall
- ❑ Provide additional shared car parking spaces near the tennis courts
- ❑ Provide signage to identify overflow parking area on grassed area near the recreation ground
- ❑ Install traffic calming devices (speed humps) on Henry Street to signal a priority for recreational users over vehicles
- ❑ Provide an additional playground area near the recreation ground to cater for children aged 10 years to teenager
- ❑ Provide additional seating near the proposed playground
- ❑ Provide a half-court basketball facility near the cricket nets to cater for teenage children

## Urban Design Theme 2: Open Space & Recreation Strategies/Actions

Strategies	Actions
<p>Asset management and improvement</p> <p>Responding to changing demographics</p> <p>Improve access to sports facilities &amp; enhance their viability</p>	<p>Undertake a review of local open spaces in Turners Beach as part of the Central Coast Open Space Plan development process.</p> <p>Ensure the design of new housing areas addresses the need for social/family function of open space.</p> <p>Improve the quality of barbecue, picnic and play facilities at social/family local parks (sites include at the entry of Gables Park and West end Park).</p> <p>Implement the Turners Beach Recreation Ground Precinct Master Plan to increase the use of ground, community activities and improve the functionality of the community hall.</p> <p>Work with the Turners Beach Tennis Club to facilitate upgrading of the tennis courts.</p> <p>Provide seating on the recently constructed beach look out. (Completed)</p>
<p>Capitalising on the attractiveness physical characteristics of Central Coast</p>	<p>Protect and enhance the naturalness and physical environment associated with the beach/foreshore and associated vegetation.</p>





Intersection of Turners Avenue and Albert Street



Boyes Street

### Urban Design Theme 3: Traffic Management

Current traffic levels in Turners Beach are not high and roads run well below capacity. The existing road network is not at risk from future congestion as additional traffic levels are likely to be small. Despite this, there are a number of issues which must be addressed by this plan. These are discussed below.

#### Vehicle hooning

Turners Beach is a slow traffic environment in which most drivers comply with the posted speed limits. Some residents have expressed concern that vehicles 'hooning' in and around Turners Beach is a problem. The data suggests that any problems relating to speeding vehicles is limited to an extremely small number of drivers. At this stage there is little demonstrated need to introduce any additional traffic calming controls in the area, however, the situation will continue to be monitored.

#### Intersection improvements

It has been identified by residents that vehicles cut corners at the intersections of Turners Avenue and Albert Street and Turners Beach Road into Turners Avenue. To address this concern the use of line marking and signage on the intersection to clearly delineate road lanes and giveaway control will be considered. This is consistent with other intersections in Turners Beach and will provide more certainty for drivers.

#### Alternative Access/Exit

An issue which has been raised by many residents is the need for an alternative access/exit for the northern area of Turners Beach. Residents are concerned that the current Turners Beach Road access/exit point has the potential to be blocked for a prolonged period by a train derailment or traffic accident.

Whilst this is considered to be an unlikely event, the Council will investigate the establishment of an emergency alternative access/exit point from the northern Turners Beach settlement area, in particular from Boyes Street onto Blackburn Drive.

## Maskells Road Intersection

The Bass Highway – Maskells Road junction was constructed some 30 years ago as a temporary measure which was intended to be downgraded or closed when a planned service road from Industrial Drive to Turners Beach was constructed (see below)



Use of the junction has steadily increased over the years and it is expected that development of the land to the west of Maskells Road will further increase pressure on the junction. The type of developments on land to the west of Maskells Road will also influence the preferred solution for the intersection or construction of the service road.

There is a high level of community opposition to the establishment of the service road from Maskells Road to Turners Beach. While most residents acknowledge that the Maskells Road intersection must be improved, they do not believe that the service road is an appropriate means of doing so.

Accordingly, the Council will also investigate alternative means of addressing the Maskells Road traffic concerns including the following potential measures:

- Extending the service road from Industrial Drive to Maskells Road,
- Making the Maskells Road intersection left turn only, and/or
- Preventing traffic from turning into Maskells Road from the westbound highway lanes.



An aerial view of Turners Beach





Turners Beach Boat Ramp Vehicle Manoeuvring Area



Parking along Esplanade

### Boat Ramp Functionality

The Turners Beach boat ramp is a single lane concrete construction with a gradient of 1 in 7 which is suitable for launching vessels of between 4.6 to 6m in length.

In response to the fact that the boat ramp receives high usage and that damage was occurring to vegetation in the foreshore area from vehicles parking over vegetation, in 2010 the Council installed barriers between the road and the coastal reserve to protect vegetation by defining parking areas.

Parking now exists along the eastern side of the Esplanade in bays that have been created by installation of the vegetation protection barriers. Parking is also provided near the boat ramp and along Manley Street.

The parking layout at the boat ramp is aimed at directing car and trailer parking to designated areas along the Esplanade and Manley Street, rather than in the boat ramp area itself. Users of the boat ramp have expressed some concern about the altered arrangements. The majority of these concerns appear to have resulted from a lack of awareness of the new designated parking areas. The Council has endeavoured to rectify this by improving signage to direct people into these areas.



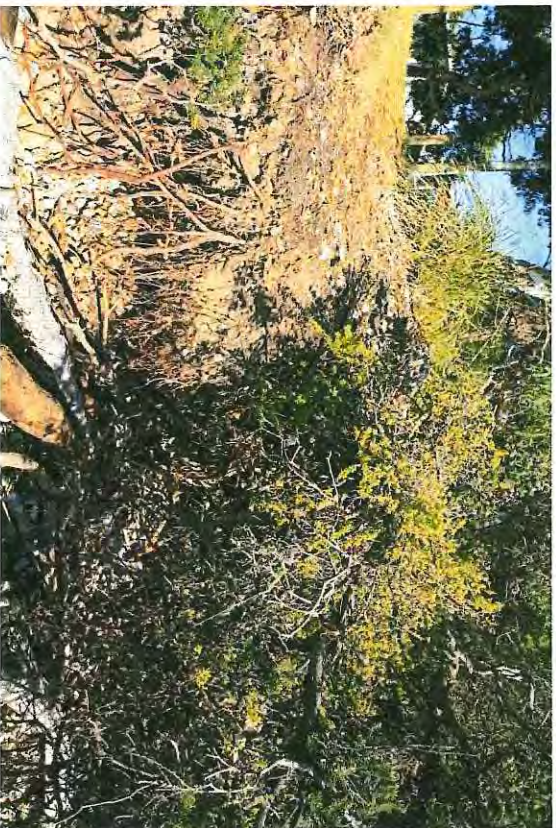
Boat ramp users have reported problems with cars and trailers being inappropriately parked in the area to the immediate north of the boat ramp. Such parking has impeded use of manoeuvring space for boat launching. A proposed means of addressing this concern is to prohibit the parking of cars and boat trailers within and directly adjacent to the launching and manoeuvring area.

It is considered that sufficient parking for cars and boat trailers exist within close proximity to the boat ramp and that with additional parking controls and user education, an appropriate balance between functionality and vegetation protection has been achieved.

### Urban Design Theme 3: Traffic Management Strategies/ Actions

Strategies	Actions
Resolve traffic & parking issues	<p>Provide line markings on the intersections between Turners Avenue and Albert Street and Turners Beach Road into Turners Avenue to designate Give Way control.</p> <p>Investigate appropriate means of addressing safety issues with the Maskells Road/Bass Highway intersection</p> <p>Investigate the establishment of an emergency alternative access/exit point from the Northern area of Turners Beach, in particular off Boyes Street onto Blackburn Drive</p>
Improve Functionality of the Turners Beach boat ramp	<p>Implement controls to prohibit the parking of car and boat trailers in the area within and adjacent to the boat launching and manoeuvring area and direct car and boat trailer parking to the Esplanade and/or Manley Street</p>





Images of Shoreline erosion

## Urban Design Theme 4: Environmental Protection

The Turners Beach community value the area's coastal vegetation and has undertaken a variety of measures to enhance and conserve local environmental values. There is a serious coastal erosion issue occurring at the mouth of the Forth River which must be addressed. This is discussed below.

### Shoreline Erosion

An elevated level of shoreline erosion is occurring at the mouth of the Forth River. Such erosion needs to be managed to avert the possible undermining of the Esplanade. The Council engaged Geomorphologist, Dr Frances Mowling to investigate and report on shoreline erosion in the Forth River. Dr Mowling's report entitled '*Initial assessment of the Forth River Estuary including recommendations on suitable risk management and erosion control methods*' (Appendix 2) is used as a basis for recommendations made in this plan.

The current observed status of the eastern Turners Beach shoreline is as follows:

- In the vicinity of the viewing platform and steps to the beach an area of bluestone rock to a height of approximately 2m have been installed seaward of the existing dune within the last five years. This followed an earlier bluestone rock installation some nine years ago. The majority of bluestone rocks remain in place and have provided a hard surface protection in a soft sand environment. 20 + rocks from the earlier installation have been extracted from the wall and transported by wave action away from the wall seaward on to the beach, and laterally some 80–100m towards the estuary mouth.
- A length of approximately 30m of exposed cobble berm, which underlies the dune, is currently being eroded landward towards the bitumen road (Esplanade). The roots of Eucalyptus trees and Banksia shrubs are exposed and the canopies of these trees and plants are either dying or have died. The proximity of the Esplanade to the eroding cobble berm is approximately 3m.



The 2005 aerial photograph of Turners Beach (below) illustrates wave refraction at the shoreline in proximity to the impacted site. Wave refraction is the focusing of wave energy on a discrete segment of the shoreline that can produce erosion hot spots. Within the designated site there are several 'hot spot' areas which, given the long-term deposition, accretion and erosion processes, wave refraction and the projected rate of sea level rise, are likely to continue the process of erosion and regression which may compromise or damage infrastructure, natural vegetation and habitats.



Given the proximity of the Esplanade to the eroding cobble berm, it has been determined that prompt action needs to be undertaken to mitigate the erosion problem. It is recommended that a soft engineering option be installed in the area that abuts the eroding cobble berm to a height sufficient to protect against elevated wave attack. A suitable soft engineering option that has been successfully applied elsewhere is the ELCORock Coastal Erosion Protection System, sourced from Geofabrics International. Two examples of this product are illustrated (left). The bottom left picture is a local example of the system at Blythe Heads.

The height of the ELCORock Coastal Erosion Protection System should be adequate to stop waves breaking over the installation and eroding from behind. It should then build seawards in a series of steps onto the beach at an angle of response of 20°.

It is further recommended that the Council investigate whether run-off water from



Elco Rock Coastal Erosion Protection System



Elco Rock Coastal Erosion Protection System in Use at Blythe Heads





Shoreline erosion



Vegetation along the Banks of the Forth River

Esplanade is contributing to the foreshore erosion, and, if identified as a problem, implement suitable drainage controls. It is also necessary to assess the impact of the existing informal pedestrian access track near the eroding cobble berm at the Forth River mouth and effectively close if necessary

A final recommendation is that the Council undertake ongoing investigation and analysis of erosion occurring at Turners Beach to assist in determining future mitigation measures to manage the erosion problems.

### Protection/Management of Vegetation

The Council's Turners Beach Vegetation & Fire Management Plan (2011) has been developed to study the current conditions and characteristics of the environment around Turners Beach including the foreshore and the Forth River Reserve and to identify any factors that impact upon them. The Plan establishes clear directions and strategies for future vegetation management and development of the Turners Beach area including fire management treatment and recognises that the management of the Turners Beach foreshore requires that partnerships between the Central Coast Council, the community and key stakeholders be further fostered to achieve a coordinated and achievable management approach. The objectives of the Plan are to:

- Manage the natural resources identified in all vegetated areas of Turners Beach;
- Maintain and preserve all existing native flora and fauna in a natural state, by:
  - Reducing or eliminating any influence that will impact on the natural resources such as weed infestations and human pressures;
  - Preserving the natural resources and processes that help to maintain biodiversity in the area;
- Restore degraded areas through revegetation/remediation;
- Provide and maintain safe open space for passive recreation;
- Provide and maintain suitable assets to support the community of Turners Beach; and
- Manage the risk of fire.



This plan does not seek to duplicate the Vegetation & Fire Management Plan, rather it integrates the identified strategies and actions into the plan's actions.

## Climate Change

The Sharples report Indicative Mapping of Tasmanian Coastal Vulnerability to Climate Change and Sea Level Rise: Explanatory Report, 2nd edition identifies the vulnerability of the Tasmanian coastline to the impacts of climate change and sea-level rise. By integrating geomorphology and topography, the report maps coastal areas potentially vulnerable to climate change impacts such as sea-level rise. Turners Beach has been identified as vulnerable and may be subject to inundation.

Local environmental groups will be encouraged to participate in the Tasmanian Shoreline Monitoring and Archiving Project (Tasmarc). This project involves taking monthly measurements of the beach profile from a permanent survey mark located in the dune. The results from the data can give an indication as to the amount of erosion taking place and can influence management decisions and erosion control methods used.



A view along Turners Beach



(The white paint marks the sand level prior to November 2007)



## Urban Design Theme 4: Environmental Protection Strategies and Actions

Strategies	Actions
Mitigate Shoreline erosion	<p>Investigate protection of a suitable soft engineering solution to mitigate the eroding cobble berm at the Forth River mouth.</p> <p>Investigate whether run-off water from Esplanade is contributing to the foreshore erosion. If identified as a problem implement suitable drainage controls.</p> <p>Assess the impact of the existing informal pedestrian access track near the eroding cobble berm at the Forth River mouth and effectively close if necessary.</p> <p>Undertake ongoing investigation and analysis of erosion occurring at Turners Beach.</p> <p>Encourage local environmental groups to participate in the Tasmanian Shoreline Monitoring and Archiving Project (Tasmarc).</p>
Maintain and preserve vegetated areas	<p>Protect the recreational, environmental and landscape values along the coast and river foreshores in accordance with the Turners Beach Vegetation &amp; Fire Management Plan.</p>

## Urban Design Theme 5: Town Planning

The Turners Beach area plays an important dormitory function for the larger nearby centres of Ulverstone, Devonport and Burnie.

An analysis of existing available residential land demonstrating that there are currently 182 potential residential lots in Turners Beach. Based on the predicted population growth for Turners Beach it is estimated that there is at least a 12 year supply of residential land in the area. The Council generally plans on a 10 year supply of residential land and, therefore, it is apparent that there is currently an adequate supply of residential land in Turners Beach. This determination will be re-examined as part of the normal planning scheme review processes required by the *Land Use Planning and Approvals Act 1993*.

It is also important that the Turners Beach community be provided with sufficient local business zoned land under the Central Coast Planning Scheme 2005 in order for local services to be provided to maintain the areas liveability. There are currently 3 Local Business Zoned sites in Turners Beach, with one in the southern settlement area and two in the northern settlement area. It is considered that the area is provided with sufficient local business zoned land.

The Environmental Management Zoning of the Turners Beach coastline is appropriate as it ensures that these valuable coastal ecosystems are protected from inappropriate development.

The Rural Resource Zone to the west of Turners Beach is playing an important strategic role by maintaining a separation between Turners Beach and Ulverstone. It is important that each town and locality is able to remain separate and distinguishable. The current zoning is effectively preventing ribbon development which could inadvertently lead to a loss of 'space between the places', frustrating the intention to distinguish between the localities. Therefore, it is a recommendation of this plan that the current Rural Resource zoning of the land be retained to maintain the existing settlement boundaries.



New Subdivision Works



Street Trees along Esplanade



## Heritage

Heritage places contribute to the character of this coastal community and are an important historical record of earlier Turners Beach communities. It is important to retain these places, identify any additional heritage places and ensure that new development is sympathetic to them. Specific actions include:

- 1) Undertake a survey of the heritage values in Turners Beach and ensure that buildings of significance are listed on the Tasmanian Heritage Register or the planning scheme;
- 2) Ensure that new development is sympathetic to heritage places; and
- 3) Aboriginal cultural heritage places should be protected.

## Servicing

There are no major water and sewerage servicing constraints on the existing supply or on infill development. In some cases mains extensions will be required as part of future subdivision development.

In terms of drainage, the current level of service is considered adequate for a coastal settlement.

## Building Design

Building design should be sensitive and sympathetic to the natural environment and existing built form context. The rural backdrop and coastal foreground should influence the design process and result in high quality outcomes that contribute to the settlement. New development should strive for excellence in environmentally sustainable outcomes.

Key elements in building design should include:

- Design responses that reflect the existing urban and natural landscape context in terms of site layout, presentation to the street and building height and mass;
- Design that is responsive to climatic conditions including building orientation to maximise solar exposure and minimise effects of prevailing winds;
- Use of thermal efficient building materials;
- Retaining accessibility to the foreshore;
- Maintain and enhance vistas to landmarks and visual presence of the sea and hinterland hills; and
- Allow adequate sunlight access to adjoining properties.



A Typical Street Presentation in Turners Beach



Remnant stands of trees maintain the areas scenic environmental quality

## Desired Future Character of Turners Beach

### The Character of an area

Within the planning framework, the concept of character primarily focuses on the physical planning outcomes and the design of the built environment in the public realm. This may include characteristics such as particular groups of land uses, architectural styles, building densities, building heights, building materials and building setbacks as well as the spatial definition. The character of an area may also be partly based on unique topographical or natural landform features, scenic environmental quality of the particular area including significant remnant stands of trees or streets which are lined by a particular tree species. In addition, the character of an area may be based upon the number of heritage items or conservation areas within that particular area.

The following statement of desired future character provides objectives for the future development of Turners Beach and emphasises the important existing features or qualities of the area that should be maintained or enhanced.

### Statement of Desired Future Character

From an analysis of the physical environmental attributes of the study area and the public participation process, the "Statement of Desired Future Character" of the Turners Beach is described as follows:-

*Turners Beach should retain its eclectic housing styles, suburban density and character with consistent building setbacks to the street. New residential development in waterfront locations, including sand dunes, should appear to nestle within the landscape rather than be of a contrasting scale or appearance.*





“The space between the dwelling and front boundary should be set aside and developed principally as garden area”

*Buildings should be oriented to the street, typically one or two storeys high, setback from the street boundary and spaced traditional distances apart.*

*Both fencing and plantings should be used to define site boundaries. Fencing should be visually permeable and use unobtrusive colours and materials, while front fences should be low and allow views between the dwelling and the street.*

*The space between the dwelling and front boundary should be set aside and developed principally as garden area.*

*Any new dwelling or major alterations and additions to existing dwellings should be designed to minimise the scale and bulk of the development through the use of such measures as split-level building design or the use of broken form.*

*The impact of upper storeys of dwellings should be minimised through such measures as a combination of increased front and side setbacks and the selective use of balconies and verandahs. Where front or rear facades of new dwellings are likely to be higher than neighbouring dwellings, the screening of balconies and additional setbacks may be necessary, to minimise any potential privacy loss.*

*Trees and remnant vegetation in the settlement are important elements in its character and should be protected and managed. Along with street tree plantings such trees and vegetation should continue to complement and create view corridors in residential areas. The generally informal character of the residential area north of the Bass Highway should be enhanced through appropriate street planting, narrow streets and use of swale drains.*





Eclectic mix of built form with consistent setbacks

*Public open spaces and the range of leisure uses they accommodate within the beachside setting of Turners Beach should be retained and enhanced.*

*Turners Beach should retain a local convenience store presence with higher order retailing and business service functions continuing to be provided to residents in the nearby centres of Ulverstone and Devonport.*

*Areas of significant environmental value and the dune system and Forth Estuary areas in particular, should be conserved in a manner that allows natural processes to continue. A limited range of activities may be appropriate, and only where they have a low impact on habitat and visual values.*

*The dunes area should be allowed to retain its natural beach profile. Access through the dunes should be limited and provided only at specific formalised locations. Only a limited provision of furniture and support facilities, such as toilets and change rooms, should be permitted.*

*The Forth estuary area should be managed to retain the majority of its Eucalypt forest and understorey. Vehicular and boat access and parking provision should be contained and accommodated in a manner that conserves vegetation and visual qualities. Existing facilities such as shelters, signs and toilets should be progressively upgraded*

It is recommended that this statement of desired future character be incorporated into the Central Coast Planning Scheme to guide urban design decision making in Turners Beach.



## Urban Design Theme 5: Town Planning Strategies and Actions

Strategies	Actions
Enhance the Central Coast Planning Scheme	<p>Incorporate the statement of desired future character for Turners Beach into the Central Coast Planning Scheme.</p> <p>Undertake ongoing monitoring of land supply in Turners Beach as part of the Planning Scheme review processes.</p>
Retain Heritage Values	<p>Undertake a survey of the heritage values in Turners Beach and ensure that all places of significance are listed on the Tasmanian Heritage Register or the Central Coast Planning Scheme.</p>

## Additional Matters

A number of additional matters were raised by the community during the development of this plan. These matters include the following:

### Turners Beach Consultative Committee

It has been suggested that the Council appoint a consultative committee to assist in the implementation of the Turners Beach Local Area Plan (Urban Design Guidelines). A similar committee has operated in the Forth Village in recent years and has proven successful in achieving a sound community development partnership. It is considered that this proposal has merit, provided the committee has a clear understanding of its consultative rather than decision making function and also provided that an appropriate mix of community members can be recruited to serve on the committee.

Therefore, it is recommended that the Council develop a terms of reference or consultative committee charter and call from expressions of interest from persons wishing to serve on a Turners Beach consultative committee for the purposes of implementing the Turners Beach Local Area Plan (Urban Design Guidelines).

### Naming of Southern Turners Beach Settlement Area

There is a common view among Turners Beach residents that the Turners Beach settlement area to the South of the Highway should be re-named as it is not perceived as being part of Turners Beach.

Whilst it is not the intention of this local area plan to directly address this matter, it is suggested that an action be included for the Turners Beach consultative committee to consider the re-naming of this area.



Turners Beach Hall



## Additional Matters: Strategies and Actions

Strategies	Actions
Facilitate Community consultation	<p>Organise a Turners Beach consultative committee for the purposes of implementing the Turners Beach Local Area Plan (Urban Design Guidelines).</p> <p>The Turners Beach consultative committee is to consider the re-naming of the southern Turners Beach settlement area and make a recommendation to the Council.</p>



## Priority Plan

This propriety plan has been developed to guide the delivery of the local area plan actions:

Strategic Direction	Strategy	Actions	Related Plans/Strategies	Responsibility	
THE ENVIRONMENT & SUSTAINABLE INFRASTRUCTURE – <i>Sustaining built infrastructure and the natural environment ...</i>	<b>HIGHEST PRIORITY</b>				
	Mitigate shoreline erosion	Investigate and construct a suitable soft engineering solution to mitigate the eroding cobble berm at the Forth River mouth.	<ul style="list-style-type: none"> <li>Central Coast Climate Change Action Plan</li> <li>Turners Beach Vegetation &amp; Fire Management Plan</li> </ul>	Council – Engineering Services Department	
	Mitigate shoreline erosion	Investigate whether run-off water from Esplanade is contributing to the foreshore erosion. If identified as a problem implement suitable drainage controls.			
	Maintain and preserve vegetated areas	Protect the recreational, environmental and landscape values along the coast and river foreshores in accordance with the Turners Beach Vegetation & Fire Management Plan.	<ul style="list-style-type: none"> <li>Turners Beach Vegetation &amp; Fire Management Plan</li> <li>Central Coast Strategic Framework for Settlement &amp; Investment</li> </ul>	Council – Engineering Services Department / Development & Regulatory Services Department	
	Resolve traffic & parking issues	Protect and enhance the naturalness and physical environment associated with the beach/foreshore and associated vegetation.			
	Improve functionality of the Turners Beach Boat Ramp	Investigate appropriate means of addressing safety issues with the Maskells Road/Bass Highway intersection.			Council – Engineering Services Department
		Implement controls to prohibit the parking of car and boat trailers in the area within and directly adjacent to the boat launching and manoeuvring area and direct car and boat trailer parking to the Esplanade and/or Manley Street.		Council – Engineering Services Department	



Strategic Direction	Strategy	Actions	Related Plans/Strategies	Responsibility
THE SHAPE OF THE PLACE ... "Plan for a vibrant and liveable place"	Enhance the Central Coast Planning Scheme	Incorporate the statement of desired future character for Turners Beach into the Central Coast Planning Scheme.	<ul style="list-style-type: none"> <li>Central Coast Strategic Framework for Settlement &amp; Investment</li> </ul>	Council - Development & Regulatory Services Department
A CONNECTED CENTRAL COAST ... "Seeking to enhance connectivity both within Central Coast and with the region..."	Asset management and improvement  Improve connectivity within Turners Beach	<p>Implement the Turners Beach Recreation Ground Precinct Master Plan to increase the use of ground, community activities and improve the functionality of the community hall</p> <p>Provide footpaths along Westella Drive, Susan Street and Boyes Street, Albert Street and extend the footpath along the Esplanade near the boat ramp.</p> <p>Extend the Ulverstone to Turners Beach shared pathway along Blackburn Drive to the western bank of the Forth River</p>	<ul style="list-style-type: none"> <li>Central Coast Open Space Strategy</li> <li>Turners Beach Community Plan</li> <li>Cradle Coast Authority Coastal Pathways Plan</li> </ul>	Council - Engineering Services Department
<b>MEDIUM PRIORITY</b>				
COUNCIL SUSTAINABILITY & GOVERNANCE ... "A leading Council that ... engages effectively with its community"	Facilitate Community consultation	Organise a Turners Beach Consultative committee for the purposes of implementing the Turners Beach Local Area Plan (Urban Design Guidelines).	-	Council - General Manager's Office
THE ENVIRONMENT & SUSTAINABLE INFRASTRUCTURE - Sustaining built infrastructure and the natural environment ...	Resolve traffic and parking issues	Provide line markings on the intersections between Turners Avenue and Albert Street and Turners Beach Road into Turners Avenue to designate give way lines.	-	Council - Engineering Services Department
	Asset management and improvement	Undertake a review of local open space in Turners Beach as part of the Central Coast Open Space Plan development process.	<ul style="list-style-type: none"> <li>Central Coast Open Space Strategy</li> </ul>	Council - Engineering Services

Strategic Direction	Strategy	Actions	Related Plans/Strategies	Responsibility
THE ENVIRONMENT & SUSTAINABLE INFRASTRUCTURE – <i>Sustaining built infrastructure and the natural environment ...</i>	Asset management and improvement	Provide seating on the recently constructed beach look out. – Completed Improve the quality of barbecue, picnic and play facilities at social/family parks (sites include at the entry of Gables Park and West End Park).	• Central Coast Open Space Strategy	Council – Engineering Services Department
	Mitigate shoreline erosion	Assess the impact of the existing informal pedestrian access track near the eroding cobble berm at the Forth River mouth and effectively close if necessary. Undertake ongoing investigation and analysis of erosion occurring at Turners Beach	• Central Coast Climate Change Action Plan • Turners Beach Vegetation & Fire Management Plan	Council – Engineering Services Department
	Improve connectivity within Turners Beach	Construct a raised boardwalk from the end of the Esplanade, through Gables Park onto Blackburn Drive to complete a link with the proposed extended shared pathway. Alternatively, the boardwalk could traverse the low lying wetland area and connect with a pathway through Gables Park onto Blackburn Drive. Provide a crossover on the footpath between Boyes Street and Esplanade.	• Central Coast Open Space Strategy	Council – Engineering Services Department
THE SHAPE OF THE PLACE ... <i>“Plan for a vibrant and liveable place”</i>	Retain Heritage Values	Undertake a survey of the heritage values in Turners Beach and ensure that all buildings of significance are listed on the Tasmanian Heritage Register or Central Coast Planning Scheme.	Central Coast Council Strategic Plan 2009–2014	Council – Development & Regulatory Services Department



Strategic Direction	Strategy	Actions	Related Plans/Strategies	Responsibility
<b>LOWEST PRIORITY</b>				
THE SHAPE OF THE PLACE ... <i>"Plan for a vibrant and liveable place"</i>	Enhance the Central Coast Planning Scheme	Undertake ongoing review of land supply in Turners Beach as part of the Planning Scheme review processes	<ul style="list-style-type: none"> <li>Central Coast Strategic Framework for Settlement &amp; Investment</li> </ul>	Council – Development & Regulatory Services Department
	Improve /make connections from Turners Beach	Provide further plantings along shared pathway to 'soften' the path and provide a barrier to the highway	<ul style="list-style-type: none"> <li>Central Coast Open Space Strategy</li> </ul>	Council – Engineering Services Department
	Facilitate Community consultation	The Turners Beach consultative committee is to consider the re-naming of the southern Turners Beach settlement area and make a recommendation to the Council.		Council – General Manager's Office
A CONNECTED CENTRAL COAST ... <i>"Seeking to enhance connectivity both within Central Coast and with the region..."</i>	Asset management and improvement	Ensure the design of new housing areas addresses the need for social/family function of open space.	<ul style="list-style-type: none"> <li>Central Coast Open Space Strategy</li> </ul>	Council – Engineering Services Department / Development & Regulatory Services Department
THE ENVIRONMENT & SUSTAINABLE INFRASTRUCTURE – <i>Sustaining built infrastructure and the natural environment ...</i>	Improve /make connections from Turners Beach	Investigate the construction of a footbridge over the Forth river alongside the highway bridge to connect with the proposed Cradle Coast Authority coastal pathways network	<ul style="list-style-type: none"> <li>Central Coast Open Space Strategy</li> <li>Turners Beach Community Plan</li> <li>Cradle Coast Authority Coastal Pathways Plan</li> </ul>	Council – Engineering Services Department



Strategic Direction	Strategy	Actions	Related Plans/Strategies	Responsibility
	Resolve traffic and parking issues	Investigate the establishment of an emergency alternative access/exit point from the Northern area of Turners Beach, which will most likely be off Boyes Street onto Blackburn Drive.		Council - Engineering Services Department
	Asset management and improvement	Work with the Turners Beach Tennis Club to facilitate the upgrading of the tennis courts require upgrading	<ul style="list-style-type: none"> <li>Central Coast Open Space Plan</li> </ul>	Council - Engineering Services Department



## Appendix 1 : Crash History



### Crash History from 01/01/2006 to 28/01/2011

Crash No	Crash Date Time	Severity	Description	Location	Visibility	Surface Type	Surface Condition	Light Condition	Speed Limit	Unit No	BAC*	Unit Type(s)	Traffic Control
30012495	28/01/2006 22:05 THU	Property Damage Only	173 - Right off carriageway into object or parked vehicle	Esplanade, Turners Beach, Central Coast (436611.55,5443417.86) Trips Ref N/A	Clear	Sealed	Dry	Darkness (with street light)	050	1		Light Vehicle	Not controlled
30012447	03/05/2006 12:48 WED	Minor	181 - Off right bend into object/parked vehicle	Forth Road, Turners Beach, Central Coast (435948.75,5441161.63) Trips Ref N/A	Heavy rain, hail	Sealed	Wet	Daylight	060	1		Light Vehicle	Not controlled
30003450	28/06/2006 15:55 WED	Property Damage Only	137 - Vehicles in parallel lane/ left turn side swipe	Intersection of Banks Place and Racecourse Crescent, Turners Beach, Central Coast (434950.47,5442452.02) Trips Ref N/A	Clear	Sealed	Dry	Daylight	050	1		Light Vehicle	Not controlled
30038927	01/08/2006 18:15 TUE	Serious	160 - Parked	Bass Highway, Turners Beach, Central Coast (435711.65,5442824.37) (A0249 Bass,42 (Archived),B,1.5) Trips Ref N/A	Clear	Sealed	Dry	Darkness (without street light)	110	1		Light Vehicle	Not controlled
30011435	12/11/2006 15:05 SUN	Property Damage Only	182 - Off carriageway/left bend	Forth Road, Turners Beach, Central Coast (435954.83,5441156.05) Trips Ref N/A	Light rain, drizzle	Sealed	Wet	Daylight	060	1		Light Vehicle	Not controlled
30051601	12/09/2007 15:15 WED	Property Damage Only	191 - Load or missile struck vehicle	Forth Road, Turners Beach, Central Coast (435930.96,5441181.74) Trips Ref N/A	Clear	Sealed	Dry	Daylight	070	1		Light Vehicle	Not controlled
30051726	07/10/2007 03:30 SUN	Property Damage Only	169 - Other on path	Turners Avenue, Turners Beach, Central Coast (436037,5443169.4) Trips Ref N/A	Clear	Sealed	Dry	Darkness (with street light)	050	1		Light Vehicle	Not controlled
30051728	07/10/2007 19:00 SUN	Property Damage Only	144 - Parking vehicles only	Off road at Turners Beach, Central Coast (436304.85,5443310.27) Trips Ref N/A	Clear	Sealed	Dry	Dawn / Dusk	<40	1		Light Vehicle	Not controlled
30074954	28/12/2007 08:25 WED	Property Damage Only	109 - Other pedestrian	Forth Road, Turners Beach, Central Coast (435778.66,5441551.96) Trips Ref N/A	Clear	Sealed	Dry	Daylight	060	1		Light Vehicle	Not controlled
30062382	06/01/2008 17:35 SUN	Property Damage Only	110 - Cross traffic	Intersection of Westella Drive, Turners Beach, Central Coast (435552.18,5442748.74) (A0249 Bass,42 (Archived),R01,.41) Trips Ref N/A	Clear	Sealed	Dry	Daylight	060	1		Light Vehicle	Not controlled
										2		Pedestrian	Not controlled
										2		Motorcycle	Give way



Tasmania

Crash History from 01/01/2006 to 28/01/2011

Crash No	Crash Date Time	Severity	Description	Location	Visibility	Surface Type	Surface Condition	Light Condition	Speed Limit	Unit No	BAC*	Unit Type(s)	Traffic Control
30051755	05/02/2008 18:20	First Aid	181 - Off right bend into object/parked vehicle	Forth Road, Turners Beach, Central Coast (435921.81, 5441195.8) Trips Ref N/A	Light rain, drizzle	Sealed	Wet	Daylight	070	1		Light Vehicle	Not controlled
30039806	16/02/2008 12:50	Property Damage Only	130 - Vehicles in same lane/ rear end	Forth Road, Turners Beach, Central Coast (435778.29, 5441552.82) Trips Ref N/A	Clear	Sealed	Dry	Daylight	080	1		Light Vehicle	Not controlled
30051330	09/03/2008 11:30	Minor	189 - Other curve	Forth Road, Turners Beach, Central Coast (435982.26, 5441378.75) Trips Ref N/A	Clear	Sealed	Dry, Gravel or other loose material	Daylight	100	1		Light Vehicle	Not controlled
30069439	06/07/2008 19:50	Property Damage Only	181 - Off right bend into object/parked vehicle	Forth Road, Turners Beach, Central Coast (435874.51, 5441391.91) Trips Ref N/A	Clear	Sealed	Wet	Darkness (without street light)	080	1		Light Vehicle	Not controlled
30061689	12/09/2008 21:50	Property Damage Only	160 - Parked	Susan Street, Turners Beach, Central Coast (436281.39, 5443250.04) Trips Ref N/A	Heavy rain, hail	Sealed	Wet	Darkness (without street light)	050	1		Light Vehicle	Not controlled
30064517	21/09/2008 11:30	Property Damage Only	183 - Off left bend into object/parked vehicle	Forth Road, Turners Beach, Central Coast (435912.09, 5441271.01) Trips Ref N/A	Clear	Sealed	Gravel or other loose material, Poor road shoulder / verge condition, Wet	Daylight	080	1		Light Vehicle	Not controlled
30036017	26/09/2008 14:35	First Aid	181 - Off right bend into object/parked vehicle	Forth Road, Turners Beach, Central Coast (435912.42, 5441246.46) Trips Ref N/A	Light rain, drizzle	Sealed	Wet	Daylight	080	1		Light Vehicle	Not controlled
30076338	16/03/2009 05:35	Property Damage Only	153 - Cutting in	Basin Highway, Turners Beach, Central Coast (435002.97, 5442908.73) Trips Ref N/A	Light rain, drizzle	Sealed	Wet	Darkness (without street light)	110	1		Light Vehicle	Not controlled
30085959	11/05/2009 23:55	Property Damage Only	182 - Off carriageway left bend	Intersection of Boyes Street and Esplanade, Turners Beach, Central Coast (436867.64, 5443489.73) Trips Ref N/A	Clear	Sealed	Dry	Darkness (with street light)	050	1		Light Vehicle	Give way
30070480	19/06/2009 16:30	Property Damage Only	152 - Pulling out	Susan Street, Turners Beach, Central Coast (436542.71, 5443208.96) Trips Ref N/A	Clear	Sealed	Dry	Daylight	060	1		Light Vehicle	Not controlled

### Crash History from 01/01/2006 to 28/01/2011

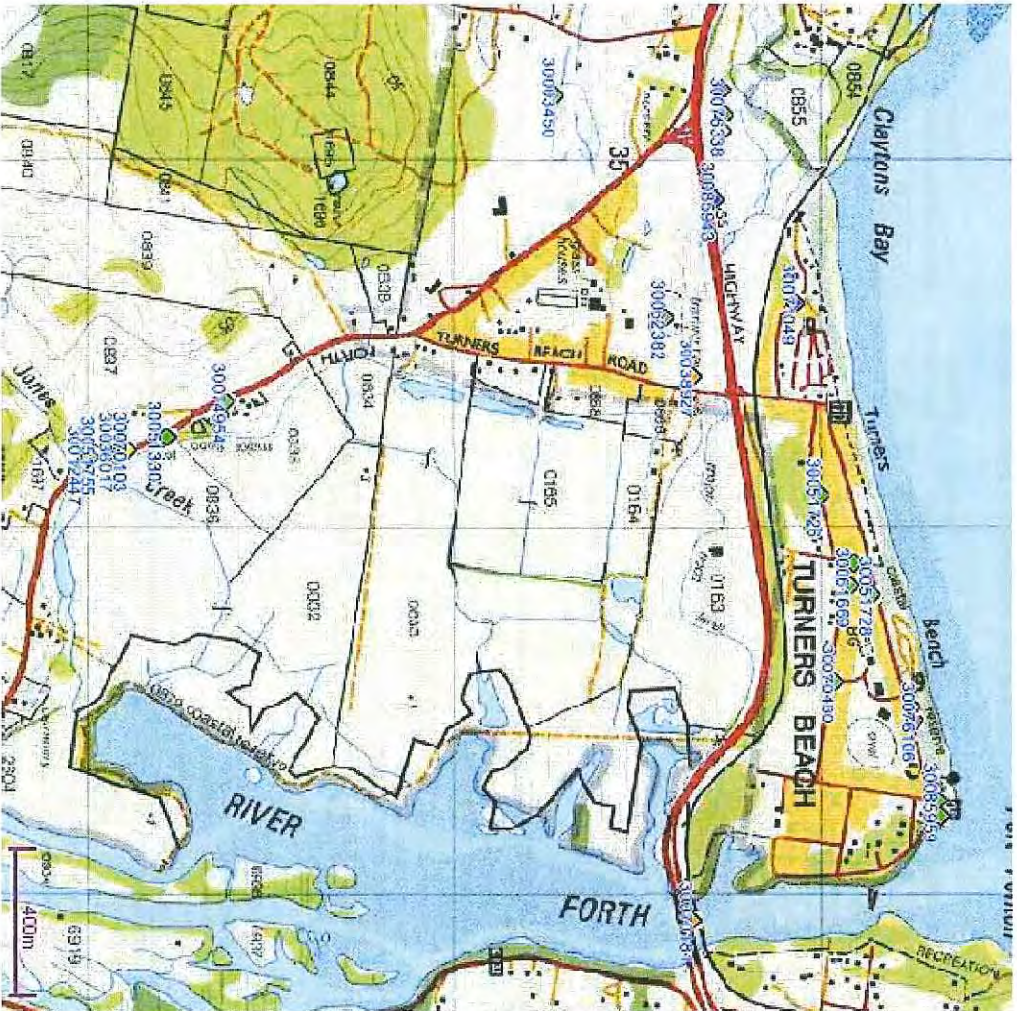
Crash No	Crash Date Time	Severity	Description	Location	Visibility	Surface Type	Surface Condition	Light Condition	Speed Limit	Unit No	BAC*	Unit Type(s)	Traffic Control
30076106	10/09/2009 19:45 THU	Not known	160 - Parked	Esplanade, Turners Beach, Central Coast (436647.69,5443428.01) Trips Ref N/A	Light rain, drizzle	Sealed	Wet	Darkness (with street light)	050	1		Light Vehicle	Not controlled
30085943	15/10/2009 04:40 THU	First Aid	173 - Right off carriageway into object or parked vehicle	Bass Highway, Turners Beach, Central Coast (435233.82,5442882.99) (A0249,Bass,42 (Archived),C,1.97)	Clear	Sealed	Dry	Darkness (with street light)	110	1		Light Vehicle	Not controlled
30070088	14/02/2010 01:35 SUN	Property Damage Only	114 - Two right turning	Intersection of Albert Street and Susan Street, Turners Beach, Central Coast (436217.77,5443260.76) Trips Ref N/A	Light rain, drizzle	Sealed	Wet	Darkness (with street light)	050	1		Light Vehicle	Give way Not controlled
30038944	18/03/2010 20:25 THU	First Aid	171 - Left off carriageway into object or parked vehicle	Forth Road, Ulverstone, Central Coast (434934.06,5442900.92) Trips Ref N/A	Light rain, drizzle	Sealed	Wet	Darkness (without street light)	110	1		Light Vehicle	Not controlled
30051636	19/07/2010 17:15 MON	Property Damage Only	120 - Wrong side/other head on (not overtaking)	Esplanade, Turners Beach, Central Coast (436908.62,5443497.95) Trips Ref N/A	Clear	Sealed	Dry	Daylight	040	1		Motorcycle Light Vehicle	Not controlled Not controlled
30071049	11/08/2010 11:25 WED	First Aid	171 - Left off carriageway into object or parked vehicle	Lethborg Avenue, Turners Beach, Central Coast (435510.59,5443104.62) Trips Ref N/A	Light rain, drizzle	Sealed	Wet	Daylight	050	1		Light Vehicle	Not controlled
30070181	19/10/2010 17:20 TUE	Serious	173 - Right off carriageway into object or parked vehicle	Bass Highway, Leith, Central Coast (437192.3,5442822.6) (A0249,Bass,43,C (Archived),.01)	Clear	Sealed	Dry	Daylight	110	1		Light Vehicle	Not controlled
30070103	02/12/2010 20:11 THU	Minor	181 - Off right bend into object/parked vehicle	Forth Road, Turners Beach, Central Coast (435911.1,5441284.02) Trips Ref N/A	Light rain, drizzle	Sealed	Wet	Dawn / Dusk	080	1		Light Vehicle	Not controlled
30079057	12/12/2010 10:00 SUN	Minor	120 - Wrong side/other head on (not overtaking)	Bass Highway, Turners Beach, Central Coast (435046.2,5442901.7) (A0249,Bass,43,C (Archived),2.17)	Clear	Sealed	Dry	Daylight	110	1		Light Vehicle	Not controlled
										2		Light Vehicle	Not controlled



Department of  
Infrastructure,  
Energy and Resources

Tasmania

Crash History from 01/01/2006 to 28/01/2011



## Appendix 2: Geomorphological Report on Forth River Estuary



**Initial assessment of the Forth River Estuary  
including recommendations on suitable  
risk management and erosion control methods.**

by

Frances Mowling Ph.D.

June 2011

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**Background**

Shoreline erosion in coastal areas where infrastructure, residential dwellings and development exists currently, or is zoned permissible, has become an important political and economic issue because such development is increasingly at risk.

The area of shoreline selected by Central Coast Council for assessment of shore erosion remediation is located in Attachment doc. An on-site visit with Council staff Michael Stretton, Phillip Adams, Haylee Alderson, two local Coastcare representatives and geomorphologist Frances Mowling was undertaken on 17.5.2011 2.30 pm.

Current observed status of the shoreline located in Attachment doc varies as described below. 1 to 9 below are sequenced from the viewing platform (west) to estuary (east).

- 1) In the vicinity of the viewing platform and steps to beach an area of bluestone rocks to a height of ~2 m were installed seaward of the existing dune within the preceding five years, this followed an earlier bluestone rock installation some nine years ago<sup>1</sup>. The majority of bluestone rocks remain *in situ* and have provided a hard surface protection in a soft sediment environment. 20+ rocks from the earlier installation have been extracted from the wall and transported by wave action away from the wall seawards onto the beach, and laterally some 80 m to 100 m towards the estuary mouth.
- 2) Coastal foredune overlying cobble berm<sup>2</sup> parallel to beach.
- 3) Fill pushed seaward from bitumen road (evidenced by slabs of formed concrete and bitumen at different elevations embedded in fill, and confused layering of cobbles and sediment).
- 4) A disused formed access track approximately 2.5 m width<sup>3</sup> that is cut through the dune overlying cobble berm.
- 5) Approximately 30 m long section of exposed cobble berm that is currently eroding landwards towards the bitumen road (the roots of Eucalyptus trees and Banksia shrubs are exposed and the canopies of these plants have / are dying).
- 6) Cobble berm overlain by shallow sand.
- 7) On two visits by Mowling no incipient dune was observed.
- 8) Within the four week interval between visits by Mowling the beach had transitioned from cobble sand:rock to soft sand. The Attachment doc illustrates the high proportion of cobbles and rock that are exposed cyclically.
- 9) Coastal reserve of variable width backs the beach. The reserve width abutting the viewing platform and access to beach is ~40 m. This width attenuates significantly to ~4 m in proximity to the bend in the bitumen road.

---

1 Pers. comm. on-site Phillip Adams and Haylee Alderson.

2 Observed by Mowling during site visit 21.4.2011.

3 Refer to previous Mowling reports to Council that describe the geomorphology of the Turners Beach and Forth River estuary.

4 Coastcare volunteer reported it was an historical access track to a jetty - stumps can be seen at low tide. 1



### Initial Assessment

The framework of this initial assessment is the identification of the

- 1) unconsolidated geomorphic landforms, and
- 2) a series of gaps in knowledge that inhibit a quantifiable assessment of the likely rates of shoreline erosion upon which a risk assessment and best management remediation can be made.

Shoreline erosion is a complex physical process linking several natural elements such as antecedent geology, sediment supply, estuary, tidal variations, seasonal variations in wave energy, the frequency and intensity of coincident events of low atmospheric pressure systems with high rainfall, and sea-level rise (after Galgano, 2007:158).

### Unconsolidated geomorphic landforms

Shoreline evolution is a cumulative process-response of deposition, accretion, and erosion in the long-term<sup>5</sup>, evidenced in the unconsolidated geomorphic features that give form to the estuarine environment of the Forth River (antecedent geology). Figure 1 shows the late Quaternary morphological landforms of the Forth estuary and Turners Beach described by Colhoun (1976:85-86), and Fish and Yaxley (1966), and ground truthed by Mowling 6.11.2006. The main landforms shown in Figure 1 (Colhoun, 1976:85-86) that are relevant to this initial assessment include:

1. Turners Beach bay mouth spit.
2. Forth River estuary and drainage inlets with associated estuarine deposits and floodplain alluvium, comprised of fine to very fine sand (63.4%) and silt (24.4%);
3. Parallel aeolian dune system overlying large cobble beach ridges, which form the main coastal barrier, extending inland to the railway and Bass Highway;
4. Holocene beach cobbles and blown sand;
5. Holocene swale.

Figures 1, 2 and 3 support the Fish and Yaxley (1966) determination of a spit formed at the mouth of the Forth River that is attached to land at the head of Claytons Bay.

<sup>5</sup> Late Quaternary - duration of ~ 1 Millennia ; Holocene about 12,000 years BP.

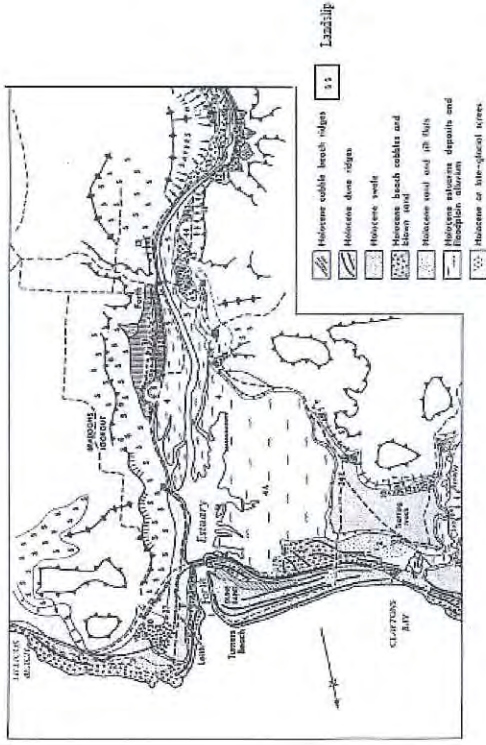


Figure 1. Selected morphological late Quaternary features of the Lower Forth estuary and Turners Beach (Colhoun, 1976).

Shoreline evolution is also a combination of deposition, accretion, and erosion in the short-term – decadal and inter decadal – in response to sediment supply, estuary, tidal variations, seasonal variations in wave energy, the frequency and intensity of coincident events of low atmospheric pressure systems with high rainfall, and sea-level rise.

Cyclic seasonal wave conditions alter beach width and can either replenish beach sand or expose underlying cobbles and rocks. Sporadic high-energy wave events can recycle sand from scarped foredunes to inshore waters, and can change the slope angle of beaches.

Figure 1 shows a sequence of Holocene dune ridges aligned parallel to Turners Beach and Clayton Bay. The evolution of the bay mouth spit is shown in the alignment of these parallel dune ridges. The dunes attenuate where they are attached to land at the head of Claytons Bay, and progressively the width between the parallel dune ridges increases in the vicinity of the head of the spit designated "Turners Beach" in Figure 1, or in present time located by Boyes Road – Esplanade intersection. The width of the head of the spit suggests that the evolution of the spit progressed seaward as cobbles were deposited and accreted, and later overlain by sand sediments.

Figure 2 shows the pattern of wave refraction around the head of the spit.



Figure 2. 2005 Aerial photograph of Turners Beach shows the wave refraction at the shoreline in proximity to the Boys Road – Esplanade intersection.

The wave refraction pattern in Figure 2 would have been set up by the wind and wave direction at the time the photograph was taken. A useful task would be a search of the flight path and time, and then compare this with the Bureau of Meteorology (BoM) wind direction, wind speed, and wave conditions for that time. A further task would be to work through the historic BoM data to develop a framework of these coincident events.

Wave refraction or the focusing of wave energy on a discrete segment of the shoreline is a process-response mechanism that can produce an erosion hot-spot that can persist for a period of decades or longer (Galgano, 2007:163).

Given the long-term deposition, accretion and erosion processes that have given form to the bay head spit at the Turners Beach site (illustrated in Figure 1 and discussed above), the pattern of wave refraction shown in Figure 2, and the projected rate of sea level rise, it is likely that this erosion will continue at a higher rate than at other sites within Clayton Bay.

Figure 3 illustrates that Turners Beach remained undeveloped in 1949, thus infrastructure and dwellings have been located within the preceding fifty years in close proximity to the shoreline.



Figure 3. 1949 aerial photo image of Turners Beach, the Forth River estuary, estuarine flood plain, and the series of Holocene parallel coastal dune ridges. Wave refraction is not as clear in this image. In this photo the influence of the strong fresh water flow from the Forth is evident, and shows how the Forth River flow contours sediment to the head of the bay mouth spit which mirror images the alignment of the parallel dune ridges that give form to the bay mouth spit and to Turners beach.



### Knowledge Gaps

A series of linked knowledge gaps exist in the context of developing a projection of the likely rate of erosion in the designated area shown in Attachment doc. These include tidal variations, seasonal variations in wave energy, the frequency and intensity of coincident events of low atmospheric pressure systems with high rainfall, determining whether there is a link between erosion and episodic high-energy events, and / or whether the rate of erosion is year around, the projected rate of sea-level rise, and inshore bathymetry.

Is the shoreline erosion linked to the installation of dams upriver impeding sediment transport / replenishment downstream? For example, deficits in sediment supply along a segment of beach can generate elevated rates of erosion. The Forth River estuarine deposits, flood plain alluvium and the bay head spit illustrates long-term deposition and accretion sourced from both up-river and along-shore from the West.

Acquiring data to bridge these knowledge gaps is a practical task. The data is available but in some instances may not be site specific to Turners Beach.

### Climate Change

Based on the contextual assessment of Turners Beach morphological landforms, and the low lying topography this geomorphic assessment supports the findings of Sharples (2004:94) that the Forth River estuary, estuarine floodplain and the Turners Beach area are potentially vulnerable to storm surge shoreline erosion and regression.

Linked with climate change is a predicted increase in the incidence of large magnitude storm events and associated storm surge. During these storm events there is a temporary increase of local sea level (storm-generated surge above the normal astronomical tide) and wave attack on higher elevations of the beach, dune, and cobbles berm, resulting in scarping and slumping of the dune and erosion of beach.

Given the trends that are emerging in climate change, viz sea level rise, an increase in the intensities and frequency of storms, a temporary increase of local sea level (storm-generated surge above the normal astronomical tide), and increased wind speeds (McIntosh, Pook, et al., 2005), an informed assessment is that wave attack at higher elevations of the beach, dune and cobbles berm is probable.

Within the designated assessment site there are several areas or 'hot-spots' likely to continue the process of eroding and regression within a fifty year time frame due to the processes identified above. Ongoing shoreline erosion may compromise or damage infrastructure, natural vegetation and habitats.

### Recommendations

The following recommendations are not a priority list.

- 1) Given the proximity of the bitumen Esplanade Road to the eroding cobbles berm – about 3 m – the adoption of a precautionary principle activity is recommended whilst data is being collected and analysed from 2 to 4 below:
  - a) at the site of erosion of cobbles berm East of the Boyes Road – Esplanade intersection install a soft engineering option that abuts the eroding cobbles berm to a height sufficient to protect against elevated wave attack. The height should be adequate to stop waves breaking over the installation and eroding from behind. Then build seawards in a series of 'steps' onto the beach. The angle of repose is probably 20°. A soft engineering option discussed on site with the Engineer Phillip Adams, that has been successfully applied elsewhere, is the ELCORock Coastal Erosion Protection System, sourced from Geofabrics International.
  - b) Undertake community consultation regarding the soft engineering installation preferably prior to installation.
  - c) Discuss the installation of photo points and monitoring, volunteers may undertake the task.
  - d) Set up photo points to monitor the installation.
  - e) Photo monitor prior to installation.
  - f) following installation.
  - g) following high-energy wind and / or wave events.
  - h) Compare the functionality of the bluestone installation with the soft engineering option photographically, preferably accompanied by notes on observations.
  - i) Monitor the status of the plants that are currently compromised due to undercutting of cobbles berm. Photographs of the exposed roots, and the crowns of the trees and shrubs may provide a surrogate indicator of the effectiveness of the soft engineering option.

### 2) To determine the rate of the erosion:

undertake an analysis of a sequence of vertical aerial photography that is geo and ortho rectified for a period of fifty years would provide an indication of the rate of erosion, and whether there has been an increase in the rate within the preceding 20± years. A temporal analysis of a sequence of vertical aerial photographs with intervals of about 10 to 15 years, commencing with the earliest photo runs (about 1949; 1965; 1980; 1995; 2005-2011) to current time. The coastline for each photograph sequence, following the rectification process, should be digitised in the ARC View GIS program and then overlaid to gain a rate of erosion.

### 3) To determine the rate of beach erosion and rate of regression:

- a) Install a sequence of surveyed bench marks on site on south side of Esplanade Road opposite the eroding / regressing cobbles berm: develop a surveyed transect across cobbles berm, across beach to low water mark. Option of siting on to dwelling located on Leith headland.



b) **Or** look at the cost and feasibility of acquiring a small hand pulled dune trolley with a GPS unit to traverse and survey the beach. Cost for equipment, maintenance, trained staff could be shared with other local coastal Councils.

4) **To enable informed decisions by Council staff** on best management practice for vulnerable shorelines acquire relevant data to close the knowledge gaps identified:

- a) tidal variations,
- b) seasonal variations in wave energy,
- c) frequency and intensity of coincident events of low atmospheric pressure systems with high rainfall,
- d) determine whether there is a link between erosion and episodic high-energy events, and / or whether the rate of erosion is a steady rate in decadal time frame,
- e) projected rate of sea-level rise,
- f) inshore bathymetry,
- g) sediment supply - is shoreline erosion linked to the installation of dams upriver impeding sediment transport / replenishment downstream?
- h) Is subsidence a component of sea level rise?

5) **Review whether there are any sites of water runoff originating from the bitumen road** that may be contributing to erosion of the foreshore. If there are sites of runoff then **undertake remediation steps.**

6) **Assess the informal pedestrian access tracks** within the designated area (see Attachment doc) and close such tracks where necessary, following community consultation.

7) **There is the option of Council implementing a 'do nothing' approach whilst information / data is collected and assessed as suggested above** in recommendations 2 – 4. In this context Mowling recommends implementing Recommendation (1) above.

Alternatively, there is the overall option available to Council to adopt a 'do nothing' approach. This second option of Council adopting a 'do nothing' approach in the context of waiting and observing the rate of erosion in the designated area needs to be viewed with due diligence because shoreline erosion in coastal areas where infrastructure, residential dwellings and development exists currently, or is zoned permissible, has become an important political and economic issue due to such development being increasingly at risk.





CENTRAL COAST COUNCIL  
I certify that this is Amendment 2/2011  
and Permit for Bulky goods referred to in  
Sales and Food Services at 141816 South Road,  
West Ulverston (NPP No. DA 211064) of a meeting of the  
Council held on 21/11/2011  
[Signature]  
Services Officer

# Central Coast Planning Scheme 2005 Amendment 2/2011

## Proposed additional clause in the Low Density Residential Zone

### 8.5 Specified Departure

The Table of Use and the Standards of the Low Density Residential Zone are not applicable insofar as they prohibit the land described in Certificate of Title Volume 141816, Folio 1, being used and developed in substantially accordance with the following:

- a) drawing numbers DA.01 – DA.07, dated 28.09.11 and prepared by Andrew Smith Architects;
- b) Landscape Development Plan, dated September 2011 and prepared by Greenwood Landscape Design;
- c) the Supporting Documentation, dated June 2011 prepared by 4 Planning Pty Ltd (including attachments);
- d) the supplementary information dated 27/9/2011, prepared by Ian Newman for 4 Planning Pty Ltd;
- e) the report dated 26/9/2011 prepared by Pearu Terts.

#### INSTRUMENT OF CERTIFICATION

The Central Coast Council resolved at its meeting of 21 November 2011 that draft amendment 2/2011 of the Central Coast Planning Scheme 2005 meets the requirements specified in section 32 of the *Land Use Planning and Approvals Act 1993*

THE COMMON SEAL of the Central Coast Council, Tasmania has been hereunto affixed pursuant to a resolution of the Council passed on the 21<sup>st</sup> day of November, 2011 in the presence of:

GENERAL MANAGER

*Sandra Ayton*

Sandra Ayton





# Annexure 4

CENTRAL COAST  
COUNCIL

I, LISA MACKRILL (name)  
 Executive Services Officer, do certify that this is the  
 1st page of 3 pages comprising the Planning  
 Permit granted at and referred to in the Minutes of  
 the Meeting of the Council numbered 355/2011  
 and held on the 21/11/2011  
 (signed) [Signature] Dated 28/11/2011

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 (COMBINED PERMIT/AMENDMENT) (S43A Land Use Planning & Approvals Act 1993)

To: Menzie (Tas) Pty Ltd  
 684 South Road  
 PENGUIN TAS 7316

### Details of Planning Application:

Property Address:	South Road (CT 141816/1) Ulverstone 7315	Permit No:	DA211064
Development/Use:	Landscape and garden centre		
Zone:	Low Density Residential	Use Class:	Bulky Goods Sales

### 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 A landscape maintenance plan is required prior to works beginning on site. The plan must be to the satisfaction of the Director Development & Regulatory Services and must be implemented for the duration of the activity.
- 3 A dust suppression plan is required prior to works beginning on site. The plan must ensure that dust is not permitted to cross any point of the property boundary in a manner that may cause an environmental nuisance. It must be to the satisfaction of the Director Development & Regulatory Services and must be implemented for the duration of the activity.
- 4 The activity must not be in operation before 7am or after 6pm each day of the week.
- 5 The 2.1m chainlink security fence (shown on the landscape plan) and the powder coated tubular style fence must be black PVC coated or otherwise to the satisfaction of the Director Development & Regulatory Services.
- 6 The access, dimensions and design of car parking spaces must comply with Australian Standard AS 2890.1-1993 Off Street Parking Part 1- Car Parking Facilities.
- 7 Parking spaces, accesses and turning bays to be paved with concrete, masonry blocks or bituminous seal and be graded, drained, kerbed and marked out.
- 8 The signage may not be illuminated.
- 9 Widen the existing kerb crossover and provide a 6m wide concrete vehicular access to the lot, in accordance with Standard Drawing SD-1003 Urban Roads - Typical Vehicle Crossing.
- 10 Extend the existing footpath to the east, as recommended in the Traffic Assessment Report of July 2011, in accordance with Standard Drawing SD-1006 Urban Roads - Footpath Details.
- 11 The provision, upgrading, re-routing, relocation or extension of Council infrastructure and services, required as a result of the development, shall be at the property owner's/developer's cost.
- 12 The provision, upgrading, re-routing, relocation or extension of Council infrastructure and services, required as a result of the development, shall be done in accordance with the relevant standards and to the satisfaction of the Council's Director Engineering Services or his representative.

- 13 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.
- 14 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.
- 15 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.
- 16 The driveway must provide for two way traffic.
- 17 No light spill is to occur beyond the boundaries of the property so as to be an environmental nuisance to the occupiers of properties nearby.
- 18 In addition to the requirements of other conditions, rainwater or stormwater must be diverted, collected or stored as necessary to minimise erosion and to settle on the land any sediment.
- 19 No liquids other than unpolluted rain water are to be allowed to discharge or drain to the Council's stormwater system or receiving waterbodies or watercourses.
- 20 Noise levels from operations on the premises must not exceed 5dB(A) above the background noise at any time when measured in the presence of ambient noise normally existent in the area at the nearest boundary of any residential premises in other ownership. Background noise is to be obtained by using time-weighting, and arithmetically averaging the lowest levels of the ambient sound pressure levels measured in the absence of the noise source(s) under investigation during the time interval considered pursuant to Section 53 of the Environmental Management and Pollution Control Act 1994.
- 21 The applicant is to ensure that if diesel powered vehicles are used on-site the National Environment Protection (Diesel Vehicle Emissions) Measure 2001 (as amended) is complied with.

### Please note:


- 1 Any landscaping undertaken along the frontage of the property should not compromise the sight distance available in respect to traffic movement.
- 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.

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.

I, <u>LISA MACKRILL</u> ..... (name) Executive Services Officer, do certify that this is the 2nd page of ...3... pages comprising the Planning Permit granted at and referred to in the Minutes of the Meeting of the Council numbered <u>355/2011</u> and held on the <u>21</u> / <u>11</u> / <u>2011</u> ...
 ..... (signed) Dated <u>28</u> / <u>11</u> / <u>2011</u> ...





# DRAFT ONLY

Permit No: DA211064

Name:

Signed:

Date:

Ian Sansom

**DRAFT ONLY**

Title:

LAND USE PLANNING GROUP LEADER

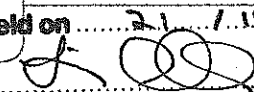
Permit No:

DA211064

I, LISA MACKRILL..... (name)  
 Executive Services Officer, do certify that this is the  
 ...3rd page of 3... pages comprising the Planning  
 Permit granted at and referred to in the Minutes of  
 the Meeting of the Council numbered 355/2011  
 and held on the 21 / 11 / 2011..  
L. Mackrill  
 (signed) Dated 28 / 11 / 2011..



Tasmanian  
Electoral Commission

CENTRAL COAST COUNCIL  
I certify that this is Certificate of Election  
for Mayor, Deputy Mayor and ... referred to in  
Minutes No. 357 / 2011 ... of a meeting of the  
Commission held on 21 / 11 / 2011.  
  
Executive Services Officer

2011 LOCAL GOVERNMENT ELECTIONS

## Certificate of Election

# Central Coast Council

In accordance with the Local Government Act 1993 I have declared the following candidates elected to the positions shown below.

### 6 Councillors

Elected for a period of 4 years

Cheryl FULLER

Kath DOWNIE

Rowen TONGS

Shane BROAD

John Richard BLOOMFIELD

Lionel BONDE

### Mayor

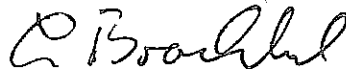
Elected for a period of 2 years

Jan BONDE

### Deputy Mayor


Elected for a period of 2 years

Cheryl FULLER



Andy Brockbank RETURNING OFFICER

Friday 28 October 2011

CENTRAL COAST COUNCIL  
that this is Minutes of Annual  
General Meeting 2011 referred to in  
Minute No. 360/2011 of a meeting of the  
Council held on 21 / 11 / 2011  
  
Executive Services Officer

Minutes of the Annual General Meeting of the Central Coast Council held in the Council Chamber at the Administration Centre, 19 King Edward Street, Uliverstone on Tuesday, 8 November 2011 commencing at 7.30pm

#### Present

Cr Jan Bonde (Mayor)	Cr Cheryl Fuller
Cr John Bloomfield	Cr Lionel Bonde
Cr Shane Broad	Cr Garry Carpenter
Cr Amanda Diprose	Cr Kath Downie
Cr Gerry Howard	Cr Rowen Tongs
Cr Tony van Rooyen	Cr Philip Viney

General Manager (Ms Sandra Ayton)  
Acting Director Corporate & Community Services (Mr Stuart Arnot)  
Director Development & Regulatory Services (Mr Michael Stretton)  
Director Engineering Services (Mr Bevin Eberhardt)  
Executive Services Officer (Miss Lisa Mackrill)

Mrs Leila Hardy  
Mr Claude Hardy  
Mr S (Bunny) Berechree  
Mr Charles Goodwin  
Mr Brian Robertson  
Mr Stan French  
Mr Terry McKenna  
Mrs Beryl Marshall  
Mr Jake Weeda

#### Apologies

Sue Smith MLC

#### Media attendance

The media was not represented.

#### Opening of meeting

The Mayor, in opening the meeting and welcoming those in attendance:

- 
- . advised that the Annual General Meeting had been called in accordance with the requirements of the *Local Government Act 1993*;
  - . advised that notice of the Annual General Meeting was given in The Advocate newspaper on Wednesday, 19 October, Saturday, 22 October and again on Saturday, 29 October 2011; and
  - . referred the public in attendance to the agenda prepared for the meeting and which incorporated procedures for the conduct of the meeting.

#### Introduction of councillors

The Mayor introduced the attending Councillors to the meeting and congratulated and welcomed those new Councillors following the 2011 Local Government Elections. The Mayor also noted the attendance of former Councillors Roberton, McKenna and Marshall.

#### Annual Report

The Mayor reported that the Annual Report for the year ended 30 June 2011, including financial statements and audit opinion, had been advertised as available to the public from the Administration Centre and Service Centre and on the Council's website. Electors were invited to make written submissions relating to the Annual Report.

The Mayor spoke in support of the Annual Report.

Additional comment was provided by the General Manager with a Powerpoint display of highlights from the report.

#### *Submissions*

No written submission were received.

#### *Other Business*

The Mayor invited questions or comments from the floor.

- . Cr Lionel Bonde noted the reduction in use of sporting facilities, particularly referencing the squash courts at Penguin and Ulverstone. Cr Bonde congratulated staff on the excellent report.

---

Mr Jake Weeda also congratulated the Council on its excellent report and commented on the policy in respect of payment of cash-in-lieu for car parking spaces, suggesting that this could be a “deal breaker” for prospective developers.

Mr Weeda further commented that the Council should seek legal advice in respect of seeking contributions for public open space.

Mr Weeda made further comment in respect of the operations of Cradle Mountain Water:

Mr Charlie Goodwin asked how expensive it would be to undertake a rural recycling service.

The General Manager advised that the Council is currently undertaking a review of waste management services which includes the rural areas and that currently kerbside recycling services are undertaken in the urban area on a cost neutral basis.

Mr Goodwin asked about repairs to the Spellmans Road bridge following the January 2011 floods, and whether this bridge is within the Central Coast municipal area.

The Director Engineering Services advised that the Central Coast Council had effected the necessary repairs.

Mr Terry McKenna asked what is the Council’s attitude towards amalgamation and whether there has been any changes in the Council’s policy regarding amalgamations.

The Mayor advised that the Council’s policy regarding amalgamations has not changed and that the principal position is that the Central Coast Council stand alone. Discussions have taken place around the Council table and also at a regional level. As discussions progress the Council will look at a number of ways of being efficient, not only amalgamation.

Mr Weeda commented that it is local government, not “Hobart government”.

Mrs Beryl Marshall commented that in letters to The Advocate newspaper she had noted that “bigger is not necessarily better” in respect of amalgamations and the Central Coast Council should stand alone if it can.

- 
- Mr Brian Robertson asked if the community will be made aware of outstanding loans of other councils prior to any amalgamations taking place.

The Mayor referred to her previous comments and advised that there is still a long way to go before any amalgamations take place.

- Mrs Marshall noted that tenders for playground equipment at Anzac Park had been called and she hopes that the tenders come in at a good figure as it will be good if the equipment will be operational for the upcoming holiday season.

- Cr van Rooyen moved and Mr Weeda seconded, "That the Annual Report be received."

Carried unanimously

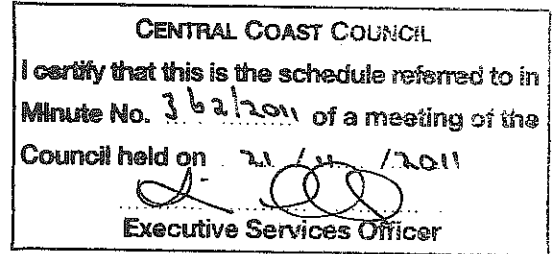
#### Close of meeting

The Mayor closed the meeting at 8.20pm and, in doing so, thanked those in attendance for their participation.

Sandra Ayton  
GENERAL MANAGER



CENTRAL COAST COUNCIL



Schedule of Appointments to Statutory Bodies,  
Groups and Organisations, Council and Special Committees,  
Community Advisory Groups and Working Groups

Current as at 21 November 2011

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APPOINTMENTS TO STATUTORY BODIES

1 Code of Conduct Panel Nominees (*Local Government Act 1993*) (379/2005)

Cr Lionel Bonde  
Cr Cheryl Fuller  
Cr Gerry Howard

Community person/Chairperson – Rev. John Tongue

2 Cradle Coast Authority – Representatives Group (Establishment Rules) (22/2006)

Mayor (Cr Jan Bonde)  
Deputy Mayor (Cr Cheryl Fuller)

*Note.* The General Manager has the authority to appoint a substitute representative whenever a representative is unable to attend

3 Dulverton Regional Waste Management Authority – Representatives Group  
(Establishment Rules)

Cr Cheryl Fuller  
Mr Michael Stretton, Director Development & Regulatory Services

*Note.* The General Manager has the authority to appoint a substitute representative whenever a representative is unable to attend

**4 Local Government Association of Tasmania – Annual General Meetings, General Meetings and Special General Meetings (Establishment Rules)**

Mayor, Deputy Mayor and General Manager as delegates, with the Mayor as the voting delegate, and in her absence, the Deputy Mayor

**5 Local Government Association of Tasmania – General Management Committee (Establishment Rules)**

Representative of Devonport City and Central Coast Councils – currently:  
Ald. Lynn Laycock, Devonport City Council

*Note.* Mayor Jan Bonde is the proxy appointment

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**APPOINTMENTS TO GROUPS AND ORGANISATIONS**

**6 Bush Watch Western District Committee**

Cr Lionel Bonde is the Council's liaison person

*Note.* Cr Gerry Howard is the proxy appointment

**7 Central Coast Chamber of Commerce and Industry Inc.**

Cr Kathleen Downie is the Council's liaison person

*Note.* Cr Cheryl Fuller is the proxy appointment

**8 Leven Fire Management Area Committee**

Cr Rowen Tongs is the Council's liaison person.

*Note.* Cr Garry Carpenter is the proxy appointment



**9 Mersey Region Emergency Management Planning Committee (472/2003)**

Mayor

Central Coast Municipal Emergency Management Coordinator

Central Coast Deputy Municipal Emergency Management Coordinator

Central Coast Municipal Community Recovery Coordinator

Central Coast Deputy Municipal Community Recovery Coordinator

**10 Penguin Surf Life Saving Club**

Cr Cheryl Fuller is the Council's liaison person

*Note.* Cr Garry Carpenter is the proxy appointment

**11 Ulverstone Band**

Cr Lionel Bonde is the Council's liaison person

*Note.* Cr Gerry Howard is the proxy appointment

**12 Ulverstone Surf Life Saving Club**

Cr Philip Viney is the Council's liaison person

*Note.* Cr Amanda Diprose is the proxy appointment

**13 Dial Sports Club Management Committee**

Cr Gerry Howard is the Council's liaison person

*Note.* Cr Garry Carpenter is the proxy appointment

**14 Caves to Canyon Tourism Association**

Cr Garry Carpenter is the Council's liaison person

*Note.* Cr Rowen Tongs is the proxy appointment

---

**APPOINTMENTS TO COUNCIL AND SPECIAL COMMITTEES**

**15 Castra-Sprent-Nietta Community Advisory Committee (662/1994)**

Mr Glenn Clark

Mr Kevin Coy

Mr Maurice Hill

Mr Robert McKenzie

Ms Wendy McMullen

Mr Keeton Miles

Ms Toni Russell

Mr Chris Williams

Cr Lionel Bonde is the Council's liaison person

*Note.* Cr Cheryl Fuller is the proxy appointment

**16 Development Support Committee (210/2005)**

Mayor

Cr Shane Broad

Cr Amanda Diprose

Cr Tony van Rooyen

Cr Philip Viney

General Manager

*Note.* Cr Garry Carpenter is the proxy appointment

**17 East Ulverstone Swimming Pool Management Committee (709/1994)**

Mr Russell Horton (Chair) (Central Coast Primary School Principals Cluster representative)

Mr Ian Carter (Co-ordinator Water Safety Program)

Mrs Bronwyn Murfett (Teacher in Charge)

Community Services Officer

Mr Jim McIver (Community representative)

Cr Amanda Díprose is the Council's liaison person

*Note.* Cr Lionel Bonde is the proxy appointment

**18 Penguin Miniature Railway Management Committee (85/1993)**

Mr Phillip Tregurtha

Mr Maurice Jones

Mr Cor Vander Vlist

Mr Matey Ray

Mr Brandon Richardson (as a junior member)

Mr Janzen Reynolds (as a junior member)

Mr Mr Simon Hutchinson

Mr Chris Cripps

Cr Gerry Howard is the Council's liaison person

*Note.* Cr Garry Carpenter is the proxy appointment

**19 Riana Community Centre Advisory Committee (85/1993)**

Mrs Verlie Duff

Mrs Beth Tobin

Mr Robert Langham

Mr Darren Fielding

Mrs Glenda Fielding

Mrs Annette Langham

Mrs Leonie Millhouse

Cr Gerry Howard is the Council's liaison person

*Note.* Cr Garry Carpenter is the proxy appointment

**20 Central Coast Community Shed Management Committee (267/2011)**

Eunice Horne  
Glen Lutwyche  
John van Rooyen  
Lyndon O'Neil  
Norman Frampton  
Chris Medcraft  
Jack Eaton  
Eric Bird  
Errol Nothrop  
Denzil Mason  
Derril Kay  
Robert McKenzie  
Stan Poke  
John Klop  
Bruce Whish-Wilson  
Cr Philip Viney is the Council's liaison person

*Note.* Cr Kathleen Downie is the proxy appointment

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**APPOINTMENTS TO COMMUNITY ADVISORY GROUPS**

**21 Central Coast Community Safety Partnership Committee (326/2003)**

Mayor (as Chair)  
Cr Cheryl Fuller  
General Manager  
Community Development Officer

*Note.* Cr Amanda Diprose is the proxy appointment

**22 Youth Engaged Steering Committee**

Cr Philip Viney is the Council's liaison person

*Note.* Cr Cheryl Fuller is the proxy appointment

**23 Ulverstone Community House (349/2009)**

Cr Amanda Diprose is the Council's liaison person

*Note.* Cr Kathleen Downie is the proxy appointment

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**APPOINTMENTS TO WORKING GROUPS**

**24 Australia Day Awards Committee**

Cr Shane Broad  
Cr Rowen Tongs  
Mr Glen Lutwyche

**25 Central Coast Council Bursary Working Group (75/2000)**

Mayor  
Cr Kathleen Downie  
General Manager  
Director Corporate & Community Services  
Representative of the University of Tasmania

*Note.* Cr Shane Broad is the proxy appointment

**26 General Manager Performance Review Panel (197/2003)**

Mayor, Deputy Mayor and one other Councillor (being Cr Rowen Tongs)

*Note.* Cr Tony van Rooyen is the proxy appointment

**27 Small Grants Panel (257/2002)**

Cr Amanda Diprose

Cr Gerry Howard

Cr Philip Viney

Two representatives of the Corporate & Community Services Department

*Note.* Cr Tony van Rooyen is the proxy appointment

**28 Festive Decorations Working Group (230/2010)**

Cr Amanda Diprose


*Note.* Cr Cheryl Fuller is the proxy appointment

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**Notation:** In appointing members or representatives to any organisation, committee or working party it is essential that the rules or minute establishing those groups be consulted prior to making an appointment in order to ensure that the rules and minute are complied with.



CENTRAL COAST COUNCIL

CENTRAL COAST COUNCIL  
I certify that this is the schedule referred to in  
Minute No 365/2011 of a meeting of the  
Council held on 21 / 11 / 2011  
  
Executive Services Officer

**SCHEDULE OF CONTRACTS AND AGREEMENTS**  
(Other than those approved under the Common Seal)  
Period: 1 to 31 October 2011

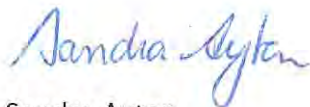
*Contracts*

- Contract No. 4/2011-12  
Downer EDI Works  
Supply of bitumen emulsion for 2011-12 as per tender dated  
24 August 2011  
(Schedule of Rates Contract)

*Agreements*

- D.D. & A.J. Page  
Municipal Tearooms Lease  
Ulverstone
- West Ulverstone Football Club  
Clubrooms Lease  
Haywoods Reserve
- Cuprona Football Club  
Clubrooms Lease  
Heybridge
- North West Environment Centre  
Organic Society Lease  
Ironcliffe Road, Penguin
- Lease of Land  
Amy Street  
Ulverstone

- . Mining Lease  
Department of Infrastructure Energy & Resources  
Barren Knob
- . Forth Football Club  
Clubrooms Lease  
Forth
- . Forth Cricket Club  
Clubrooms Lease  
Forth
- . St Johns Ambulance  
Clubrooms Lease  
Haywoods Reserve



Sandra Ayton  
GENERAL MANAGER



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

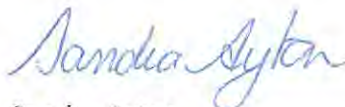
Period: 18 October 2011 to 21 November 2011

*Documents for affixing of the common seal*

- DA211064  
Amendment 2/2011  
Central Coast Planning Scheme 2005  
(Minute No. 355/2011 - 21.11.2011)

*Final plans of subdivision sealed under delegation*

- Final Plan  
CT156063/1 Bayvista Crescent, Sulphur Creek  
Application No. SUB2002.31
- Final Plan  
53 Walker Street, Ulverstone  
Application No. DA210142
- Final Plan  
64 Braddons Lookout Road, Leith  
Application No. DA201324
- Sealed Plan Amendment  
801 and 815 South Road, Penguin  
Application No. DA211089




Sandra Ayton  
GENERAL MANAGER

**A SUMMARY OF RATES & FIRE SERVICE LEVIES  
FOR THE PERIOD ENDED 31 OCTOBER 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
Collected	8,766,328.33	73.78	9,219,119.41	73.46
Add Pensioners - Government	649,702.21	5.47	701,941.71	5.59
Pensioners - Council	30,555.00	0.26	30,607.50	0.24
	8,856,055.69	79.50	9,951,668.62	79.30
Remitted	3,202.01	0.03	2,399.05	0.02
Discount Allowed	467,546.18	3.93	495,479.49	3.93
Paid in advance	221,234.14	-1.86	234,457.82	-1.87
Outstanding	2,186,239.72	18.40	2,334,717.33	18.60
	11,882,339.31	100.00	12,549,806.67	100.00

  
 Andrea O'Rourke  
 ASSISTANT ACCOUNTANT

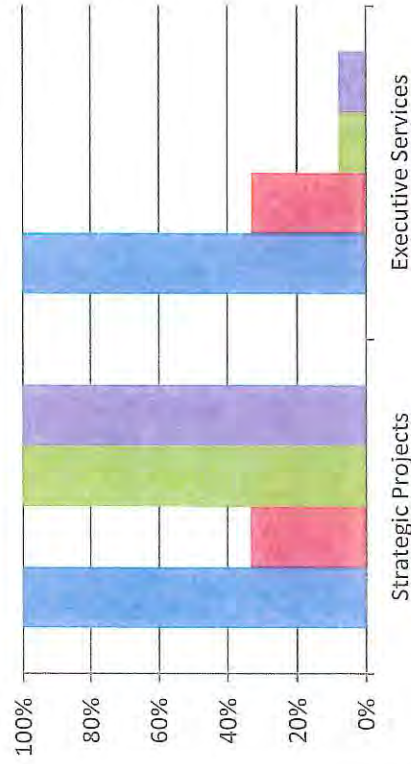
2-Nov-2011

**CENTRAL COAST COUNCIL**  
 certify that this is Financial Statement  
 referred to in  
 Minute No. 368/2011 of a meeting of the  
 Council held on 21 / 11 / 2011  
  
 Executive Services Officer

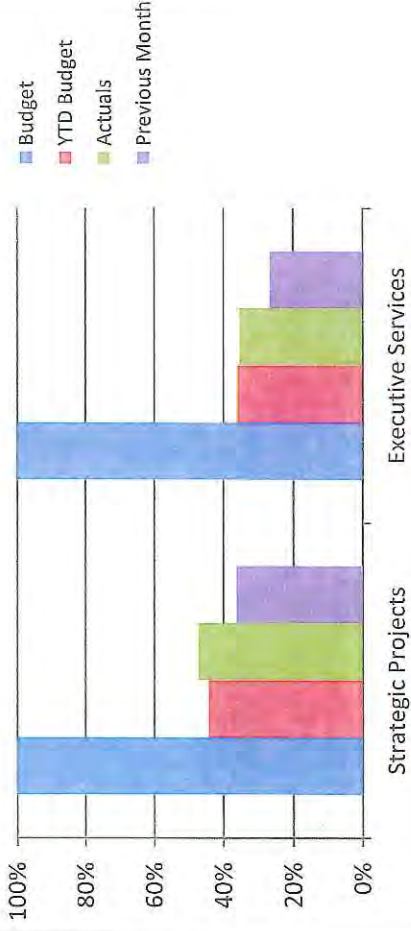
Finance Report – 31 October 2011

GENERAL MANAGEMENT	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
<b>Revenue</b>							
Strategic Projects	(196,000)	(65,336)	(892,650)	(622,200)	827,314	696,650	455%
Executive Services	(17,000)	(5,607)	(1,345)	(1,345)	(4,262)	(15,655)	8%
<b>\$</b>	<b>(213,000)</b>	<b>(70,943)</b>	<b>(893,995)</b>	<b>(623,545)</b>	<b>\$ 823,052</b>	<b>\$ 680,995</b>	
<b>Expenses</b>							
Strategic Projects	97,000	42,750	45,567	35,119	(2,817)	51,433	47%
Executive Services	1,452,000	521,793	512,534	383,556	9,259	939,466	35%
<b>\$</b>	<b>1,549,000</b>	<b>\$ 564,543</b>	<b>\$ 558,101</b>	<b>\$ 418,675</b>	<b>\$ 6,442</b>	<b>\$ 990,899</b>	

General Management – Revenue



General Management – Expenses

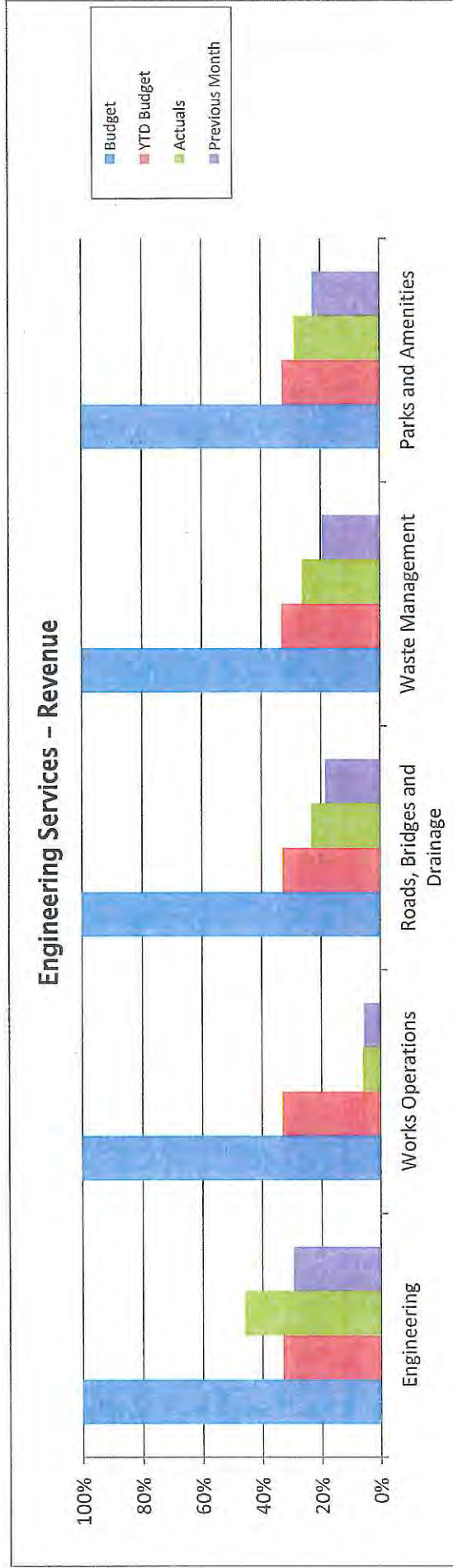


Variance

- Strategic Projects Revenue over YTD budget – Property Sales
- Executive Services Revenue under YTD budget – plant allocations
- Strategic Projects Expenditure over YTD budget – budget timing and property sales costs.
- Executive Services Expenditure under YTD budget – budget timing

Finance Report – 31 October 2011

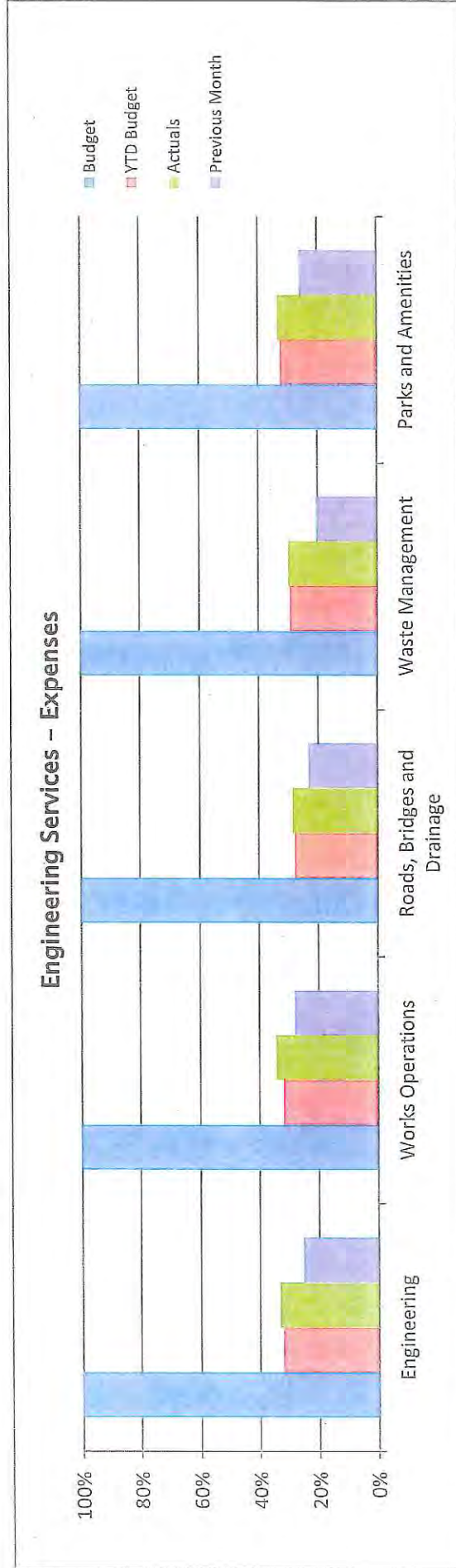
ENGINEERING SERVICES	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
<b>Revenue</b>							
Engineering	(1,128,000)	(375,661)	(517,683)	(334,155)	142,022	(610,317)	46%
Works Operations	(4,400,000)	(1,463,895)	(257,305)	(236,621)	(1,206,590)	(4,142,695)	6%
Roads, Bridges and Drainage	(1,287,000)	(424,787)	(299,836)	(237,586)	(124,951)	(987,164)	23%
Waste Management	(615,000)	(203,892)	(161,363)	(118,937)	(42,529)	(453,637)	26%
Parks and Amenities	(291,500)	(95,905)	(83,864)	(66,005)	(12,041)	(207,636)	29%
	<b>\$ (7,721,500)</b>	<b>\$ (2,564,140)</b>	<b>\$ (1,320,051)</b>	<b>\$ (993,304)</b>	<b>\$ (1,244,089)</b>	<b>\$ (6,401,449)</b>	



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

# Finance Report – 31 October 2011

ENGINEERING SERVICES Expenses	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Engineering	1,128,000	363,713	375,529	286,390	(11,816)	752,471	33%
Works Operations	1,049,000	334,773	360,236	295,621	(25,463)	688,764	34%
Roads, Bridges and Drainage	6,365,000	1,783,630	1,830,099	1,480,177	(46,469)	4,534,901	29%
Waste Management	3,074,000	902,490	915,178	617,775	(12,688)	2,158,822	30%
Parks and Amenities	2,095,500	678,972	695,467	543,312	(16,495)	1,400,033	33%
	<b>\$ 13,711,500</b>	<b>\$ 4,063,578</b>	<b>\$ 4,176,509</b>	<b>\$ 3,223,273</b>	<b>\$ (112,931)</b>	<b>\$ 9,534,991</b>	



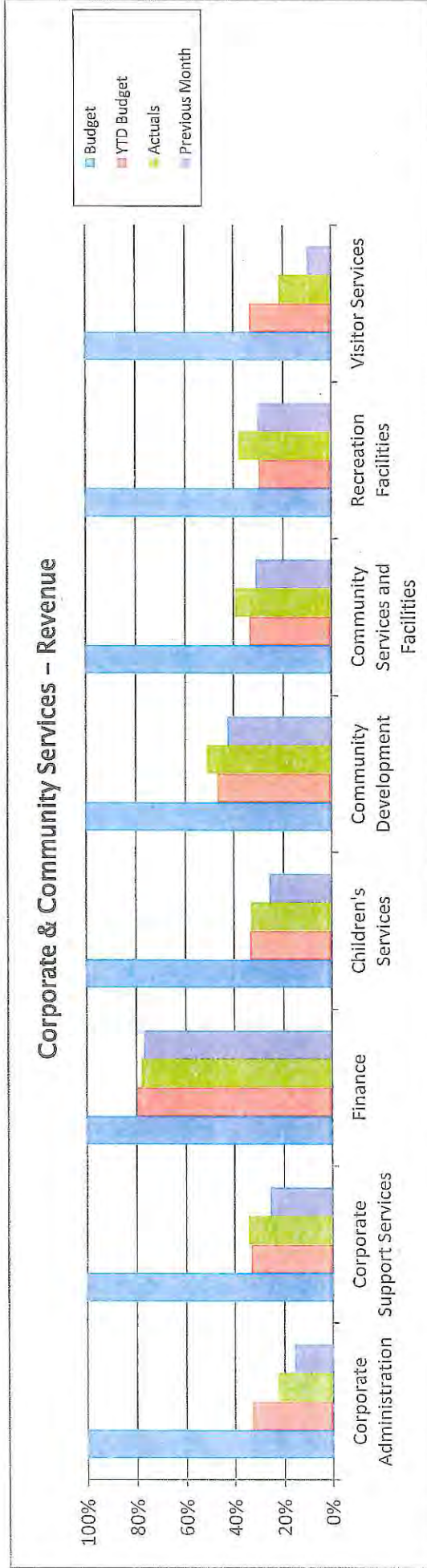
**Variance**

- Engineering Expenditure over YTD budget – timing related to staff costs and asset condition assessments.
- Works Operations Expenditure over YTD budget – timing of expenses related to private works.
- Roads, Bridges and Drainage Expenditure over YTD budget – timing of expenses
- Waste Management Expenditure over YTD budget – timing relating to collection and recycling service.
- Parks and amenities Expenditure over YTD budget – timing of maintenance costs

Finance Report – 31 October 2011

**CORPORATE & COMMUNITY SERVICES**

	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
<b>Revenue</b>							
Corporate Administration	(41,000)	(13,474)	(9,283)	(6,520)	(4,191)	(31,717)	23%
Corporate Support Services	(2,986,000)	(995,360)	(1,028,330)	(764,354)	32,970	(1,957,670)	34%
Finance	(17,625,000)	(14,068,458)	(13,742,727)	(13,588,438)	(325,731)	(3,882,273)	78%
Children's Services	(1,278,150)	(426,046)	(422,118)	(327,153)	(3,928)	(856,032)	33%
Community Development	(101,000)	(47,345)	(51,793)	(43,084)	4,448	(49,207)	51%
Community Services and Facilities	(855,226)	(284,771)	(335,132)	(265,338)	50,361	(520,094)	39%
Recreation Facilities	(426,000)	(125,807)	(160,466)	(128,388)	34,659	(265,534)	38%
Visitor Services	(85,000)	(28,285)	(18,312)	(8,278)	(9,973)	(66,688)	22%
	<b>\$ (23,397,376)</b>	<b>\$ (15,989,546)</b>	<b>\$ (15,768,160)</b>	<b>\$ (15,131,553)</b>	<b>\$ (221,386)</b>	<b>\$ (7,629,216)</b>	



**Variance**

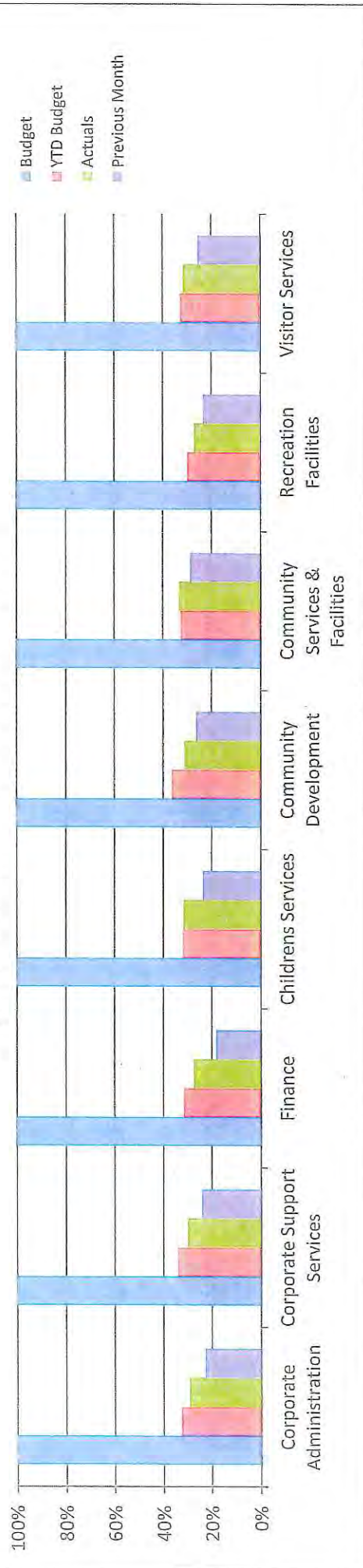
- Corporate Support Services Revenue greater than YTD budget – Timing of recovery of costs
- Finance Revenue less than YTD budget – Timing of income related grant income, associated company income and interest.
- Community Services and Facilities Revenue greater than YTD budget – APH premiums and contributions received
- Recreation facilities Revenue greater than YTD budget – General fee income and swimming pool hire
- Visitor Services Revenue less than YTD budget – Sales & bookings at Information Centres

Finance Report – 31 October 2011

**CORPORATE & COMMUNITY SERVICES**

Expenses	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Corporate Administration	738,000	243,141	218,665	168,854	24,476	519,335	30%
Corporate Support Services	3,736,000	1,286,524	1,130,768	904,511	155,757	2,605,233	30%
Finance	1,523,000	485,281	420,567	277,997	64,714	1,102,433	28%
Children's Services	1,294,000	416,716	413,428	307,017	3,288	880,572	32%
Community Development	627,000	228,533	197,015	165,350	31,518	429,985	31%
Community Services and Facilities	1,087,143	357,060	364,231	315,111	(7,171)	722,912	34%
Recreation Facilities	1,794,083	540,178	488,885	419,396	51,293	1,305,198	27%
Visitor Services	280,000	91,960	88,787	71,007	3,173	191,213	32%
	\$ 11,079,226	\$ 3,649,393	\$ 3,322,345	\$ 2,629,244	\$ 327,048	\$ 7,756,881	

**Corporate & Community Services – Expenses**

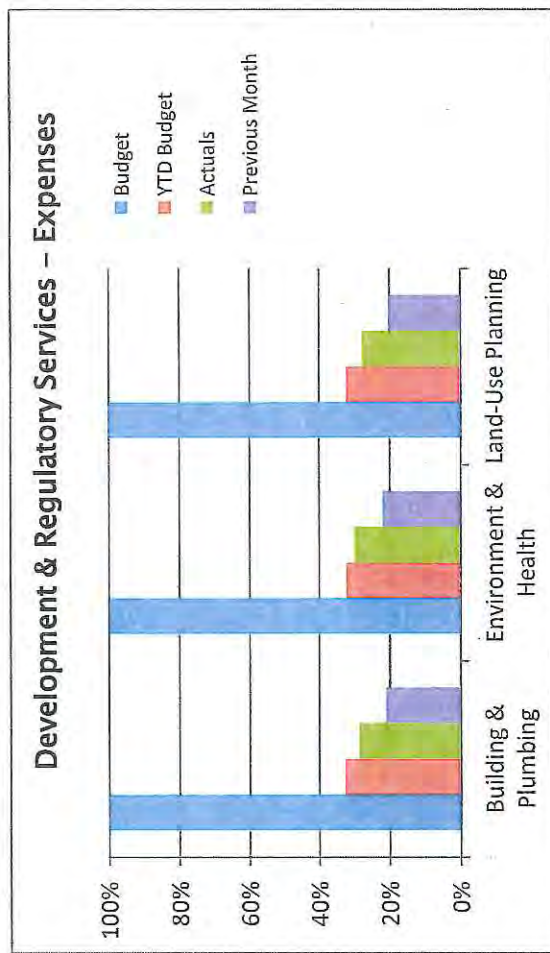
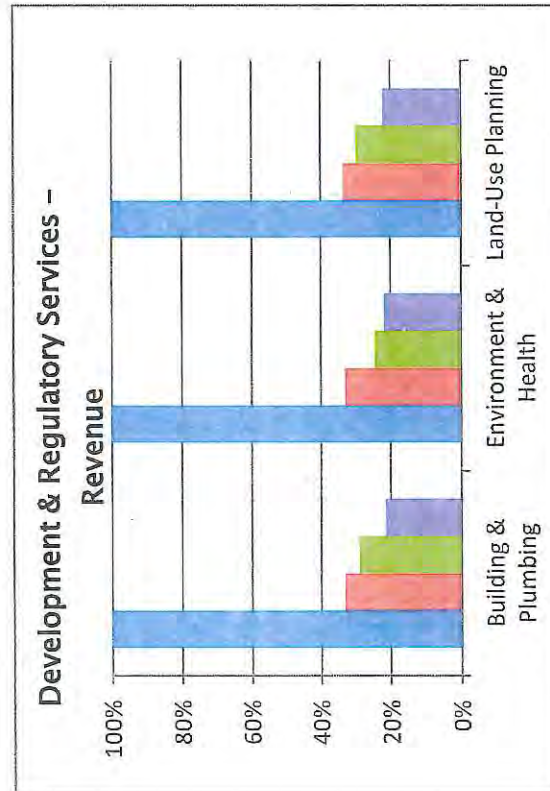


**Variance**

- Corporate Administration Actuals less than YTD budget – Staff costs timing of costs and allocations.
- Corporate Support Services Actuals less than YTD budget – Timing related to on-costs.
- Finance Actuals less than YTD budget – Timing related to land tax and valuation fees
- Community Development Actuals less than YTD budget – Timing of expenses on cultural activity programs and staff cost allocation.
- Community Services and Facilities Actuals greater than YTD budget – timing on APHU and Ganneway
- Recreation Facilities Actuals less than YTD budget – Timing relating to interest costs – to be incurred in November & December.

Finance Report – 31 October 2011

DEVELOPMENT & REGULATORY SERVICES	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
<b>Revenue</b>							
Building and Plumbing	(334,000)	(111,010)	(97,109)	(71,531)	(13,901)	(236,891)	29%
Environment and Health	(96,000)	(31,698)	(23,488)	(20,952)	(8,210)	(72,512)	24%
Land-Use Planning	(172,000)	(57,283)	(51,325)	(37,976)	(5,958)	(120,675)	30%
<b>\$ (602,000) \$</b>	<b>(199,991) \$</b>	<b>(171,922) \$</b>	<b>(130,459) \$</b>	<b>(28,069) \$</b>	<b>(430,078)</b>		
<b>Expenses</b>							
Building and Plumbing	605,000	197,206	173,663	127,570	23,543	431,337	29%
Environment and Health	396,000	127,609	118,532	86,748	9,077	277,468	30%
Land-Use Planning	566,000	182,584	155,766	113,746	26,818	410,234	28%
<b>\$ 1,567,000 \$</b>	<b>507,399 \$</b>	<b>447,961 \$</b>	<b>328,064 \$</b>	<b>59,438 \$</b>	<b>1,119,039</b>		



**Variance**

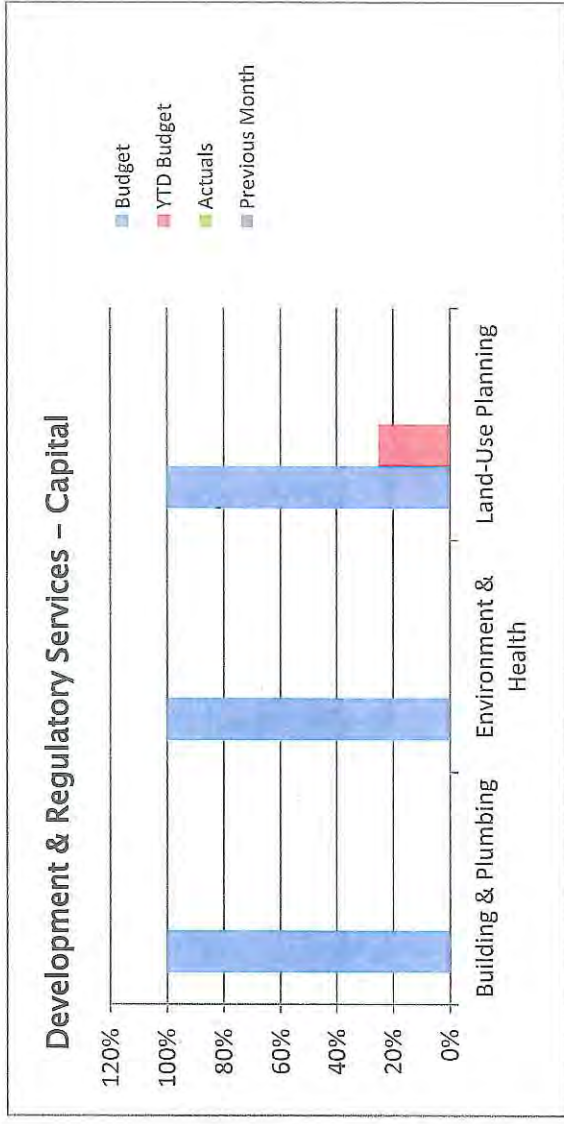
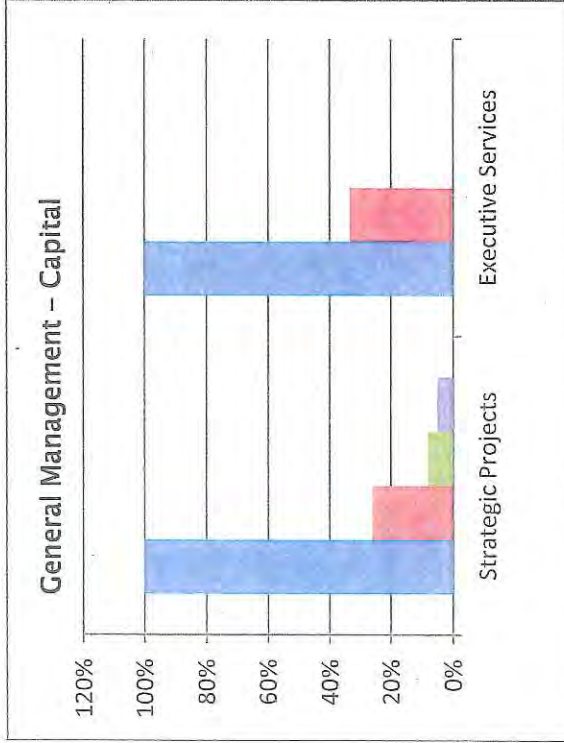
Building and Plumbing  
Building and Plumbing

Revenue less than YTD Budget – Related to Building Industry Training Levy and inspection & connection fee  
Expenses less than YTD Budget – Timing related to Building Industry Training Levy and Building Act levy.



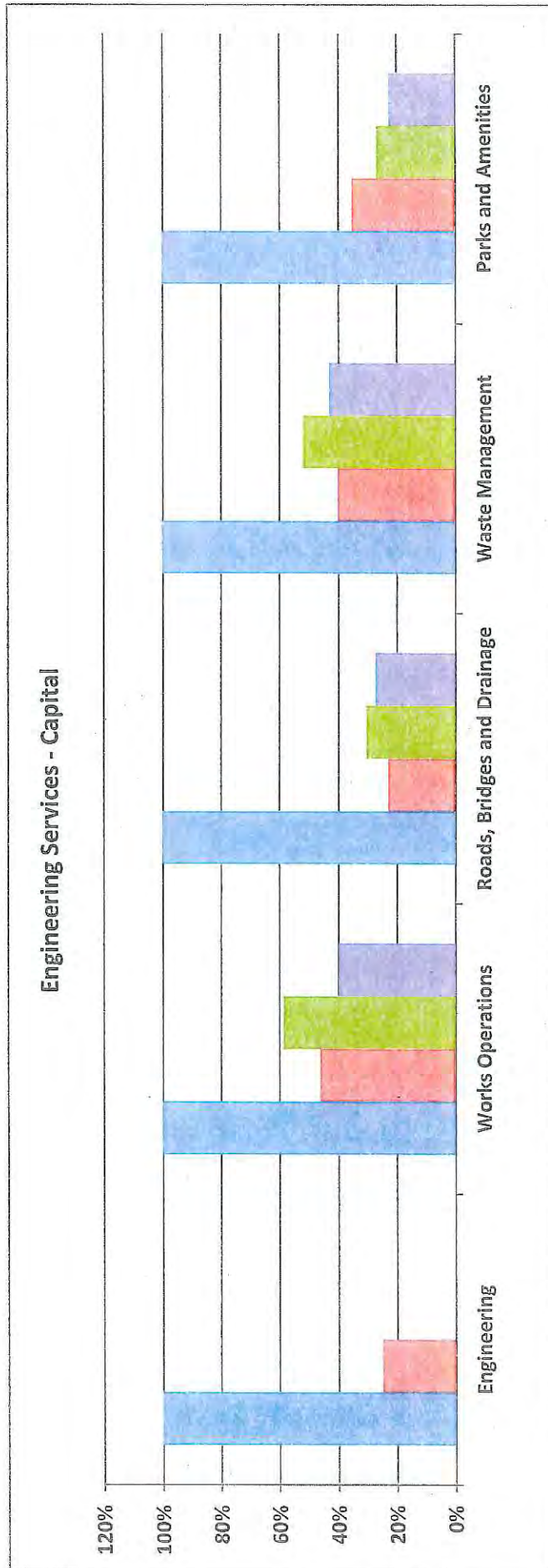
Finance Report – 31 October 2011

	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
<b>GENERAL MANAGEMENT</b>							
Strategic Projects	4,140,000	1,080,664	330,013	204,877	750,651	3,809,987	8%
Executive Services	30,000	10,000	-	-	10,000	30,000	0%
	<b>\$ 4,170,000</b>	<b>\$ 1,090,664</b>	<b>\$ 330,013</b>	<b>\$ 204,877</b>	<b>\$ 760,651</b>	<b>\$ 3,839,987</b>	
<b>DEVELOPMENT &amp; REGULATORY SERVICES</b>							
Building & Plumbing	-	-	-	-	-	-	0%
Environment & Health	-	-	-	-	-	-	0%
Land-Use Planning	23,000	5,750	-	-	5,750	23,000	0%
	<b>\$ 23,000</b>	<b>\$ 5,750</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,750</b>	<b>\$ 23,000</b>	



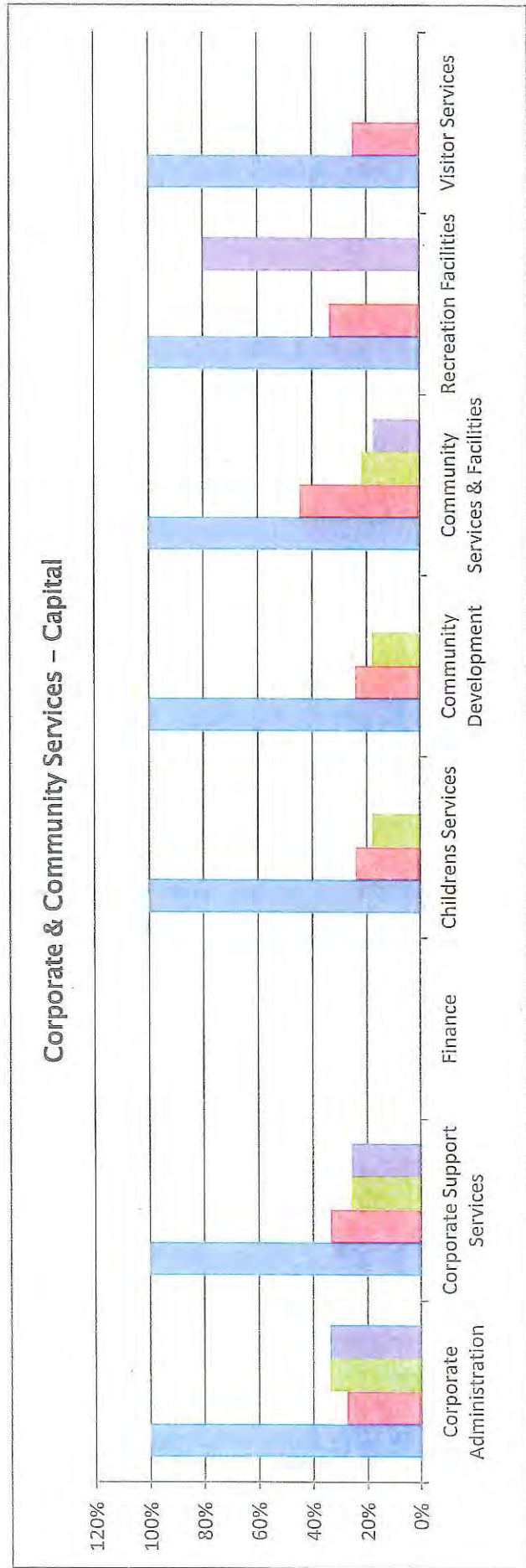
# Finance Report - 31 October 2011

	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
<b>ENGINEERING SERVICES</b>							
Engineering	30,000	7,500	-	-	7,500	30,000	0%
Works Operations	3,266,000	1,514,500	1,918,231	1,302,043	(403,731)	1,347,769	59%
Roads, Bridges and Drainage	3,160,000	724,360	956,169	856,759	(231,809)	2,203,831	30%
Waste Management	267,500	107,804	139,285	115,148	(31,481)	128,215	52%
Parks and Amenities	981,000	346,062	262,904	219,809	83,158	718,096	27%
	<b>\$ 7,704,500</b>	<b>\$ 2,700,226</b>	<b>\$ 3,276,589</b>	<b>\$ 2,493,759</b>	<b>\$ (576,363)</b>	<b>\$ 4,427,911</b>	



Finance Report – 31 October 2011

	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
<b>CORPORATE &amp; COMMUNITY SERVICES</b>							
Corporate Administration	34,000	9,390	11,471	11,471	(2,081)	22,529	34%
Corporate Support Services	193,000	64,336	49,835	49,808	14,501	143,165	26%
Finance	-	-	-	-	-	-	0%
Childrens Services	-	-	-	-	-	-	0%
Community Development	364,000	88,408	65,238	-	23,170	298,762	18%
Community Services & Facilities	268,000	119,344	58,175	46,266	61,169	209,825	22%
Recreation Facilities	60,000	20,000	-	47,885	20,000	60,000	0%
Visitor Services	23,000	5,750	-	-	5,750	23,000	0%
	\$ 942,000	\$ 307,228	\$ 184,719	\$ 155,430	\$ 122,509	\$ 757,281	



## BANK RECONCILIATION

FOR THE PERIOD 1 OCTOBER TO 31 OCTOBER 2011

Balance Brought Forward (30/09/2011)	9,956,419.72
Add, Revenue for month	1,979,176.28
	<hr/>
	11,935,596.00
	<hr/>
Less, Payments for month	2,694,458.49
	<hr/>
Balance as at 31 October 2011	9,241,137.51
	<hr/>
Balance as at Bank Account as at 31 October 2011	512,975.48
Less, Unpresented Payments	- 22,084.91
	<hr/>
	490,890.57
Add, Cash on Hand	9,702.16
	<hr/>
Operating Account	500,592.73
Interest Bearing Term Deposits	8,740,544.78
	<hr/>
	9,241,137.51
	<hr/>



Andrea O'Rourke  
ASSISTANT ACCOUNTANT

03-November-2011

# Works Programme 2011-2012

(Schedule indicates site construction only)

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>															
<b>Strategic Projects</b>															
Ulverstone Wharf Redevelopment	\$11,126,500	Wharf Building and surrounds													
Property Management	\$2,000,000	Construct culdesac and services													
East Ulverstone Industrial Estate - Export Drive	\$355,000	Drainage and roadworks													
East Ulverstone Industrial Estate - stage 2	\$440,000	Finalise contamination rectification													
Maskells land Drainage	\$420,000	Roadworks and services - Sub'd'n													
Knights Road Rec.	\$11,000	Roadworks and services - Sub'd'n													
Russell Avenue	\$35,000	Depot Truck/Car wash													
Works Depot	\$20,000	Kitchen Upgrade ...													
Wash Down Bay - SW Interceptor	\$3,563,000	Replace with concrete structure													
Emergency Services	\$15,000	Replace with concrete structure													
SES - Building & Equipment	\$950,000	Replace with concrete structure													
Bridge Replacement - Bannons Rd, Leven River(Prelim.)	\$850,000	Temporary Access													
Bridge Replacement - Puttons Rd, Leven River(Prelim.)	\$400,000	Replace pile, headstocks, walers and br													
Bridge Replacement - Belchambers Rd, Gawler River	\$45,000	Assess substructure													
Bannons Road, Leven River - Bailey Bridge	\$213,000	Repair guardrail & retaining wall													
Marshalls Bridge Rd, Leven River - Bridge Repairs	\$90,000	Repair wingwalls													
Johnsons Beach Rd, Penguin Creek - Bridge Repairs	\$90,000	Emergency access from Irenciffe Rd													
Spellmans Rd, Wilmot River - Bridge Repairs	\$55,000	Emergency access from Fabars Rd													
Isandula Rd, West Gawler River - Bridge Repairs	\$40,000	Re-instate road shoulder													
Golf Club Rd, Leven River - Bridge Repairs	\$40,000	The Sugarloaf													
Isandula Rd, Gawler River - Bridge Repairs	\$40,000	Bottom Guardrail													
Miscellaneous Bridge Repairs	\$20,000	Reno Mattress													
Puttons Flats Access Road	\$10,000	100m east of Reno Mattress													
Bannons Road Access Road	\$10,000	2km from Preston Road													
Loongana Rd - Reconstruction & Slip Repair	\$60,000	Defended...													
Central Castra Rd - Landslip Repair	\$210,000	Sections against Leven River													
Gumns Plains Rd - Landslip Repair	\$40,000	1km from Preston Rd													
Gumns Plains Rd - Landslip Repair	\$40,000	3km from Preston Rd													
Gumns Plains Rd - Landslip Repair	\$50,000	Near Raymond Rd													
Gumns Plains Rd - Landslip Repair	\$40,000	Upgrade culverts to box culverts													
Gumns Plains Rd - Landslip Repair	\$50,000	Repairs washed creek sections													
Isandula Rd - Landslip Repair	\$50,000	Carried out as per priority list...													
Lobster Creek Rd - Landslip Repair	\$40,000	Annual programme improvements													
Raymond Rd - Landslip Repair	\$70,000	Reconstruct kerb & p/ment failures													
Raymond Rd - Landslip Repair	\$45,000	Groundwork and plantings													
Castra Rd - Culvert Replacement (Near Spellmans Rd)	\$10,000	Upgrades and improvements													
Preston Rd - Culvert Replacement (Near Raymond Rd)	\$40,000	Super Tuesday													
Raymond Rd - Culvert Replacements	\$10,000	Safety improvement - road widening													
Environment & Parks - Repairs	\$845,000	Annual programme													
Roads - Urban Sealed	\$20,000	Minor improvements from requests													
Crossover/Pram Ramp Improvements	\$5,000	Kerb and pavement reconstruction													
Intersection Lighting	\$105,000	Corner improvements													
Leighlands Avenue	\$230,000														
Leven River Bridge Ancillary Works	\$20,000														
Railway Crossings	\$5,000														
Safe Cycling Routes	\$35,000														
Sports Complex Avenue (R2R3)	\$50,000														
Street resealing	\$10,000														
Traffic Management/Safety Improvements	\$365,000														
William Street (RTR3)	\$905,000														
Roads - Rural Sealed	\$30,000														
Lobster Creek Road															

## Works Programme 2011-2012

(Schedule indicates site construction only)

Task Name	Notes	Budget	Schedule														
			June 2011	July 2011	Aug 2011	September 2011	October 2011	November 2011	December 2011	January 2012	February 2012	March 2012	April 2012	May 2012	June 2012		
Mannings Jetty Road	Culvert and corner improvements	\$60,000															
Penguin Road - Lonah landslip	DIER funded if reqd	\$50,000															
Picketts/Top Gawler Road Junction	Slip rectification	\$30,000															
Raymond Road - landslip	Annual rectification as reqd	\$10,000															
Raymond Road (R2R3)	Road Rehabilitation	\$50,000															
Road resalling	Annual programme	\$500,000															
South Riana Road (R2R3)	Upgrade west of Lowana Rd	\$150,000															
Traffic Management	Minor improvements from requests	\$5,000															
Wilmot Road - realignment	Establish emergency access route	\$20,000															
Footpaths		\$635,000															
Forth Road	Upgrade section north of Walker St	\$35,000															
Leven River Bridge - between bridge and wharf		\$600,000															
Crescent St Crossing & associated link		\$0															
Tobruk Park Replacement		\$0															
Carparks		\$250,000															
Turners Beach Recreation Precinct	Parking/traffic improvements	\$50,000															
Ulverstone Wharf Carpark		\$200,000															
Drainage		\$141,500															
Amy Street Outfall - Ulverstone	Overcome blockage problems	\$20,000															
Maskells Land Outfall		\$10,000															
Miscellaneous drainage	To be confirmed	\$15,000															
87 South Road Ulverstone		\$8,500															
Hogarth Road, Sulphur Creek		\$10,000															
Josephine/Alice Street		\$17,000															
Maxwell Street, Ulverstone Contribution		\$5,000															
Maxwell Street/River Road Grated Pit		\$5,000															
34 Main Street	Replace existing line	\$11,000															
Hull Street, Leith	Deferred, Work not required	\$0															
Wharf litter Trap		\$40,000															
Household Garbage		\$72,000															
Penguin Refuse Disposal Site - site rehabilitation	Site closure works	\$30,000															
Resource Recovery Centre - site development		\$4,000															
Resource Recovery Centre - Leachate Improvements	Leachate containment facility	\$10,000															
South Riana Refuse Disposal Site - development	Relocate transfer station from quarry	\$28,000															
<b>Parks</b>		<b>\$417,000</b>															
Anzac Park - Playground		\$250,000															
Anzac Park - Rocket Installation	Reinstall Rocket in playground	\$10,000															
Bicentennial Park - pathway	Completion of renewal of footpath	\$20,000															
Anzac Park Steps Refurbishment	Maintenance and refurbishment of steps	\$25,000															
Physical Activity Equipment	Completes the project	\$10,000															
Robins Roost upgrade	Installation of sundry equipment(seats pa	\$10,000															
Fairway Park - Beach Road	Dino refurb...	\$10,000															
Johnsons Beach Road - skate park		\$22,000															
Park Signage Upgrade		\$20,000															
Playground equipment	Equipment in various locations & complet	\$30,000															
West Ulverstone - Penguin Road beach access	Complete upgrades and new beach acc	\$10,000															
<b>Public Amenities</b>		<b>\$195,000</b>															
Bus Shelters	Bus shelters as required	\$15,000															
Public Convenience signage upgrade	New style signage in various locations	\$10,000															
Shrine of Remembrance - clock face (mechanism refurbishment)	Deferred (investigating options)...	\$0															
Toilet Furniture Upgrade	Replace porcelain toilets with stainless st	\$20,000															
Uly Surf Lifesaving Club - changerooms	New public amenities / demolish existing	\$150,000															
<b>Cemeteries</b>		<b>\$190,000</b>															


### Works Programme 2011-2012

(Schedule indicates site construction only)

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 - new plantings	\$15,000	Provision for new graves as required													
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	\$16,000														
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													
Ganeway - 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 Gwiler Room	\$3,000														
Theatre (Data) Projector	\$6,000														
Public Halls and Buildings	\$100,000	alternatives being investigated													
Uverstone Senior Citizens - rear door	\$20,000														
Sulphur Creek Hall - Disabled toilets	\$80,000														
Caravan Parks	\$40,000														
Buttons Creek - Amenities Upgrade	\$20,000														
Uverstone Caravan park - Electrical Upgrade Assessment	\$20,000														
Active Recreation	\$192,000														
Penguin Recreation Ground - Umpires Changerooms	\$45,000														
Uverstone Recreation Ground - Goal Post replacement	\$12,000														
Uverstone 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														
Uverstone showground - fencing	\$18,000														
Uverstone showground - carpark and landscaping	\$15,000														
Uverstone showground - Alice Street fence and boom gate	\$6,000														
Uverstone showground - signage	\$15,000														
Recreation Centres	\$71,000														
Uverstone Sports Centre - Upstairs design	\$25,000														
Uverstone Sports Centre - social room fitout	\$5,000	Dormitory fitout													
Uverstone Sports Centre - kitchen bar equipment	\$15,000	Kitchen bar equipment													
Uverstone Sports Centre - office admin refurbishment	\$18,000	Office refurbishment													
Uverstone Sports Centre - audio visual equipment	\$6,000														
Visitor Information Services	\$60,000														
Uverstone 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	Deferred													



CENTRAL COAST COUNCIL

CENTRAL COAST COUNCIL  
I certify that this is the schedule referred to in  
Minute No. 373 <sup>1200</sup> of a meeting of the  
Council held on 21 / 11 / 2011  
  
Executive Services Officer

## SCHEDULE OF ENGINEERING SERVICES DETERMINATIONS

Period: 1 October 2011 – 31 October 2011

### *Approval of Roadworks and Services*

Developer: A & B Stubbs Pty Ltd  
Location: Stubbs Road (Explorer Drive), Turners Beach  
No. of Lots: 16 (Stage 2)  
Engineer: Dean Panton/Neil Wainman  
(Peacock Darcey & Anderson Pty Ltd)



Bevin Eberhardt  
DIRECTOR ENGINEERING SERVICES

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