
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, 12 December 2016 commencing at 6.00pm.

Councillors attendance

Cr Jan Bonde (Mayor)
Cr John Bloomfield
Cr Garry Carpenter
Cr Philip Viney

Cr Kathleen Downie (Deputy Mayor)
Cr Gerry Howard
Cr Rowen Tongs
Cr Tony van Rooyen

Councillors apologies

Cr Shane Broad

Employees attendance

General Manager (Ms Sandra Ayton)
Director Community Services (Mr Cor Vander Vlist)
Director Infrastructure Services (Mr John Kersnovski)
Director Organisational Services (Mr Vernon Lawrence)
Land Use Planning Group Leader (Mr Ian Sansom)
Executive Services Officer (Miss Michelle Gillett)

Media attendance

Nil

Public attendance

No members of the public attended during the course of the meeting.

Prayer

The meeting opened in prayer.

CONFIRMATION OF MINUTES OF THE COUNCIL

335/2016 Confirmation of minutes

The Executive Services Officer reported as follows:

“The minutes of the previous ordinary meeting of the Council held on 21 November 2016 have already been circulated. The minutes are required to be confirmed for their accuracy.

The *Local Government (Meeting Procedures) Regulations 2015* provide that in confirming the minutes of a meeting, debate is allowed only in respect of the accuracy of the minutes.”

- Cr Viney moved and Cr Tongs seconded, “That the minutes of the previous ordinary meeting of the Council held on 21 November 2016 be confirmed.”

Carried unanimously

COUNCIL WORKSHOPS

336/2016 Council workshops

The Executive Services Officer reported as follows:

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

- . 28.11.2016 – Wharf Community Garden and Penguin Recreation Ground re-development.

This information is provided for the purpose of record only.

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

Carried unanimously

MAYOR'S COMMUNICATIONS

337/2016 Mayor's communications

The Mayor reported:

"I have no communications at this time."

338/2016 Mayor's diary

The Mayor reported as follows:

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

- . Events Tasmania – meeting re Australian Masters Games
- . Cradle Coast Innovation – meeting
- . Cradle Coast Authority – annual general meeting and Representatives meeting (Burnie)
- . University of the Third Age (U3A) – meeting
- . Linc Tasmania – launch of refurbished Ulverstone Library and Online Access Centre
- . Council community morning tea – Gunns Plains–Preston
- . Radio 7AD – community reports
- . RAAF Association, North–West – luncheon (Devonport)
- . North Western Fisheries Association – Ladies fishing day
- . Penguin Christmas Parade
- . Ulverstone History Museum and Ulverstone & Penguin Visitor Centres – Volunteer Pre–Christmas luncheon
- . University of Tasmania – graduation ceremony (Burnie)
- . Community Safety Partnership Committee – meeting and luncheon
- . Cricket Tasmania – meeting re Dial Regional Sports Complex development
- . Ulverstone Meals on Wheels – volunteers' afternoon tea
- . Council all-of–staff meeting
- . Leighland Christian School – celebration service
- . Ulverstone Community and Men's Shed – Christmas party
- . Ulverstone Senior Citizens Club – Christmas dinner
- . Council and Apex Club of Ulverstone – performed official opening of barbecue shelter at Robin's Roost, Fairway Park
- . AFL Tasmania – meeting re Dial Regional Sports Complex development.
- . Cradle Coast Authority – Governance review sub–committee meeting"

The Deputy Mayor reported as follows:

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

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- . Cradle Coast Mountain Bike Club – performed official opening of Penguin Mountain Bike Park’s Free Ride Area.”

Cr Carpenter reported as follows:

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

- . Rotary Club of Ulverstone – Christmas function.”

Cr Viney reported as follows:

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

- . Tasmania Fire Service – official opening of Forth Valley Fire Brigade Station.”

The Executive Services Officer reported as follows:

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

Carried unanimously

339/2016 Declarations of interest

The Mayor reported as follows:

“Councillors are requested to indicate whether they have, or are likely to have, a pecuniary (or conflict of) interest in any item on the agenda.”

The Executive Services Officer reported as follows:

“The *Local Government Act 1993* provides that a councillor must not participate at any meeting of a council in any discussion, nor vote on any matter, in respect of which the councillor has an interest or is aware or ought to be aware that a close associate has an interest.

Councillors are invited at this time to declare any interest they have on matters to be discussed at this meeting. If a declaration is impractical at this time, it is to be noted that a councillor must declare any interest in a matter before any discussion on that matter commences.

All interests declared will be recorded in the minutes at the commencement of the matter to which they relate.”

No interests were declared at this time.

340/2016 Public question time

The Mayor reported as follows:

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

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

COUNCILLOR REPORTS

341/2016 Councillor reports

The Executive Services Officer reported as follows:

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

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

Cr Bloomfield reported on a recent meeting of the Wharf Committee.

APPLICATIONS FOR LEAVE OF ABSENCE

342/2016 Leave of absence

The Executive Services Officer reported as follows:

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

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

There are no applications for consideration at this meeting.”

DEPUTATIONS

343/2016 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

344/2016 Petitions

The Executive Services Officer reported as follows:

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

COUNCILLORS' QUESTIONS

345/2016 Councillors' questions without notice

The Executive Services Officer reported as follows:

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

'29 (1) A councillor at a meeting may ask a question without notice –

(a) of the chairperson; or

(b) through the chairperson, of –

(i) another councillor; or

(ii) the general manager.

(2) In putting a question without notice at a meeting, a councillor must not –

(a) offer an argument or opinion; or

-
- (b) draw any inferences or make any imputations –
except so far as may be necessary to explain the question.
 - (3) The chairperson of a meeting must not permit any debate of a question without notice or its answer.
 - (4) The chairperson, councillor or general manager who is asked a question without notice at a meeting may decline to answer the question.
 - (5) The chairperson of a meeting may refuse to accept a question without notice if it does not relate to the activities of the council.
 - (6) Questions without notice, and any answers to those questions, are not required to be recorded in the minutes of the meeting.
 - (7) The chairperson may require a councillor to put a question without notice in writing.'

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

- '8 (5) Subject to subregulation (6), a matter may only be discussed at a meeting if it is specifically listed on the agenda of that meeting.
- (6) A council by absolute majority at an ordinary council meeting, ..., may decide to deal with a matter that is not on the agenda if –
 - (a) the general manager has reported the reason it was not possible to include the matter on the agenda; and
 - (b) the general manager has reported that the matter is urgent; and
 - (c) in a case where the matter requires the advice of a qualified person, the general manager has certified under section 65 of the Act that the advice has been obtained and taken into account in providing general advice to the council.'

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

The allocation of topics ensued.

346/2016 Councillors' questions on notice

The Executive Services Officer reported as follows:

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

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

(2) An answer to a question on notice must be in writing.’

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

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

No questions on notice have been received.”

DEPARTMENTAL BUSINESS

GENERAL MANAGEMENT

347/2016 Minutes and notes of committees of the Council and other organisations

The General Manager reported as follows:

“The following (non-confidential) minutes and notes of committees of the Council and other organisations on which the Council has representation have been received:

- . Central Coast Council Audit Panel – meeting held on 8 August 2016
- . Devonport City Council and Central Coast Council Shared Audit Panel – meeting held on 8 August 2016
- . Forth Community Representatives Committee – meeting held on 2 November 2016
- . Forth Community Representatives Committee – meeting held on 3 November 2016
- . Ulverstone Local History Museum – meeting held on 3 November 2016
- . East Ulverstone Swimming Pool Management Committee – meeting held on 10 November 2016
- . Cradle Coast Authority – Cradle Coast Waste Management Group – meeting held on 14 November 2016
- . Devonport City Council and Central Coast Council Share Audit Panel – meeting held on 14 November 2016
- . Central Coast Council Audit Panel – meeting held on 14 November 2016.

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

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

Carried unanimously

COMMUNITY SERVICES

348/2016 Statutory determinations

The Director Community Services reported as follows:

“A Schedule of Statutory Determinations made during the month of November 2016 is submitted to the Council for information. The information is reported in accordance with approved delegations and responsibilities.”

The Executive Services Officer reported as follows:

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

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

Carried unanimously

349/2016 Council acting as a planning authority

The Mayor reported as follows:

“The *Local Government (Meeting Procedures) Regulations 2015* provide that if a council intends to act at a meeting as a planning authority under the *Land Use Planning and Approvals Act 1993*, the chairperson is to advise the meeting accordingly.

The Director Community Services has submitted the following report:

‘If any such actions arise out of Agenda Item 9.4, they are to be dealt with by the Council acting as a planning authority under the *Land Use Planning and Approvals Act 1993*.’”

The Executive Services Officer reported as follows:

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

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

Carried unanimously

**350/2016 Change of Use – Manufacturing and Processing (assembly of furniture) –
505 Castra Road, Abbotsham – Application No. DA216057**

The Director Community Services reported as follows:

“The Town Planner has prepared the following report:

<i>‘DEVELOPMENT APPLICATION No.:</i>	DA216057
<i>PROPOSAL:</i>	Change of use – Manufacturing and Processing (assembly of furniture)
<i>APPLICANT:</i>	Enviroplan
<i>LOCATION:</i>	505 Castra Road, Abbotsham
<i>ZONE:</i>	Rural Resource
<i>PLANNING INSTRUMENT:</i>	<i>Central Coast Interim Planning Scheme 2013</i> (the Scheme)
<i>ADVERTISED:</i>	15 October 2016
<i>REPRESENTATIONS EXPIRY DATE:</i>	29 October 2016
<i>REPRESENTATIONS RECEIVED:</i>	Nil
<i>42-DAY EXPIRY DATE:</i>	21 November 2016
<i>DECISION DUE:</i>	21 November 2016 (extension of time until 12 December 2016)

PURPOSE

The purpose of this report is to consider an application for a change of land use from Resource Development (storage sheds) to Manufacturing and Processing (assembly of furniture) at 505 Castra Road, Abbotsham. No additional buildings are proposed.

Accompanying this report are the following documents:

- . Annexure 1 – location plan;
- . Annexure 2 – application documentation;
- . Annexure 3 – photograph and aerial view.

BACKGROUND

Use description –

Application is made to legalise an existing use of land – changing from Resource Development (storage sheds) to Manufacturing and Processing (assembly of furniture). The use is undertaken in sheds at 505 Castra Road, Abbotsham on land that is zoned Rural Resource.

No additional building work is proposed on site and access would be as existing, off Castra Road.

Site description and surrounding area –

The 19.62ha rural property is undulating in character and is primarily cleared of native vegetation, with a watercourse, surrounded by stands of trees, located on the eastern boundary of the property. The land primarily comprises Class 4 land and falls within the proclaimed Kindred North Motton Irrigation District.

The land accommodates a residential building and three (3) large 414.12m² (34.51m x 12m) sheds approved in 2008 for vegetable storage, a small 48m² shed and a 120m² shed.

This equates to a total of 1,410.36m² of shed space on site.

History –

The Council approved construction of the three large storage sheds at 505 Castra Road, Abbotsham in August 2008. The “Permitted” use approved at that time was Resource Development – (storage sheds), relating to the primary industry use of the land and the storage of vegetables.

In May 2016, the Council received a complaint that the sheds on site were being used for furniture “Storage” – a Use Class that is prohibited, and in contravention, of the *Central Coast Interim Planning Scheme 2013*; unless the storage is associated with the primary industry use of the land.

On 24 May 2016, under s.65B of the *Land Use Planning and Approvals Act 1993*, the Council issued the owner/operator of 505 Castra Road, Abbotsham with a Notice of Intention to Issue an Enforcement Notice.

On 26 May 2016 the Council received a planning application from the operator for a “Transport Depot”. However the applicant was advised that the proposed use was only ‘discretionary’ in the Rural Resource zone, if associated with the primary industry use of the land. Not for the storage of furniture. The use was otherwise “Prohibited”.

On 5 September 2016 the Council received an application from Enviroplan on behalf of the owner and operator of 505 Castra Road, Abbotsham. The application was for “Transport Depot and Distribution” and a “Home Based Business”. The applicant was advised that the Council could assess and issue a Permit for a home-based business, however, in the Rural Resource zone, the

“Transport Deport and Distribution” Use Class was only “Discretionary” when associated with the primary industry use of the land. Not for the storage of furniture. The use was otherwise “Prohibited”.

On 10 October 2016 the Council received a revised application from EnviroPlan for “Manufacturing and Processing” – (assembly of furniture). This is the current application.

DISCUSSION

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

26.0 Rural Resource Zone

CLAUSE	COMMENT
26.1.2 Local Area Objectives	
<p>(a) The priority purpose for rural land is primary industry dependent upon access to a naturally occurring resource;</p> <p>(b) Air, land and water resources are of importance for current and potential primary industry and other permitted use;</p> <p>(c) Air, land and water resources are protected against –</p> <p style="padding-left: 40px;">(i) permanent loss to a use or development that has no need or reason to locate on land containing such a resource; and</p> <p style="padding-left: 40px;">(ii) use or development that has potential to exclude or unduly conflict, constraint, or interfere with the practice of primary industry or any other use dependent on access to a naturally occurring resource;</p> <p>(d) Primary industry is diverse, dynamic, and innovative; and may occur on a range of lot sizes and at different levels of intensity;</p> <p>(e) All agricultural land is a valuable resource to be protected for sustainable agricultural production;</p>	<p>(a) Proposal does not satisfy the Objective. The proposed use is not a primary industry use of the site, would not be dependent upon access to a primary industry that is dependent upon a naturally occurring resource and would not augment ongoing farm operations.</p> <p>(b) Proposal does not satisfy the Objective. The proposed development is not a permitted use and is not reliant on air, land or water resources for primary industry production.</p> <p>(c)(i) Proposal satisfies the Objective. The proposal is for use only (not development) and would not result in the permanent loss of air, land or water over and above the existing impact of the shed development.</p>

<p>(f) Rural land may be used and developed for economic, community, and utility activity that cannot reasonably be accommodated on land within a settlement or nature conservation area;</p> <p>(g) Rural land may be used and developed for tourism and recreation use dependent upon a rural location or undertaken in association with primary industry;</p> <p>(h) Residential use and development on rural land is appropriate only if –</p> <p>(i) required by a primary industry or a resource based activity; or</p> <p>(ii) without permanent loss of land significant for primary industry use and without constraint or interference to existing and potential use of land for primary industry purposes</p>	<p>(c)(ii) Proposal satisfies the Objective. The proposal is for use only (not development). The proposed use would not unduly conflict, constrain or interfere with the natural resources of air, land or water.</p> <p>(d) Not applicable. Use Class is not associated with primary industry.</p> <p>(e) Not applicable. Use Class is not associated with agricultural land.</p> <p>(f) Proposal does not satisfy the Objective. Proposed use could be located in other zones, such as General Industrial, and Light Industrial.</p> <p>(g) Not applicable. Use is not for tourism or recreation.</p> <p>(h) Not applicable. Not residential use.</p> <p>(h)(i) Not applicable. Not Residential use.</p> <p>(h)(ii) Not applicable. Not Residential use.</p>
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26.1.3 Desired Future Character Statements	
<p>Use or development on rural land –</p> <p>(a) may create a dynamic, extensively cultivated, highly modified, and relatively sparsely settled working landscape featuring–</p> <ul style="list-style-type: none"> (i) expansive areas for agriculture and forestry; (ii) mining and extraction sites; (iii) utility and transport sites and extended corridors; and (iv) service and support buildings and work areas of substantial size, utilitarian character, and visual prominence that are sited and managed with priority for operational efficiency <p>(b) may be interspersed with –</p> <ul style="list-style-type: none"> (i) small-scale residential settlement nodes; (ii) places of ecological, scientific, cultural, or aesthetic value; and (iii) pockets of remnant native vegetation. <p>(c) will seek to minimise disturbance to –</p> <ul style="list-style-type: none"> (i) physical terrain 	<p>(a)(i) Proposal is not consistent with Desired Future Character. The proposed use is not associated with a working landscape featuring agriculture or forestry.</p> <p>(a)(ii) Proposal is not consistent with Desired Future Character. The proposed use is not associated with mining and extraction.</p> <p>(a)(iii) Proposal is not consistent with Desired Future Character. The proposed use is not associated with utility and transportation sites or corridors.</p> <p>(a)(iv) Not applicable. Not service and/or support buildings for agriculture, forestry, mining, extraction, utility or transport corridors.</p> <p>(b)(i) Not applicable. Proposal will not affect existing residential settlement nodes.</p> <p>(b)(ii) Proposal is consistent with Desired Future Character. The proposed use will not result in a negative effect on places of</p>

	ecological, scientific, cultural or aesthetic value.
<ul style="list-style-type: none"> (ii) natural biodiversity and ecological systems; (iii) scenic attributes; and (iv) rural residential and visitor amenity; 	<p>(b)(iii) Not applicable. The site is primarily cleared of native vegetation.</p>
<p>(d) may involve sites of varying size –</p> <ul style="list-style-type: none"> (i) in accordance with the type, scale and intensity of primary industry; and (ii) to reduce loss and constraint on use of land important for sustainable commercial production based on naturally occurring resources; 	<p>(c)(i) Proposal is consistent with Desired Future Character. The proposal would not disturb the underlying physical terrain of the site.</p> <p>(c)(ii) Proposal is consistent with Desired Future Character. The proposal would not disturb biodiversity or ecological systems on the site.</p> <p>(c)(iii) Proposal is consistent with Desired Future Character. The proposed use would not disturb existing scenic attributes of the site.</p>
<p>(e) is significantly influenced in temporal nature, character, scale, frequency, and intensity by external factors, including changes in technology, production techniques, and in economic, management, and marketing systems.</p>	<p>(c)(iv) Proposal is consistent with Desired Future Character. Development does not adjoin a Rural Living zone. The proposed use would not result in an impact on rural residential amenity.</p> <p>(d)(i) Not applicable. The proposed use would not be associated with primary industry.</p>

	(d)(ii) Not applicable. Proposal is not sustainable commercial production based on a naturally occurring resource.
	(e) Proposal is not consistent with Desired Future Character. The proposed use is not significantly influenced by changes in technology, production techniques or economic management and marketing systems.
26.3.1 Requirement for discretionary non-residential use to locate on rural resource land	
<p>26.3.1-(P1) Other than for residential use, discretionary permit use must:</p> <p>(a) be consistent with local area objectives;</p> <p>(b) be consistent with any applicable desired future character statement; and</p> <p>(c) be required to locate on rural resource land for operational efficiency:</p> <p>(i) to access a specific naturally occurring resource on the site or on adjacent land in the zone;</p> <p>(ii) to access infrastructure only available on the site or on adjacent land in the zone;</p>	<p>(a) Non-compliant. Proposal does not meet three out of 11 of the Local Area Objectives of the Rural Resource zone. Two are satisfied and six of the 11 Objectives are not applicable to this application.</p> <p>(b) Non-compliant. Proposal does not meet seven of the Desired Future Character Statements of the Rural Resource zone. Five of the Statements are satisfied and two are not applicable to this application.</p>

<p>(iii) to access a product of primary industry from a use on the site or on adjacent land in the zone;</p>	<p>(c)(i) Non-compliant. The proposed use is not required to locate on Rural Resource land.</p> <p>(c)(ii) Non-compliant. It is not a requirement of the proposed use to access infrastructure that is only available on the subject site or adjacent land.</p>
<p>(iv) to service or support a primary industry or other permitted use on the site or on adjacent land in the zone;</p> <p>(v) if required</p> <p>a to acquire access to a mandatory site area not otherwise available in a zone intended for that purpose;</p> <p>b for security;</p> <p>c for public health or safety if all measures to minimise impact could create an unacceptable level of risk to human health, life or property if located on land in a zone intended for that purpose;</p> <p>(vi) to provide opportunity for diversification, innovation, and value-adding to secure existing or potential primary industry use of the site or of adjacent land;</p>	<p>(c)(iii) Non-compliant. It is not a requirement of the proposed use to access a primary product from a use on the site or adjacent land.</p> <p>(c)(iv) Non-compliant. It is not a requirement of the proposed use to service primary industry.</p> <p>(c)(v)(a) Non-compliant. Land would be otherwise available throughout the municipal area for the proposed use.</p> <p>(c)(v)(b) Non-compliant. Proposal is not required to locate on Rural Resource land for security reasons.</p> <p>(c)(v)(c) Non-compliant. Proposal is not required for public health or safety.</p>

<p>(vii) to provide an essential utility or community service infrastructure for the municipal or regional community or that is of significance for Tasmania; or</p> <p>(viii) if a cost-benefit analysis in economic, environmental, and social terms indicates significant benefits to the region; and</p>	<p>(c)(vi) Non-compliant. Proposal would not diversify or value-add to existing or potential primary industry use of the site or adjacent land.</p> <p>(c)(vii) Non-compliant. Proposal would not provide essential utility or community service.</p> <p>(c)(viii) Non-compliant. No economic, social or environmental cost-benefit analysis to demonstrate significant regional benefit.</p>
<p>(d) minimise likelihood for:</p> <p>(i) permanent loss of land for existing and potential primary industry use;</p> <p>(ii) constraint or interference to existing and potential primary industry use on the site and on adjacent land; and</p> <p>(iii) loss of land within a proclaimed irrigation district under Part 9 Water Management Act 1999 or land that may benefit from the application of broad-scale irrigation development.</p>	<p>(d)(i) Compliant. Proposed use would not result in the permanent loss of primary industry land.</p> <p>(d)(ii) Compliant. Proposed use would not constrain or interfere with potential primary industry use of the land – although no additional primary industry storage facilities would be available on site.</p> <p>(d)(iii) Not applicable. The site is located within the Proclaimed Kindred North Motton Irrigation District, however the use proposed use would not impact on land that</p>

	<p>may benefit from the application of irrigation.</p> <p>Refer to “Issues” section of this report.</p>
26.3.2 Required Residential Use	
<p>26.3.2–(A1) Residential use required as part of a use must:</p> <p>(a) be an alteration or addition to an existing lawful and structurally sound residential building;</p>	<p>Not applicable.</p> <p>Not a required residential use</p>
<p>(b) be an ancillary dwelling to an existing lawful and structurally sound single dwelling;</p> <p>(c) not intensify an existing lawful residential use;</p> <p>(d) not replace an existing residential use;</p> <p>(e) not create a new residential use through conversion of an existing building;</p> <p>(f) be an outbuilding with a floor area of not more than 100m² appurtenant to an existing lawful and structurally sound residential building; or</p> <p>(g) be home based business in association with occupation of an existing lawful and structurally sound residential building; and</p>	

(h) there is no change in the title description of the site on which the residential use is located.	
26.3.3 Residential use	
<p>26.3.3-(A1) Residential use that is not required as part of any other use must:</p> <p>(a) be an alteration or addition to an existing lawful and structurally sound residential building;</p>	<p>Not applicable.</p> <p>Not a residential use</p>
<p>(b) be an ancillary dwelling to an existing lawful and structurally sound single dwelling;</p> <p>(c) not intensify an existing lawful residential use;</p> <p>(d) not replace an existing residential use;</p> <p>(e) not create a new residential use through conversion of an existing building;</p> <p>(f) be an outbuilding with a floor area of not more than 100m² appurtenant to an existing lawful and structurally sound residential building; or</p> <p>(g) be home based business in association with occupation of an existing lawful and structurally sound residential building; and</p>	

(h) there is no change in the title description of the site on which the residential use is located.	
26.4 Development Standards	
26.4.1 Suitability of a site or lot on a plan of subdivision for use or development	

<p>.4.1–(A1) A site or each lot on a plan of subdivision must:</p> <p>(a) unless for agricultural use, have an area of not less than 1.0 hectare not including any access strip; and</p> <p>(b) if intended for a building, contain a building area</p> <p>(i) of not more than 2,000m² or 20% of the area of the site, whichever is the greater unless a crop protection structure for an agricultural use;</p> <p>(ii) clear of any applicable setback from a frontage, side or rear boundary;</p> <p>(iii) clear of any applicable setback from a zone boundary;</p> <p>(i) clear of any registered easement;</p> <p>(ii) clear of any registered right of way benefiting other land;</p> <p>(iii) clear of any restriction imposed by a utility;</p> <p>(iv) not including an access strip;</p> <p>(v) accessible from a frontage or access strip.</p>	<p>(a) Compliant. Land area is 19.63ha.</p> <p>(b)(i) Not applicable. No development proposed.</p> <p>(b)(ii) Compliant. Existing buildings that would support the proposed use meet front, rear and side boundary setback standards.</p> <p>(b)(iii) Not applicable. No zone boundary setbacks.</p> <p>(b)(iv) Not applicable. No registered easements.</p> <p>(b)(v) Not applicable. No right-of-way benefiting other land.</p> <p>(b)(vi) Not applicable. No restrictions imposed by a utility.</p> <p>(b)(vii) Not applicable. No access strip.</p> <p>(b)(viii) Compliant. Land is accessible from a frontage to Castra Road.</p>
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<p>26.4.1–(A2) A site or each lot on a subdivision plan must have a separate access from a road:</p> <ul style="list-style-type: none"> (a) across a frontage over which no other land has a right of access; and (b) if an internal lot, by an access strip connecting to a frontage over land not required as the means of access to any other land; or (c) by a right of way connecting to a road <ul style="list-style-type: none"> (i) over land not required as the means of access to any other land; and (ii) not required to give the lot of which it is a part the minimum properties of a lot in accordance with the acceptable solution in any applicable standard; and (d) with a width of frontage and any access strip or right of way of not less than 6.0m; and (e) the relevant road authority in accordance with the Local Government (Highways) Act 1982 or the Roads and Jetties Act 1935 must have advised it is satisfied adequate arrangements can be made to provide vehicular access between the carriageway of a road and the frontage, access strip or right of way to the site or each lot on a proposed subdivision plan. 	<ul style="list-style-type: none"> (a) Compliant. Use would utilise frontage to Castra Road. (b) Not applicable. Compliant with (a). (c) Not applicable. Compliant with (a). (d) Not applicable. Compliant with (a). (e) Compliant. Existing approved access to Castra Road in accordance with the <i>Local Government (Highways) Act 1982</i>.
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<p>26.4.1–(A3) Unless for agricultural use other than controlled environment agriculture which permanently precludes the land for an agricultural use dependent on the soil as a growth medium, a site or each lot on a plan of subdivision must be capable of connecting to a water supply:</p> <p>(a) provided in accordance with the <i>Water and Sewerage Industry Act 2008</i>; or</p> <p>(b) from a rechargeable drinking water system ^{R31} with a storage capacity of not less than 10,000 litres if:</p> <p>(i) there is not a reticulated water supply; and</p> <p>(ii) development is for:</p> <p>a. a single dwelling; or</p> <p>b. a use with an equivalent population of not more than 10 people per day.</p>	<p>(a) Not applicable. Compliant with (b).</p> <p>(b)(i) Compliant. The site has an existing rechargeable drinking water system.</p> <p>(b)(ii)(a) Not applicable.</p> <p>(b)(ii)(b) Not applicable.</p>
<p>26.4.1–(A4) Unless for agricultural use other than controlled environment agriculture which permanently precludes the land for an agricultural use dependent on the soil as a growth medium, a site or each lot on a plan of subdivision must be capable of draining and disposing of sewage and liquid trade waste:</p>	<p>(a) Not applicable. Site is not connected to a reticulated sewer system.</p>

<p>(a) to a sewerage system provided in accordance with the <i>Water and Sewerage Industry Act 2008</i>; or</p> <p>(b) by on-site disposal if:</p> <p>(i) sewage or liquid trade waste cannot be drained to a reticulated sewer system; and</p> <p>(ii) the development:</p> <p>a. is for a single dwelling; or</p> <p>b. provides for an equivalent population of not more than 10 people per day; or</p> <p>(iii) the site has capacity for on-site disposal of domestic waste water in accordance with AS/NZS 1547:2000 On-site domestic-wastewater management clear of any defined building area or access strip.</p>	<p>(b)(i) Not applicable. Compliant with (b)(iii).</p> <p>(b)(ii) Not applicable. Compliant with (b)(iii).</p> <p>(b)(iii) Compliant. The site supports existing on-site disposal of domestic wastewater.</p>
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<p>26.4.1–(A5) Unless for agricultural use other than controlled environment agriculture which permanently precludes the land for an agricultural use dependent on the soil as a growth medium, a site or each lot on a plan of subdivision must be capable of draining and disposing of stormwater:</p> <p>(a) to a stormwater system provided in accordance with the <i>Urban Drainage Act 2013</i>; or</p> <p>(b) if stormwater cannot be drained to a stormwater system:</p> <p>(i) for discharge to a natural drainage line, water body or watercourse; or</p> <p>(ii) for disposal within the site if:</p> <p>a the site has an area of not less than 5,000m²;</p> <p>b the disposal area is not within any defined building area;</p> <p>c the disposal area is not within any area required for the disposal of sewage;</p> <p>d the disposal area is not within any access strip; and</p> <p>e not more than 50% of the site is impervious surface.</p>	<p>(a) Not applicable. Site is not connected to a reticulated stormwater system.</p> <p>(b)(i) Not applicable. Compliant with (b)(ii).</p> <p>(b)(ii)(a) Compliant. Site has an area of 19.63ha.</p> <p>(b)(ii)(b) Compliant. Stormwater disposal area is clear of any defined building area.</p> <p>(b)(ii)(c) Compliant. Stormwater disposal area is clear of wastewater disposal area.</p> <p>(b)(ii)(d) Not applicable. No access strip.</p> <p>(b)(ii)(e) Compliant. More than 50% of the site is permeable land.</p>
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26.4.2 Location and configuration of development	
<p>26.4.2–(A1) A building or a utility structure, other than a crop protection structure for an agriculture use, must be set back:</p> <p>(a) not less than 20.0m from the frontage; or</p> <p>(b) if the development is for sensitive use on land that adjoins a road specified in the Table to this Clause, not less than the setback specified from that road;</p> <p>(c) not less than 10.0m from each side boundary; and</p> <p>(d) not less than 10.0m from the rear boundary; or;</p> <p>(e) in accordance with any applicable building area shown on a sealed plan.</p>	<p>(a) Not applicable. No development proposed.</p> <p>(b) Not applicable. No development proposed.</p> <p>(c) Not applicable. No development proposed.</p> <p>(d) Not applicable. No development proposed.</p> <p>(e) Not applicable. No development proposed.</p>
<p>26.4.2–(A2) Building height must be not more than 8.5m.</p>	<p>Not applicable.</p> <p>No development proposed.</p>
<p>26.4.2–(A3)</p> <p>A3.1</p> <p>A building or utility structure, other than a crop protection structure for an agricultural use or wind power turbines or wind power pumps, must:</p>	<p>A3.1</p> <p>(a) Not applicable. No development for sensitive use proposed.</p> <p>(b) Not applicable. No development for</p>

<p>(a) not project above an elevation 15.0m below the closest ridgeline;</p> <p>(b) be not less than 30.0m from any shoreline to a marine, or aquatic water body, watercourse, or wetland;</p> <p>(c) be below the canopy level of any adjacent forest or woodland vegetation; and</p> <p>(d) clad and roofed in materials with a light reflectance value of less than 40%.</p> <p>A3.2</p> <p>Wind power turbines and wind power pumps must not exceed 20m in height.</p>	<p>sensitive use proposed.</p> <p>(c) Not applicable. No development for sensitive use proposed.</p> <p>(d) Not applicable. No development for sensitive use proposed.</p> <p>A3.2</p> <p>Not applicable. No wind power turbines or pumps proposed.</p>
<p>26.4.3 Location of development for sensitive uses</p>	
<p>26.4.3–(A1) New development, except for extensions to existing sensitive use where the extension is not greater than 30% of the existing gross floor area of the sensitive use, must:</p> <p>(a) be located not less than:</p> <p>(i) 200m from any agricultural land;</p> <p>(ii) 200m from aquaculture, or controlled environment agriculture;</p>	<p>(a)(i) Not applicable. No development proposed.</p> <p>(a)(ii) Not applicable. No development proposed.</p> <p>(a)(iii) Not applicable. No development proposed.</p> <p>(a)(iv) Not applicable. No development proposed.</p>

<p>(iii) 500m from the operational area boundary established by a mining lease issued in accordance with the <i>Mineral Resources Development Act 1995</i> if blasting does not occur; or</p> <p>(iv) 1000m from the operational area boundary established by a mining lease issued in accordance with the <i>Mineral Resources Development Act 1995</i> if blasting does occur; or</p> <p>(v) 500m from intensive animal husbandry;</p> <p>(vi) 100m from land under a reserve management plan;</p> <p>(vii) 100m from land designated for production forestry;</p>	<p>(a)(v) Not applicable. No development proposed.</p> <p>(a)(vi) Not applicable. No development proposed.</p> <p>(a)(vii) Not applicable. No development proposed.</p> <p>(a)(viii) Not applicable. No development proposed.</p>
<p>(viii) 50.0m from a boundary of the land to a road identified in Clause 26.4.2 or to a railway line; and</p> <p>(ix) clear of any restriction imposed by a utility; and</p> <p>(b) not be on land within a proclaimed irrigation district under Part 9 <i>Water Management Act 1999</i>, or land that may benefit from the application of broad-scale irrigation development.</p>	<p>(a)(ix) Not applicable. No development proposed.</p> <p>(b) Not applicable. No development proposed.</p>
<p>26.4.4 Subdivision</p>	
<p>(i) be of a size and configuration that is not more than is required to accommodate the nominated use in accordance with the applicable standards of this planning scheme for such use;</p>	<p>Not applicable.</p> <p>No subdivision proposed.</p>

<ul style="list-style-type: none"> (ii) retain the balance area for primary industry use; (iii) minimise unnecessary and permanent loss of rural resource land for existing and potential primary industry use; (iv) minimise constraint or interference to existing and potential primary industry use on the site and of adjacent land in the zone; and (v) minimise unnecessary and permanent loss of land within a proclaimed irrigation district under Part 9 <i>Water Management Act 1999</i>, or land that may benefit from the application of broad-scale irrigation development; or <p>(a) a plan of subdivision to reduce the area of an existing lot on a sealed plan containing a lawful use must:</p> <ul style="list-style-type: none"> (i) not be land containing a residential use approved by a permit granted under the <i>Land Use Planning and Approvals Act 1993</i> as a required part of a permitted use; (ii) incorporate the excised area into an existing primary industry lot by amalgamation in a manner acceptable to the Recorder of Titles ^{R32}; (iii) minimise likelihood for the existing use on the reduced area lot to further constrain or interfere with use of the balance area or adjacent land for an existing or potential primary industry use; and 	
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<p>(iv) retain a lot with a size and shape that:</p> <p>a can accommodate the lawful existing use or development in accordance with the applicable standards for that use; or</p> <p>(v) does not further increase any non-compliance for use or development on the existing lot.</p>	
26.4.5 Buildings for Controlled Environment Agriculture	
<p>26.4.5-(A1)</p> <p>A building for controlled environment agriculture use must be a crop protection structure and the agricultural use inside the building must satisfy one of the following:</p>	<p>Not applicable.</p> <p>No controlled environment agriculture proposed.</p>
<p>(a) rely on the soil as a growth medium into which plants are directly sown;</p> <p>(b) not alter, disturb or damage the existing soil profile if conducted in a manner which does not rely on the soil as a growth medium.</p>	
CODES	
E1 Bushfire-Prone Areas Code	Not applicable. Not a subdivision or vulnerable or hazardous use.
E2 Airport Impact Management Code	Not applicable. No code in this planning scheme.

E3 Clearing and Conversion of Vegetation Code	Not applicable. No clearing or conversion of native threatened vegetation.
E4 Change in Ground Level Code	Not applicable. No cut or fill proposed greater than 1m.
E5 Local Heritage Code	Not applicable. No places of local significance listed in this Scheme.
E6 Hazard Management Code	Not applicable. Site not included in a mapped hazard area.
E7 Sign Code	Not applicable. No signs proposed.
E8 Telecommunication Code	Not applicable. No telecommunications proposed.
E9 Traffic Generating Use and Parking Code	
E9.2 Application of this Code	Applicable. Applies to all use and development.
E9.4 Use or development exempt from this Code	Not exempt. No Local Area Parking Scheme.
E9.5 Use Standards	
E9.5.1 Provision for parking	
E9.5.1–(A1) Provision for parking must be:	(a) Compliant. Under the former approved use – Resource Development (storage sheds) –

<p>(a) the minimum number of on-site vehicle parking spaces must be in accordance with the applicable standard for the use class as shown in the Table to this Code;</p>	<p>the number of spaces required was linked to the required number of workforce on site.</p> <p>Under the Manufacturing and Processing Use Class, Code E9 of the Scheme requires one car space per 300m³ of floor area. The existing sheds have a combined floor area of 1,410m². This means the site must be able to accommodate a minimum of five car parking spaces on site. There is sufficient area on the site to accommodate this requirement.</p>
<p>E9.5.2 Provision for loading and unloading of vehicles</p>	
<p>E9.5.2-(A1) There must be provision within a site for:</p> <p>(a) on-site loading area in accordance with the requirement in the Table to this Code; and</p> <p>(b) passenger vehicle pick-up and set-down facilities for business, commercial, educational and retail use at the rate of one space for every 50 parking spaces.</p>	<p>(a) Compliant. Code E9 requires the site make provision for one small, rigid truck for loading and unloading. There is ample area on the site to accommodate this requirement.</p> <p>(b) Not applicable. Passenger pick-up and set-down facilities only required for business, commercial, educational or retail uses.</p>
<p>E9.6 Development Standards</p>	
<p>E9.6.1 Design of vehicle parking and loading areas</p>	

E9.6.1 A1.1 All development must provide for the collection, drainage and disposal of stormwater; and	Compliant. Site is able to drain, collect and dispose of stormwater on-site, clear of building sites, wastewater site and access road.
<p>E9.6.2 A1.2 Other than for development for a single dwelling in the General Residential, Low Density Residential, Urban Mixed Use and Village zones, the layout of vehicle parking area, loading area, circulation aisle and manoeuvring area must –</p> <p>(a) Be in accordance with AS/NZS 2890.1 (2004) – Parking Facilities – Off-Street Car Parking;</p>	<p>(a) Compliant. Circulation and parking areas and vehicle manoeuvring areas are accepted as being in accordance with AS/NZS 2890.1 (2004).</p> <p>(b) Not applicable. Applies where 20 spaces are proposed or required.</p>
<p>(b) Be in accordance with AS/NZS 2890.2 (2002) Parking Facilities – Off-Street Commercial Vehicles;</p> <p>(c) Be in accordance with AS/NZS 2890.3 (1993) Parking Facilities – Bicycle Parking Facilities;</p> <p>(d) Be in accordance with AS/NZS 2890.6 Parking Facilities – Off-Street Parking for People with Disabilities;</p> <p>(e) Each parking space must be separately accessed from the internal circulation aisle within the site;</p> <p>(f) Provide for the forward movement and passing of all vehicles within the site other than if entering or leaving a loading or parking space;</p>	<p>(c) Not applicable. Applies where 20 spaces are proposed or required.</p> <p>(d) Not applicable. Applies where 20 spaces are proposed or required.</p> <p>(e) Compliant. The site has sufficient area to accommodate this requirement.</p> <p>(f) Compliant. The site has sufficient area to accommodate this requirement.</p> <p>(g) Compliant. Internal roadways and car parking areas are constructed with a</p>

(g) Be formed and constructed with compacted sub-base and an all-weather surface.	compacted sub-base and an all-weather surface.
E9.6.2–(A2) Design and construction of an access strip and vehicle circulation, movement and standing areas for use or development on land within the Rural Living, Environmental Living, Open Space, Rural Resource, or Environmental Management zones must be in accordance with the principles and requirements for in the current edition of Unsealed Roads Manual – Guideline for Good Practice ARRB.	Compliant. Design and construction of access vehicle circulation, movement and standing areas is accepted as being in accordance with the principles and requirements of the <i>Unsealed Roads Manual – Guideline for Good Practice</i> ARRB.
E10 Water and Waterways Code	Not applicable. Not within 30m of a waterway.
Specific Area Plans	Not applicable. No Specific Area Plans apply to this area.

Issues –

1 Use Class Definition

While the applicant has made application for the Use Class “Manufacturing and Processing” – referencing the assembly of furniture on site, the use category sought is questionable.

Following an inspection of the site in July 2016, including viewing the inside of each large shed and a small shed where chairs have roller castors affixed, it is the opinion of the Town Planner that the site is primarily used for the storage of furniture. Such a use – “Storage” – is prohibited in the Rural Resource zone, unless associated with the primary industry use of the land.

Based on the site inspection, the “assembly of furniture” is carried out on approximately 12% of the available floor area, with 88% of the available floor area use for the storage of furniture.

Nevertheless, it is acknowledged that the assembly of furniture could move from building to building and not be a static use over the sheds on site. For this reason, the application is assessed against the Use Class as sought by the applicant.

2 Clause 26.3.1 – (P1) – Performance Criteria for Discretionary Use of Land in the Rural Resource Zone

The application for “Manufacturing and Processing” is a discretionary form of land use in the Rural Resource zone.

There are no Acceptable Solution Standards for a discretionary, non-residential use of land in the Rural Resource zone. Any proposal must satisfy the Scheme’s Performance Criteria, as articulated under 26.3.1– (P1). Refer to Clause 26.3.1 of this report for comment against each of the relevant Performance Criteria.

Performance Criteria 26.3.1–(P1) states that, other than for residential development, discretionary uses must be reliant or dependent upon primary industry to locate on Rural Resource land. The subject proposal fails to demonstrate compliance with this Performance Criteria. In particular, the need to access a naturally occurring resource on the subject site, or for the purpose of accessing infrastructure that is only available on the subject site or adjacent land.

The applicant has stated the use is required in this location for security purposes and to access the sheds (infrastructure). However, the

Scheme's reference to 'security' and 'infrastructure' is not intended to imply that the use may be granted on these grounds. It is generally understood that the term 'security' relates to the use of land for custodial facilities, research and development facilities that are related to primary industry, agricultural storage facilities and utility use classes.

The applicant has not claimed that the proposed use and development would access a primary product on the subject site or on adjacent land or is required to service primary industry or reasons of public health or safety. In this case, it is considered the use is not related to primary industry product or infrastructure or required for public health or safety.

The proposed development would not diversify or value-add to an existing or potential primary industry use of the site or adjacent land. Imported pre-packed furniture is not a primary industry resource.

The proposal would not provide an essential utility or community service and is not required to locate on Rural Resource land for security reasons. The activity could and arguably should be located on land under the General or Light Industrial zone.

The application is not accompanied by an economic, social and environmental cost-benefit analysis to demonstrate significant regional benefit and it is difficult to see how the use could reasonably claim to provide a significant regional benefit.

In summary, the proposal does not satisfy the key provisions of the Scheme in relation to Clause 26.3.1-(P1).

Referral advice –

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

SERVICE	COMMENTS/CONDITIONS
Environmental Health	No comment.
Infrastructure Services	No comment.
TasWater	Not applicable.

Department of State Growth	Not applicable.
Environment Protection Authority	Not applicable.
TasRail	Not applicable.
Heritage Tasmania	Not applicable.
Crown Land Services	Not applicable.
Other	Not applicable.

CONSULTATION

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

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

Representations –

No representations were received within the prescribed time.

RESOURCE, FINANCIAL AND RISK IMPACTS

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

CORPORATE COMPLIANCE

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

The Environment and Sustainable Infrastructure

- . Develop and manage sustainable built infrastructure.

CONCLUSION

The proposed use of Rural Resource land for the storage of furniture is prohibited in the Rural Resource zone.

The use of land for manufacturing and processing (furniture assembly) is a “discretionary” use of the land.

When assessed against the applicants stated use class, the proposal for “furniture assembly” in the Rural Resource zone fails to demonstrate consistency with the Performance Criteria 26.3.1–P1(c) which requires that the use must to be located in the Rural Resource zone land for reasons of operational efficiency relative to the listed criteria 26.3.1–P1(c) (i) to (viii).

Recommendation –

It is recommended that the application for Manufacturing and Processing (furniture assembly) at 505 Castra Road, Abbotsham be refused on the following grounds:

- 1 The proposal is not able to satisfy mandatory Performance Criteria for “Discretionary Non-Residential Use to Locate on Rural Resource Land” as stipulated under Clause 26.3.1–(P1).

The report is supported.”

The Executive Services Officer reported as follows:

“A copy of the Annexures referred to in the Town Planner’s report have been circulated to all Councillors.”

■ Cr Carpenter moved and Cr Howard seconded, “That the application for Manufacturing and Processing (furniture assembly) at 505 Castra Road, Abbotsham be approved on the grounds that the proposal satisfies the mandatory Performance Criteria for “Discretionary Non-Residential Use to Locate on Rural Resource Land” as stipulated under Clause 26.3.1–(P1) of the Central Coast Interim Planning Scheme 2013 subject to the following condition and note:

CONDITION:

- 1 The development must be substantially in accordance with the application for this Permit prepared by EnviroPlan, dated August 2016, and subsequent additional information letter dated 5 September 2016.

NOTE:

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

Carried unanimously

351/2016 Building Act 2016

The Director Corporate and Community Services reported as follows:

“The Regulatory Services Group leader has prepared the following report:

‘PURPOSE

The purpose of this report is to provide for a transition of processes to the *Building Act 2016* (the Act) which will be enacted 1 January 2017. Several changes to the Council’s fee structure are required due to new terminology in the Act. Clarification of authorisations as Permit Authority under the *Building Act 2000* will ensure that Council has sufficient persons able to perform the required functions under the Act.

BACKGROUND

The *Building Act 2016* will come into effect from 1 January 2017. The basis of the Act is that building work will be dealt with depending on which one of four categories each building project fits.

Category One is Low Risk work that can be undertaken by an owner, such as repairs or small backyard structures.

Category Two is Low Risk work that can be undertaken by a builder, such as a double garage.

Category Three is Medium Risk building work that is regulated by a Building Surveyor. The Council does not issue a permit or certificate of completion, but receives a notification from the Building Surveyor and has a record keeping role.

Category Four is High Risk work that requires the Council to issue both a permit and certificate of completion. The process for category four is unchanged from the current system.

Plumbing work is similarly categorised. The significant change is the introduction of a Plumbing Certificate of Likely Compliance, which in most cases will replace the current permit system. High risk plumbing work will require both a Certificate of Likely Compliance and a Plumbing Permit.

The Permit Authority becomes a licenced role similar to other building practitioners. A General Manager of a Council can only appoint as a permit authority a person who is suitably qualified and licenced.

DISCUSSION

The main differentiation between categories three and four is the planning status of a proposed development. Should it be 'permitted' or 'no permit required' under the relevant planning scheme then no building permit is required. Discretionary developments will still require a building permit.

The relative ratios of developments that require a building permit or a notification will vary from council to council depending on the provisions of each planning scheme. Most applications received by Central Coast Council are for discretionary developments, and will continue to require building permits.

A new fee is required for category three (notifications). Although Council is not required to issue a permit, it must maintain a record of all relevant information pertaining to each development. A fee for issuing a Plumbing Certificate of Likely Compliance and changes to existing fees are necessary to reflect the new terminology.

It is recommended that new fees reflect current fees as much as possible, accounting for altered terminology. The proposed fee for a Plumbing Certificate of Likely Compliance is the sum of the current Plumbing Permit and Plumbing Certificate of Completion fees. The proposed Plumbing Permit fees equate to the current Special Plumbing Permit fees. The fees can be reviewed during 2017 once the impacts are better understood.

Section 3 of the *Building Act 2000* defines a Permit Authority as:

‘a person or body authorised for that purpose by the council of the municipal area in which the relevant building work, building, plumbing work or plumbing installation is located, the general manager of the council’.

The Permit Authority has an expanded role under the new Act and is required to be licensed under the *Occupational Licensing Act 2005*. This is consistent with other practitioners such as builders, designers and building surveyors. There will be mandatory qualification requirements for new persons applying for a licence. There is however a transitional provision in the Act that deems current permit authorities to be licenced for two years. A check of the authorisations made by the Council in 2010 under the *Building Act 2000* (Minute No. 177/2010 – 21.06.2010) shows that the permit authorities that were made at that time were made by reference to positions (Director Development & Regulatory Services and Regulatory Services Group Leader). In the performance audit undertaken by the Department of Justice of the Council's building regulatory process a concern was raised by the Department that the authorisations were made to positions rather than a person and it is recommended that the previous

authorisations under the *Building Act 2000* be confirmed by name to remove any doubt regarding the transition.

CONSULTATION

A group of permit authority staff and managers responsible for building approvals from councils across the North-West region has been convened.

Subjects of discussion have included fees, permit authority roles and community advice. Although most are yet to report to their respective councils, each plan to include new fees for Notifications and plumbing Certificates of Likely Compliance. Further discussions are scheduled as soon as detailed guidance documents are available.

RESOURCE, FINANCIAL AND RISK IMPACTS

The financial and resource implications will require monitoring over the next six months. The proposed fees are intended to minimise impacts while not imposing higher fees on applicants.

CORPORATE COMPLIANCE

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

The Shape of the Place

- Encourage a creative approach to new development.

Community Capacity and Creativity

- Community capacity-building.

CONCLUSION

It is recommended that the Council authorise the following persons as the Permit Authority under the provisions of the *Building Act 2000*:

- William David Hyndes, Regulatory Services Group Leader
- John David Delaney, Building Compliance Officer
- Christopher James Coad, Plumbing Inspector.

It is further recommended that the Council adopt the following fees in accordance with changes under the *Building Act 2016* for 2016–2017:

. Plumbing Certificate of Likely Compliance	\$164
. Plumbing Permit	\$112
. Plumbing Permit (on-site waste water management system)	\$170
. Receipt of a Certificate of likely Compliance (Notifiable Building Work)	\$150."

The Executive Services Officer reported as follows:

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

■ Cr Howard moved and Cr Downie seconded, "That the Council authorise the following persons as the Permit Authority under the provisions of the *Building Act 2000*:

- . William David Hyndes, Regulatory Services Group Leader
- . John David Delaney, Building Compliance Officer
- . Christopher James Coad, Plumbing Inspector;

and further, that the Council adopt the following fees in accordance with changes under the *Building Act 2016* for 2016–2017:

. Plumbing Certificate of Likely Compliance	\$164
. Plumbing Permit	\$112
. Plumbing Permit (on-site waste water management system)	\$170
. Receipt of a Certificate of likely Compliance (Notifiable Building Work)	\$150."

Carried unanimously

INFRASTRUCTURE SERVICES

352/2016 Illegal Dumping

■ Cr Howard (having given notice) to move, “That the Council embark on an education program with the public on the issues around the illegal dumping of rubbish and the avenues that are available to the public to report any illegal dumping incidents.”

Cr Howard, in support of his motion, submits as follows:

“Previous disclosure of this matter has resulted in no conclusive action being taken.

Suggestions forthcoming from discussions indicated cameras and boom gate installation be considered.

Photographic evidence clearly demonstrates the attitude of those offending.

Three Bush Watch signs erected some time ago have been either vandalised or removed.

Although the land ownership renders it beyond Council jurisdiction in alleviating the present situation along with concern for the future it is requested negotiation with involved stakeholders be undertaken as soon as practicable.”

The Director Infrastructure Services reported as follows:

“PURPOSE

The purpose of this report is to provide information in regard to Cr Howard's Notice of Motion.

BACKGROUND

Tasmania has a problem with rubbish being dumped where it does not belong. Illegal dumping is the deliberate and unauthorised disposal of waste in the bush, on public property and on land that is not licensed or fit to accept waste. Illegal dumping threatens the health of the environment and wildlife and can lead to long-term contamination of land, waterways and groundwater.

Dumping of waste and garbage is an offence under the *Litter Act 2007* and can attract court penalties.

DISCUSSION

There are avenues for the reporting of illegal dumping but are not widely known by the community.

If we can raise the awareness of how to report this information, anyone illegally dumping waste is more likely to get caught.

If people find dumped waste in a public place, report it to the landowner – that may be the local council, Parks and Wildlife Service or other State Government department.

- . Crown land – Crown Land Services
- . National parks – Parks and Wildlife Services
- . Highway roadsides – Department of State Growth – Transport
- . Back road roadsides – Local council
- . Public forestry – Forestry Tasmania.

Fines apply in Tasmania for illegal dumping and littering in accordance with the *Litter Act 2007*, including:

- . Illegal dumping of waste and garbage in the bush or on public property; and
- . Littering from a vessel or motor vehicle.

It is useful to investigation and possible prosecution if details of any person or vehicle observed to be involved can be provided when reporting unlawful dumping to the Environment Protection Agency (EPA) or the Council. The Council is committed to pursuing offenders wherever it is possible to do so however without some form of identifier the Council's ability to issue infringements or prosecute individuals and companies is severely limited.

With the help of individuals, landowners and councils reporting illegal dumping incidents, the EPA from time to time is able to trace offenders and impose penalties.

The following excerpts are from the Cradle Coast Waste Management Group Annual Report 2015/16:

'The Cradle Coast Waste Management Group has developed an illegal dumping reporting tool which has been available to North West Tasmanian land owners for just over 2 years, for reporting of occurrences of illegal dumping incidents. The aim of this tool is to provide a centralised location to capture illegal dumping data and will form the basis of determining future illegal dumping minimisation funding by the CCWMG and support from the relevant State agencies.

In 2015/16, 39 submissions were received, a 69% increase when compared to the number of submissions received in 2014/15. Commonly dumped items over the past 2 years include:

- . Plastic bags with contents unknown;
- . Green Waste/Garden/Vegetable;
- . General /Household waste;
- . Furniture; and
- . Electronic waste."

The Council needs to play its part in ensuring that the community are aware of the avenues of reporting illegal dumping so that we can try and curb the growing trend of illegal dumping in our area.

This motion is supported.

CONSULTATION

Consultation through a number of avenues advising the community of how they can help to report illegal dumping to the relevant authorities.

RESOURCE, FINANCIAL AND RISK IMPACTS

There is no impact on resources apart from using the Council's communication avenues to getting the message out into the community.

CORPORATE COMPLIANCE

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

The Shape of the Place

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

The Environment and Sustainable Infrastructure

- . Contribute to a safe and healthy environment
- . Contribute to the preservation of the natural environment.

CONCLUSION

The motion of Cr Howard is submitted for consideration."

■ Cr Howard moved and Cr Downie seconded, "That the Council embark on an education program with the public on the issues around the illegal dumping of rubbish and the avenues that are available to the public to report any illegal dumping incidents."

Carried unanimously

353/2016 Tenders for front end loader/backhoe – F901

The Director Infrastructure Services reported as follows:

“PURPOSE

The purpose of this report is to provide information and recommendations for the replacement of the current F901 – JCB front end loader/backhoe.

BACKGROUND

Tenders were called using the Local Government Association of Tasmania (LGAT) approved MAV procurement system. MAV is the LGAT's procurement service, established in 2001 to aggregate the buying power of local government authorities, shorten procurement timeframes and streamline interactions between business and local government without the time consuming and administrative burden of following the *Local Government Act 2009* requirements for seeking tenders or quotes.

The tender documents were lodged on 5 October 2016 and closed on 26 October 2016.

Tenders were received as follows:

INFRASTRUCTURE SERVICES

TENDERER	MAKE	GROSS PRICE \$ (EXC. GST)	TRADE-IN PRICE \$ (EXC. GST)	NETT PRICE \$ (EXC. GST)
JF Machinery Pty Ltd	JCB 3CX P21 Classic	\$129,900	\$40,000	\$89,900
JF Machinery Pty Ltd	JCB 3CX P21 Elite	\$139,900	\$40,000	\$99,900
G.C.M. Agencies Pty Ltd	MST 642 DELUXE edition	\$132,000	\$30,000	\$102,000
Farm Machinery Tasmania	2014 Case 580ST	\$142,205	\$40,000	\$102,205
DLM Machinery	New Holland B110B	\$141,350	\$38,000	\$103,350
Farm Machinery Tasmania	2016 Case 580ST	\$150,958	\$40,000	\$110,958
Hitachi Construction Machinery	John Deere 315SL	\$154,500	\$31,500	\$123,000
Komatsu Australia	WB97R_5EO_Plac	\$162,975	\$31,000	\$131,975
William Adams Pty Ltd	Cat 432F	\$158,000	\$25,000	\$133,000
<i>Estimate</i>		<i>\$140,000</i>	<i>\$30,000</i>	<i>\$110,000</i>

DISCUSSION

A total of seven suppliers offered nine machines for consideration. Along with the base pricing provided there were several options offered by the different suppliers that may enhance the operation of the unit.

The Council fleet currently operates three JCB backhoe units with the oldest unit being eight years old. This is the unit that is being offered as a trade-in on the new unit under consideration. After examination of the tenders and tendered units specifications it was concluded that the JCB 3CX Elite, 2016 Case 580ST and the New Holland B110B would be further evaluated. Unfortunately, the New Holland B110B was not able to be viewed in Tasmania and so it was determined that viewing was not necessary at this stage.

After the inspections of the two units offered and the purchase team and the current unit operator discussions it was concluded that the JCB CX3 Elite unit offered the options and specifications required and was preferred as being the most suitable unit for the intended stormwater, construction and maintenance duties section. While several other units had comparable features the additional expense of some of those units could not be justified at this point in time. The Case 580ST was also rated highly as it had good power train and overall appeared to a good machine, but cabin space, ergonomics, and lack of toolbox space meant it scored lower than the JCB.

Consideration was also given to the options offered on the JCB CX3 Elite, i.e. a tilting quick hitch fitted to the unit at an additional cost of \$12,853 (exc. GST) and full warranty premier cover to 5 years/5,000 hours at an additional cost of \$5,544 (exc. GST). It was considered that these would further enhance the operational performance and versatility of the unit.

CONSULTATION

This item has followed the MAV Procurement process and extensive consultation has been undertaken with the tenderers and operators in respect to options and safety aspects.

RESOURCE, FINANCIAL AND RISK IMPACTS

The preferred option can be accommodated from the Plant Replacement estimates.

CORPORATE COMPLIANCE

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

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.

CONCLUSION

It is recommended that the Council:

- 1 accept the tender from JF Machinery for the replacement of existing plant item F901, with a JCB 3CX P21 Elite Front end loader/backhoe for the amount of \$139,900 (excluding GST [\$153,890 including GST]);
- 2 accept the trade-in offer from JF Machinery for plant item F901, being a JCB 3CX, in the amount of \$40,000 (excluding GST [\$44,000 including GST]);
- 3 accept the offer from JF Machinery for an optional tilting quick hitch at an additional cost of \$12,853 (excluding GST [\$14,138.30 including GST]); and
- 4 accept the offer of a full warranty premier cover for 5 years/5,000 hours, for the amount of \$5,544 (excluding GST [\$6,098.40 including GST])."

The Executive Services Officer reported as follows:

"A copy of the confidential tender assessment has been circulated to all Councillors."

■ Cr Carpenter moved and Cr Viney seconded, "That the Council:

- 1 accept the tender from JF Machinery for the replacement of existing plant item F901, with a JCB 3CX P21 Elite Front end loader/backhoe for the amount of \$139,900 (excluding GST [\$153,890 including GST]);
- 2 accept the trade-in offer from JF Machinery for plant item F901, being a JCB 3CX, in the amount of \$40,000 (excluding GST [\$44,000 including GST]);
- 3 accept the offer from JF Machinery for an optional tilting quick hitch at an additional cost of \$12,853 (excluding GST [\$14,138.30 including GST]); and
- 4 accept the offer of a full warranty premier cover for 5 years/5,000 hours, for the amount of \$5,544 (excluding GST [\$6,098.40 including GST])."

Carried unanimously

ORGANISATIONAL SERVICES

354/2016 Contracts and agreements

The Director Organisational Services reported as follows:

“A Schedule of Contracts and Agreements (other than those approved under the common seal) entered into during the month of November 2016 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 Downie moved and Cr Tongs seconded, “That the Schedule of Contracts and Agreements (a copy being appended to and forming part of the minutes) be received.”

Carried unanimously

355/2016 Correspondence addressed to the Mayor and Councillors

The Director Organisational Services reported as follows:

“PURPOSE

This report is to inform the meeting of any correspondence received during the month of November 2016 and which was addressed to the ‘Mayor and Councillors’. Reporting of this correspondence is required in accordance with Council policy.

CORRESPONDENCE RECEIVED

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

- . Email requesting Council invest in an education tool for online safety and responsibility for children.
- . Letter concerning parking in Arnold Street, Penguin.
- . Letter regarding a rezoning of land at Stubbs Road, Turners Beach.
- . Email regarding parking lines in Reibey Street, Ulverstone.
- . Letter regarding wharf precinct signage and the collection of usage data for the Gnomon Pavilion.

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."

The Executive Services Officer reported as follows:

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

Carried unanimously

356/2016 Financial statements

The Director Organisational Services reported as follows:

"The following principal financial statements of the Council for the period ended 30 November 2016 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 Downie moved and Cr Tongs seconded, "That the financial statements (copies being appended to and forming part of the minutes) be received."

Carried unanimously

357/2016 Public question time

The time being 6.33pm, the Mayor introduced public question time.

Adriana Gibson:

Question 1:

"Now the streets are marked with parking spaces, is it the Council's intention to install parking meters?"

The Mayor responded:

“No, this is not our intention.”

Question 2:

“In relation to the driftwood and other debris along the paths of the Ulverstone beaches, they are still a hazard, will there be any more work on cleaning this up?”

The Mayor responded:

“We will be doing a little bit more extra work but it’s Crown Land so we need to see how much we are able to clean up.”

10 CLOSURE OF MEETING TO THE PUBLIC

358/2016 Meeting closed to the public

The Executive Services Officer reported as follows:

“The *Local Government (Meeting Procedures) Regulations 2015* provide that a meeting of a council is to be open to the public unless the council, by absolute majority, decides to close part of the meeting because one or more of the following matters are being, or are to be, discussed at the meeting.

Moving into a closed meeting is to be by procedural motion. Once a meeting is closed, meeting procedures are not relaxed unless the council so decides.

It is considered desirable that the following matters be discussed in a closed meeting:

- . Confirmation of Closed session minutes; and
- . Minutes and notes of other organisations and committees of the Council.

These are matters relating to:

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

A suggested resolution is submitted for consideration.”

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

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

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

- . Confirmation of Closed session minutes; and
- . Minutes and notes of other organisations and committees of the Council.”

Carried unanimously and by absolute majority

The Executive Services Officer further reported as follows:

- “1 The *Local Government (Meeting Procedures) Regulations 2015* provide in respect of any matter discussed at a closed meeting that the general manager is to record in the minutes of the open meeting, in a manner that protects confidentiality, the fact that the matter was discussed and a brief description of the matter so discussed, and is not to record in the minutes of the open meeting the details of the outcome unless the council determines otherwise.
 - 2 While in a closed meeting, the council is to consider whether any discussions, decisions, reports or documents relating to that closed meeting are to be kept confidential or released to the public, taking into account privacy and confidentiality issues.
 - 3 The *Local Government Act 1993* provides that a councillor must not disclose information seen or heard at a meeting or part of a meeting that is closed to the public that is not authorised by the council to be disclosed.
- Similarly, an employee of a council must not disclose information acquired as such an employee on the condition that it be kept confidential.
- 4 In the event that additional business is required to be conducted by a council after the matter(s) for which the meeting has been closed to the public have been conducted, the Regulations provide that a council may, by simple majority, re-open a closed meeting to the public.”

359/2016 Confirmation of Closed session minutes

The Executive Services Officer reported as follows:

...

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

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

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

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

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

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

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

GENERAL MANAGEMENT

360/2016 Minutes and notes of other organisations and committees of the Council

The General Manager reported as follows:

...

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

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

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

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

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

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

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

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 6.40pm.

CONFIRMED THIS 23RD DAY OF JANUARY 2017.

Chairperson

(mg;lb)

Appendices

- Minute No. 348/2016 – Schedule Statutory Determinations
- Minute No. 354/2016 – Schedule of Contracts & Agreements
- Minute No. 356/2016 – Financial statements

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

Associated Reports And Documents

Central Coast Council

List of Development Applications Determined

Period From: 01-Nov-2016 To 30-Nov-2016

Application Number	Property Address	Development Application Type	Description of Proposed Use	Application Date	Decision Date	Day Determined
DA215101	145 Ironcliffe Road Penguin 7316	Planning Scheme Amendment	Sports and recreation (sporting complex)	03-Mar-2016	24-Nov-2016	3
DA216023	230 Ironcliffe Road Penguin 7316	Discretionary Development Application	Residential (Subdivision x 3 Lots)	17-Aug-2016	04-Nov-2016	28
DA216014	Mannings Jetty Road North Motton 7315	Discretionary Development Application	Residential (dwelling)	05-Sep-2016	10-Nov-2016	42
DA215180	137 Winduss Road Gunns Plains 7316	Discretionary Development Application	Visitor Accommodation (backpacker units to accommodate 17 persons)	12-Sep-2016	25-Nov-2016	48
DA216054	17 Main Street Ulverstone 7315	Discretionary Development Application	Residential (multiple dwellings x two)	28-Sep-2016	18-Nov-2016	44
DA216027	89 Clara Street West Ulverstone 7315	Discretionary Development Application	Residential (carport)	28-Sep-2016	03-Nov-2016	33
DA215119	31 Clerke Street Leith 7315	Discretionary Development Application	Residential (2nd storey dwelling extension)	06-Oct-2016	10-Nov-2016	33
DA216064	20 Waterford Drive Sulphur Creek 7316	Discretionary Development Application	Residential (dwelling and outbuilding - shed)	07-Oct-2016	09-Nov-2016	32
DA216071	5 Tamworth Street Sulphur Creek 7316	Discretionary Development Application	Residential (dwelling)	11-Oct-2016	09-Nov-2016	28
DA216070	5 Highfield Crescent West Ulverstone 7315	Discretionary Development Application	Residential (outbuilding - garage & carport)	11-Oct-2016	16-Nov-2016	34
DA216062	Kindred Road Kindred 7310	Discretionary Development Application	Residential (dwelling and shed)	11-Oct-2016	22-Nov-2016	31
DA216026	3 Station Road North Motton 7315	Discretionary Development Application	Residential (deck)	12-Oct-2016	16-Nov-2016	33
DA216059	364 Preservation Drive Sulphur Creek 7316	Discretionary Development Application	Residential (dwelling extension)	18-Oct-2016	16-Nov-2016	28
DA216074	20 Davis Street Leith 7315	Discretionary Development Application	Residential (roof over existing deck)	19-Oct-2016	10-Nov-2016	21

Application Number	Property Address	Development Application Type	Description of Proposed Use	Application Date	Decision Date	Day Determined
DA216082	West Gawler Road Gawler 7315	Permitted Development Application	Residential (Dwelling Extension, Shed & 1.8m Garden Wall)	19-Oct-2016	10-Nov-2016	20
DA216077	4 Phoenix Court Ulverstone 7315	Discretionary Development Application	Residential (dwelling)	20-Oct-2016	16-Nov-2016	25
DA215154	35 Esplanade Turners Beach 7315	Discretionary Development Application	Residential (dwelling)	21-Oct-2016	24-Nov-2016	26
DA216020	479 Preston Road North Motton 7315	Discretionary Development Application	Residential (extension)	21-Oct-2016	30-Nov-2016	33
DA216048	220 Raymond Road Gunns Plains 7316	Permitted Development Application	Boundary Adjustment	25-Oct-2016	09-Nov-2016	14
DA216084	578 Camena Road Camena 7316	Discretionary Development Application	Residential (required dwelling and shed)	26-Oct-2016	18-Nov-2016	20
DA216076	164 South Preston Road South Preston 7315	Discretionary Development Application	Resource Development (shed)	27-Oct-2016	30-Nov-2016	27
DA216075	9 Ploverton Court Gawler 7315	Discretionary Development Application	Residential (dwelling and shed)	28-Oct-2016	30-Nov-2016	31
DA215220	8 Cann Street Penguin 7316	Discretionary Development Application	Residential (dwelling)	28-Oct-2016	30-Nov-2016	26
DA216029-1	9 Dooley Street Ulverstone 7315	Discretionary Development Application	Residential (outbuilding)	09-Nov-2016	22-Nov-2016	12
DA216095	38 Leven Street Ulverstone 7315	Permitted Development Application	Educational and occasional care (staff room addition)	11-Nov-2016	25-Nov-2016	13
DA215136-1	69 Gawler Road Gawler 7315	Discretionary Development Application	Residential (multiple dwelling and carport)	18-Nov-2016	24-Nov-2016	6

**SCHEDULE OF STATUTORY DETERMINATIONS
MADE UNDER DELEGATION**

Period: 1 November 2016 to 30 November 2016

Building Approvals – 21

<i>Type</i>	<i>No.</i>	<i>Total Value (\$)</i>
Dwellings	5	1,645,216
Flats/Units/Apartments	2	250,000
Additions/Alterations	4	318,203
Outbuildings	9	222,672
Other	2	2,045,000
The estimated cost of building works totalled		\$4,481,091

Permit to Proceed – 1 (\$25,500)

Minor Works Applications – 1

Plumbing Permits – 21

Special Plumbing Permits (on-site wastewater management systems) – 1

Food Business registrations (renewals) – 20

Temporary Food Business registrations – 3

Temporary 12 month Food Business Registrations – 1

Public Health Risk Activity Premises Registration – 1

Public Health Risk Activity Operator Licences – 2

Kennel Licences issued – 1

<i>Address</i>	<i>Owner</i>
2 Ling Street, Ulverstone	Kellie Anne Malone

Abatement notices issued – 105

<i>Address</i>	<i>Property ID</i>
Railway Line Alexandra Road, Ulverstone	100020.0000
29 Amherst Street, West Ulverstone	100070.0340
Amy Street, West Ulverstone	100080.0280
46 Amy Street, West Ulverstone	100080.0820
16 Barker Street, Ulverstone	100100.0420
7 Blair Court, West Ulverstone	100162.0080
9 Blair Court, West Ulverstone	100162.0100
3 Cheryl Court, West Ulverstone	100255.0060
4 Cheryl Court, West Ulverstone	100255.0080
5 Cheryl Court, West Ulverstone	100255.0100
6 Cheryl Court, West Ulverstone	100255.0120

7 Cheryl Court, West Ulverstone	100255.0140
8 Cheryl Court, West Ulverstone	100255.0160
Clara Street, West Ulverstone	100260.1180
78 Clara Street, West Ulverstone	100260.1480
3 Debbie Court, Ulverstone	100335.0040
34 Eastland Drive, Ulverstone	100400.1200
25 Fieldings Way, Ulverstone	100450.0140
45 Fieldings Way, Ulverstone	100450.0234
24 Fieldings Way, Ulverstone	100450.0440
40 Fieldings Way, Ulverstone	100450.0600
2 Froms Road, Ulverstone	100500.0060
5 Hollyview Way, Ulverstone	100715.0100
7 Holliview Way, Ulverstone	100715.0140
9 Holliview Way, Ulverstone	100715.0180
36 Jermyn Street, Ulverstone	100810.1160
1 Kilowatt Court, Ulverstone	100895.0010
2 Kilowatt Court, Ulverstone	100895.0060
12 King Edward Street, Penguin	100910.0520
24 King Edward Street, Penguin	100910.0640
116 Main Street, Ulverstone	101080.2860
5 Maisie Place, Ulverstone	101085.0060
2 Maisie Place, Ulverstone	101085.0240
14 McDonald Street, Ulverstone	101180.0300
532 Penguin Road, Penguin	101340.1980
6 River Road, Ulverstone	101470.0080
9-11 Scurrah Street, Ulverstone	101510.0080
14 Southern Cross Drive, Ulverstone	101555.0380
22A South Road, West Ulverstone	101560.1480
2 Tasma Parade, West Ulverstone	101610.0240
138 Trevor Street, Ulverstone	101670.1160
59 Upper Maud Street, West Ulverstone	101710.0040
195 Upper Maud Street, West Ulverstone	101710.0768
110 Upper Maud Street, West Ulverstone	101710.1340
4 View Street, Ulverstone	101740.0140
7 Waverley Road, Ulverstone	101820.0008
53A Westland Drive, West Ulverstone	101850.0510
Gables Park, Turners Beach	202050.0000
Customs Reserve, Turners Beach	202050.1450
112-118 Esplanade, Turners Beach	202050.1460
44 Braddons Lookout Road, Leith	302330.0120
13 Ashwater Crescent, Penguin	403030.0140
15 Ashwater Crescent, Penguin	403030.0160
Walkway beside 48 Ashwater Crescent, Penguin	403030.0870
3 Barker Avenue, Penguin	403040.0060
4 Berkshire Parade, Penguin	403054.0540
24 Berkshire Parade, Penguin	403054.0740

6 Evelyn Street, Penguin	403190.0120
20 Fairway Drive, Penguin	403195.0280
22 Fairway Drive, Penguin	403195.0300
5 Fielding Street, Penguin	403200.0120
17 Hales Street, Penguin	403230.0160
35 Hales Street, Penguin	403230.0340
4 Haywood Road, Penguin	403260.0040
7 Hogarth Road, Sulphur Creek	403265.0070
16 Ironcliffe Road, Penguin	403280.0920
44-48 Ironcliffe Road, Penguin	403280.1180
14 King Edward Street, Penguin	403310.0120
22 King Edward Street, Penguin	403310.0160
Corner Lyle Street and Glenburn Crescent, Penguin	403395.0000
8 Lyle Street, Sulphur Creek	403395.0180
20 Mission Hill Road, Penguin	403430.0980
3 Oceanside Boulevard, Sulphur Creek	403448.0040
5 Oceanside Boulevard, Sulphur Creek	403448.0050
6 Oceanside Boulevard, Sulphur Creek	403448.0140
10 Oceanside Boulevard, Sulphur Creek	403448.0180
260 Preservation Drive, Sulphur Creek	403485.1275
310A Preservation Drive, Sulphur Creek	403485.1350
20 Quinn Street, Penguin	403490.0480
18 Rekuna Road, Penguin	403510.0340
8 Sandhaven Crescent, Sulphur Creek	403541.0320
12 Sandhaven Crescent, Sulphur Creek	403541.0360
6 Seaside Crescent, Penguin	403550.0240
20 South Road, Penguin	403570.1600
26-28 South Road, Penguin	403570.1650
30 South Road, Penguin	403570.1655
136 South Road, Penguin	403570.2460
154 South Road, Penguin	403570.2514
1 Southwood Avenue, Penguin	403580.0002
3 Sunnyridge Avenue, Penguin	403600.0020
12 Sunset lane, Penguin	403610.0240
20 Waterford Drive, Sulphur Creek	403640.0440
13 Whittle Street, Penguin	403660.0160
130 Dial Road, Penguin	504490.0360



Cor Vander Vlist
DIRECTOR COMMUNITY SERVICES



SCHEDULE OF CONTRACTS AND AGREEMENTS

(Other than those approved under the Common Seal)

Period: 1 to 30 November 2016

Contracts

Contract No. 9/2016-17

Hardings Hotmix Pty Limited

Supply of sprayed bituminous sealing for rural roads for the 2016-2017 financial year.

Net Price \$445,758.40 (incl. GST)

Agreements

Residential Occupancy Agreement

52 Richardson Street, Ulverstone

Registrar accommodation.

Sandra Ayton

GENERAL MANAGER

A SUMMARY OF RATES & FIRE SERVICE LEVIES
FOR THE PERIOD ENDED 30 NOVEMBER 2016

	2015/2016		2016/2017	
	\$	%	\$	%
Rates paid in Advance	- 837,326.01	-5.97	- 892,195.10	-6.20
Rates Receivable	295,911.64	2.11	228,216.09	1.58
Rates Demanded	14,561,987.40	103.76	15,038,148.67	104.42
Supplementary Rates	13,621.32	0.10	27,290.64	0.20
	14,034,194.35	100.00	14,401,460.30	100.00
Collected	11,291,770.60	80.46	11,738,373.54	81.51
Add Pensioners – Government	806,857.98	5.75	825,518.49	5.73
Pensioners – Council	31,080.00	0.22	32,025.00	0.22
	12,129,708.58	86.42	12,595,917.03	87.46
Remitted	1,492.86	0.01	-	0.00
Discount Allowed	546,435.29	3.89	582,857.66	4.05
Paid in advance	- 398,921.09	-2.84	- 423,309.27	-2.94
Outstanding	1,757,867.18	12.52	1,645,994.88	11.43
	14,036,582.82	100.00	14,401,460.30	100.00

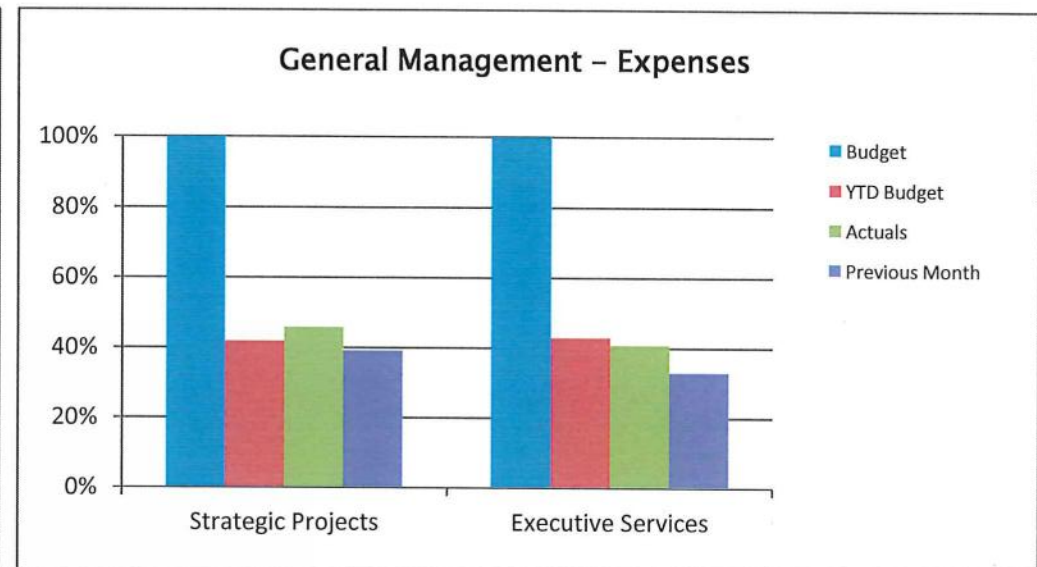
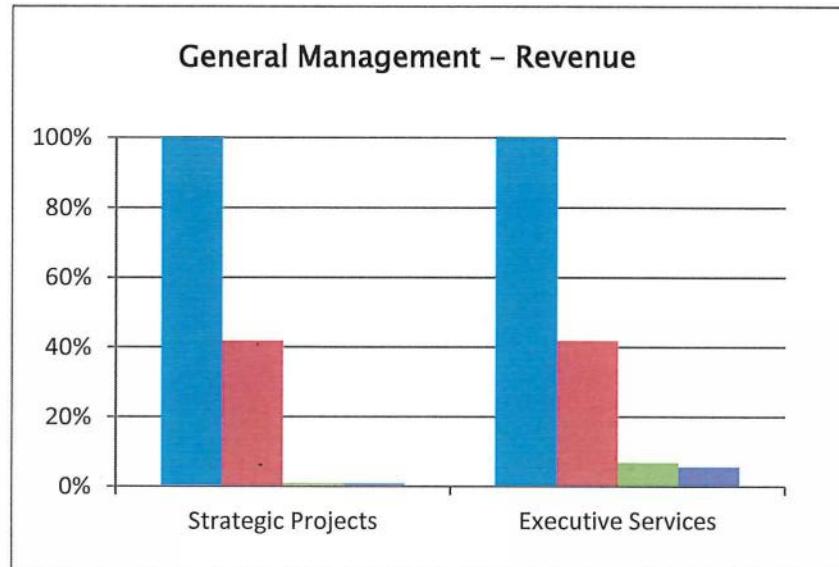


Andrea O'Rourke
ASSISTANT ACCOUNTANT

5-Dec-2016

Finance Report – Financials December 2016

GENERAL MANAGEMENT	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Revenue							
Strategic Projects	(4,373,000)	(1,822,130)	(31,605)	(29,851)	(1,790,525)	(4,341,395)	1%
Executive Services	(16,000)	(6,690)	(1,089)	(892)	(5,601)	(14,911)	7%
	\$ (4,389,000)	\$ (1,828,820)	\$ (32,694)	\$ (30,744)	\$ (1,796,126)	\$ (4,356,306)	
Expenses							
Strategic Projects	134,000	55,880	61,185	52,200	(5,305)	72,815	46%
Executive Services	1,490,000	635,850	603,449	487,557	32,401	886,551	40%
	\$ 1,624,000	\$ 691,730	\$ 664,634	\$ 539,757	\$ 27,096	\$ 959,366	



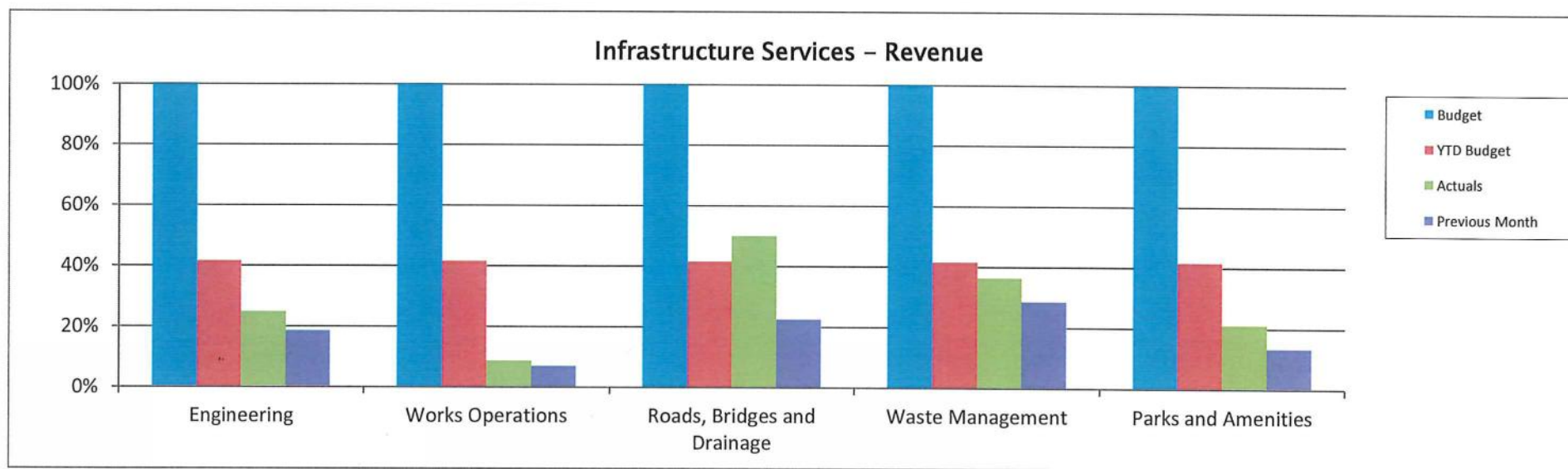
Variance

Strategic Projects
 Strategic Projects
 Executive Services
 Executive Services

Revenue less than YTD budget – Budget timing – sale of property and capital contributions.
 Expenditure greater than YTD budget – timing in general.
 Revenue less than YTD budget – plant allocated behind budget.
 Expenditure less than YTD budget – timing in general.

Finance Report – Financials December 2016

INFRASTRUCTURE SERVICES	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Revenue							
Engineering	(1,486,000)	(619,120)	(368,555)	(275,843)	(250,565)	(1,117,445)	25%
Works Operations	(3,953,000)	(1,647,081)	(344,895)	(280,973)	(1,302,186)	(3,608,105)	9%
Roads, Bridges and Drainage	(2,562,200)	(1,067,560)	(1,282,137)	(577,499)	214,577	(1,280,063)	50%
Waste Management	(593,500)	(247,280)	(216,419)	(169,918)	(30,861)	(377,081)	36%
Parks and Amenities	(489,700)	(204,030)	(103,163)	(65,135)	(100,867)	(386,537)	21%
	\$ (9,084,400)	\$ (3,785,071)	\$ (2,315,169)	\$ (1,369,369)	\$ (1,469,902)	\$ (6,769,231)	

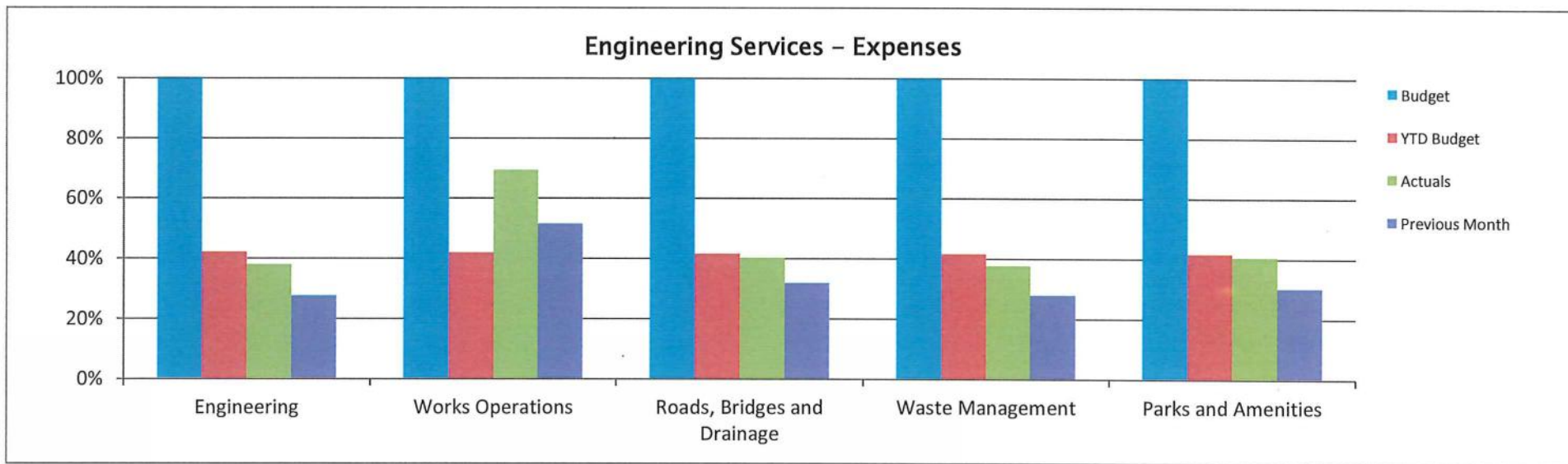


Variance

Engineering	Revenue under YTD budget – Timing – capital works program affected by flood works.
Works Operations	Revenue under YTD budget – Timing – operational programs behind in cost allocations.
Roads, Bridges and Drainage	Revenue over YTD budget – Timing – capital grants have been received.
Waste Management	Revenue under YTD budget – Resource Recovery Centre – entry fees and scrap metal sales behind budget.
Parks and Amenities	Revenue under YTD budget – Timing of revenue in general.

Finance Report – Financials December 2016

INFRASTRUCTURE SERVICES	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Expenses							
Engineering	1,486,000	628,045	564,773	410,639	63,272	921,227	38%
Works Operations	1,209,000	508,410	839,694	624,537	(331,284)	369,306	69%
Roads, Bridges and Drainage	6,997,000	2,915,391	2,825,409	2,239,922	89,982	4,171,591	40%
Waste Management	3,587,500	1,494,656	1,355,028	1,004,341	139,628	2,232,472	38%
Parks and Amenities	2,583,700	1,076,222	1,046,587	782,416	29,635	1,537,113	41%
	\$ 15,863,200	\$ 6,622,724	\$ 6,631,491	\$ 5,061,856	\$ (8,767)	\$ 9,231,709	

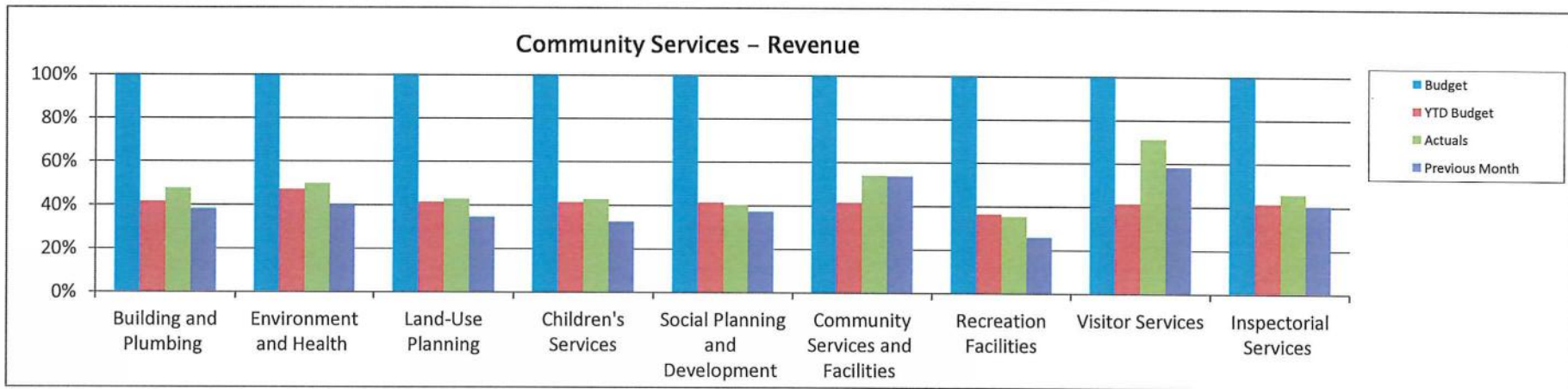


Variance

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

Finance Report – Financials December 2016

COMMUNITY SERVICES	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Revenue							
Building and Plumbing	(89,000)	(37,070)	(104,532)	(51,903)	67,462	15,532	117%
Environment and Health	(220,000)	(91,690)	(30,939)	(84,341)	(60,751)	(189,061)	14%
Land-Use Planning	(62,000)	(29,299)	(66,850)	(24,860)	37,551	4,850	108%
Children's Services	(139,000)	(57,940)	(599,588)	(35,256)	541,648	460,588	431%
Social Planning and Development	(1,399,000)	(582,800)	(36,491)	(456,686)	(546,309)	(1,362,509)	3%
Community Services and Facilities	(90,200)	(37,483)	(425,525)	(33,657)	388,042	335,325	472%
Recreation Facilities	(786,800)	(327,824)	(190,238)	(423,867)	(137,586)	(596,562)	24%
Visitor Services	(537,000)	(196,550)	(63,352)	(138,932)	(133,198)	(473,648)	12%
Inspectorial Services	(89,000)	(37,070)	(86,325)	(51,903)	49,255	(2,675)	97%
	\$ (3,412,000)	\$ (1,397,726)	\$ (1,603,841)	\$ (1,301,405)	\$ 206,115	\$ (1,808,159)	

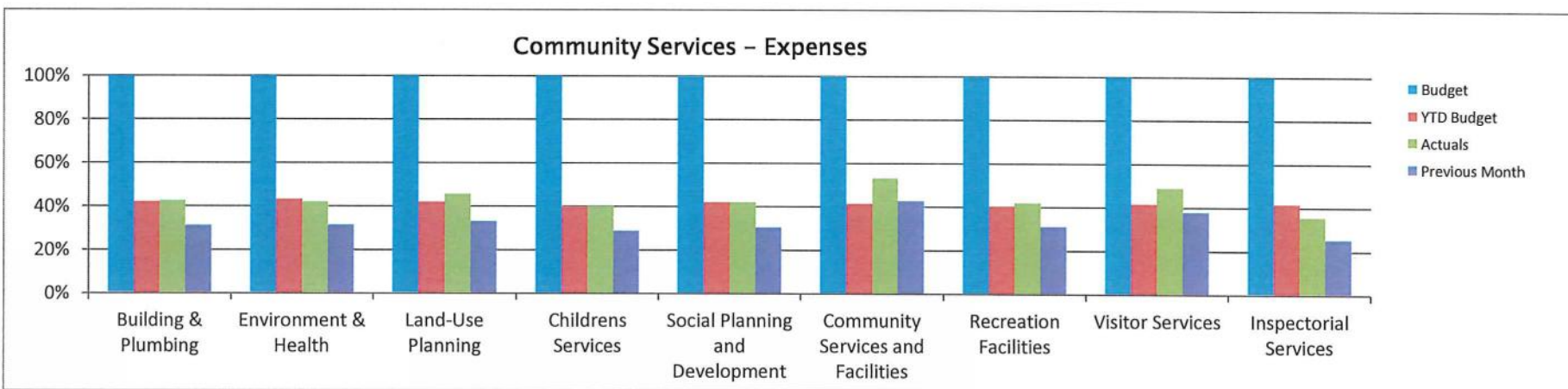


Variance

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

Finance Report – Financials December 2016

COMMUNITY SERVICES	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Expenses							
Building and Plumbing	474,000	199,930	200,809	103,503	(879)	273,191	42%
Environment and Health	330,000	142,649	138,279	190,883	4,370	191,721	42%
Land-Use Planning	577,500	243,560	262,862	79,568	(19,302)	314,638	46%
Children's Services	1,388,000	554,270	556,351	401,218	(2,081)	831,649	40%
Social Planning and Development	824,900	347,193	346,761	251,294	432	478,139	42%
Community Services and Facilities	1,243,700	517,590	661,620	532,859	(144,030)	582,080	53%
Recreation Facilities	1,957,300	793,158	820,729	608,420	(27,571)	1,136,571	42%
Visitor Services	289,000	120,370	141,136	109,319	(20,766)	147,864	49%
Inspectorial Services	316,000	131,690	111,905	79,568	19,785	204,095	35%
	\$ 7,400,400	\$ 3,050,410	\$ 3,240,451	\$ 2,356,633	\$ (190,041)	\$ 4,159,949	



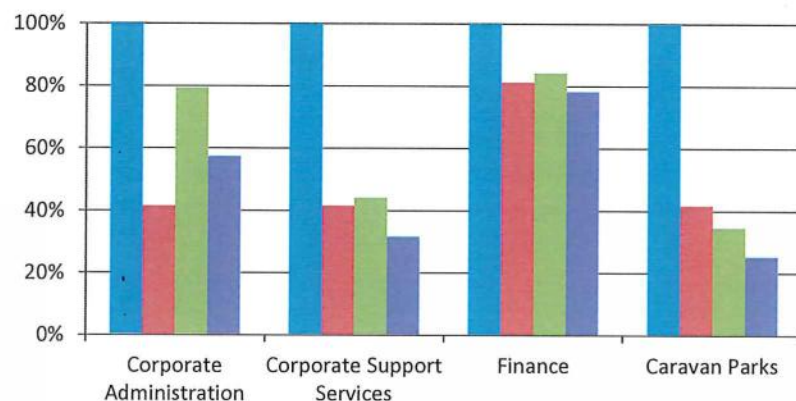
Variance

Building and Plumbing	Actuals greater than YTD budget – minimal variance.
Environment and Health	Actuals greater than YTD budget – minimal variance.
Land-Use Planning	Actuals greater than YTD budget – minimal variance.
Children's Services	Actuals equal to YTD budget.
Social Planning and Development	Actuals equal to YTD budget.
Community Services and Facilities	Actuals greater than YTD budget – Aged Persons Home Units changes.
Recreation Facilities	Actuals less than YTD budget – Timing of expenses mainly in Active Recreation.
Visitor Services	Actuals more than YTD budget – Due to increased show sale, there is an increase in payments to suppliers, off set by re
Inspectorial Services	Actuals less than YTD budget – Timing of costs in general.

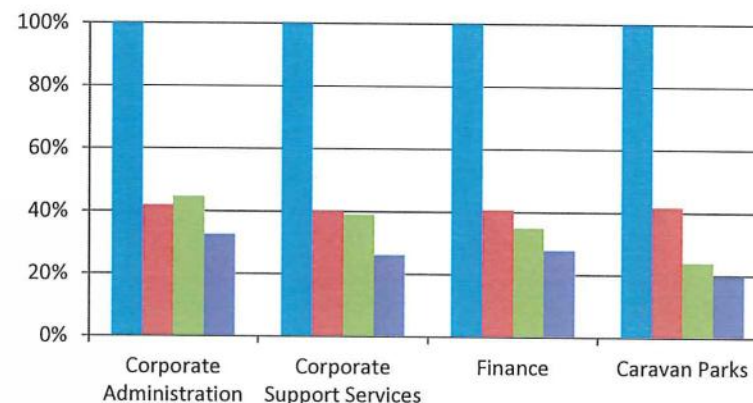
Finance Report – Financials December 2016

ORGANISATIONAL SERVICES	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Revenue							
Corporate Administration	(128,200)	(34,620)	(12,028)	(8,725)	(22,592)	(116,172)	9%
Corporate Support Services	(3,333,000)	(1,388,750)	(1,471,901)	(1,052,231)	83,151	(1,861,099)	44%
Finance	(21,083,000)	(17,128,090)	(17,756,848)	(16,494,810)	628,758	(3,326,152)	84%
Caravan Parks	(139,000)	(57,940)	(48,135)	(35,256)	(9,805)	(90,865)	35%
	\$ (24,683,200)	\$ (18,609,400)	\$ (19,288,911)	\$ (17,591,021)	\$ 679,511	\$ (5,394,289)	
Expenses							
Corporate Administration	565,600	241,250	255,142	103,503	(13,892)	310,458	45%
Corporate Support Services	4,230,000	1,703,300	1,645,889	190,883	57,411	2,584,111	39%
Finance	1,817,500	737,480	632,511	79,568	104,969	1,184,989	35%
Caravan Parks	84,000	35,000	19,914	–	15,086	64,086	24%
	\$ 6,697,100	\$ 2,717,030	\$ 2,553,456	\$ 373,955	\$ 163,574	\$ 4,143,644	

Organisational Services – Revenue



Organisational Services – Expenses



Variance

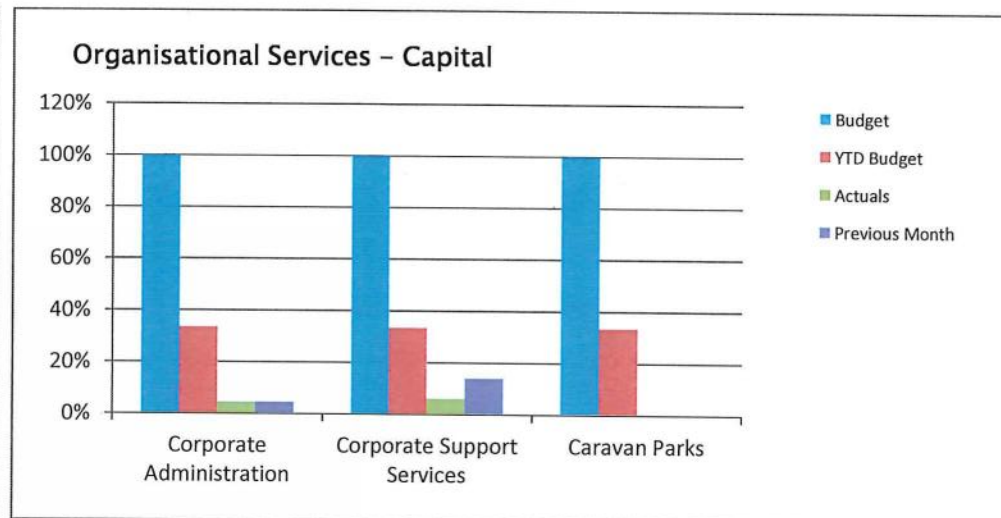
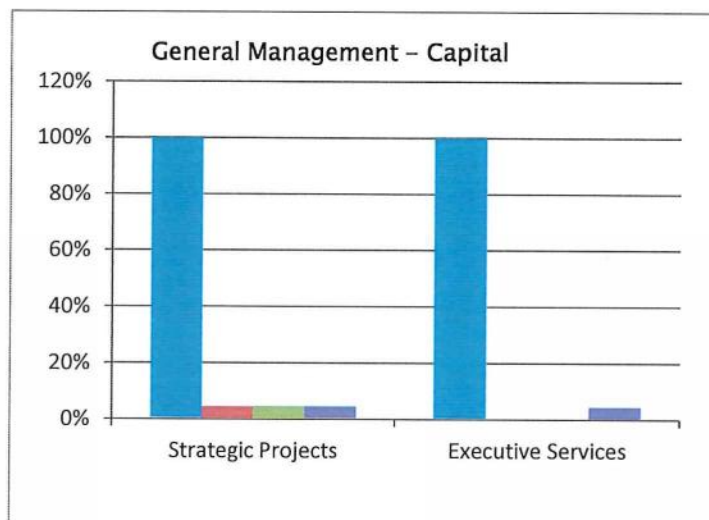
Corporate Administration	Revenue more than YTD Budget – small revenue area and Timing in general.
Corporate Administration	Expenses are on Budget.
Corporate Support Services	Revenue more than YTD Budget – Timing relating to reimbursements for parental leave.
Corporate Support Services	Expenses less than YTD Budget – Timing in general.
Finance	Revenue more than YTD Budget – Rates reflected at gross amount before rebates and discounts and Dulverton Dividend.
Finance	Expenses less than YTD Budget – Prepayment of insurances offset by timing of Fire Service contribution.

Finance Report – Financials December 2016

	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
GENERAL MANAGEMENT							
Strategic Projects	6,258,000	2,085,888	276,596	274,819	1,809,292	5,981,404	4%
Executive Services	30,000	–	–	–	–	30,000	0%
	\$ 6,288,000	\$ 2,085,888	\$ 276,596	\$ 274,819	\$ 1,809,292	\$ 6,011,404	

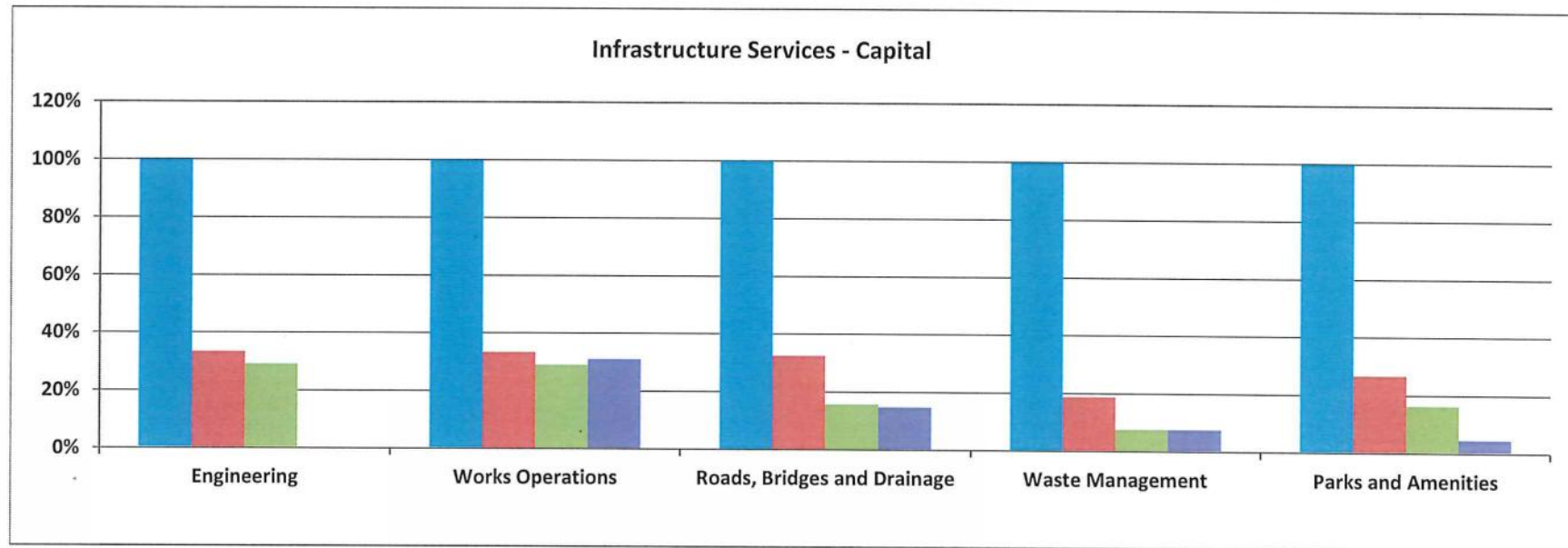
ORGANISATIONAL SERVICES

Corporate Administration	81,000	27,056	3,594	3,594	23,462	77,406	4%
Corporate Support Services	160,000	53,336	9,681	22,221	43,655	150,319	6%
Finance	–	–	–	–	–	–	0%
Caravan Parks	42,000	14,000	–	–	14,000	42,000	0%
	\$ 283,000	\$ 94,392	\$ 13,275	\$ 25,815	\$ 81,117	\$ 269,725	



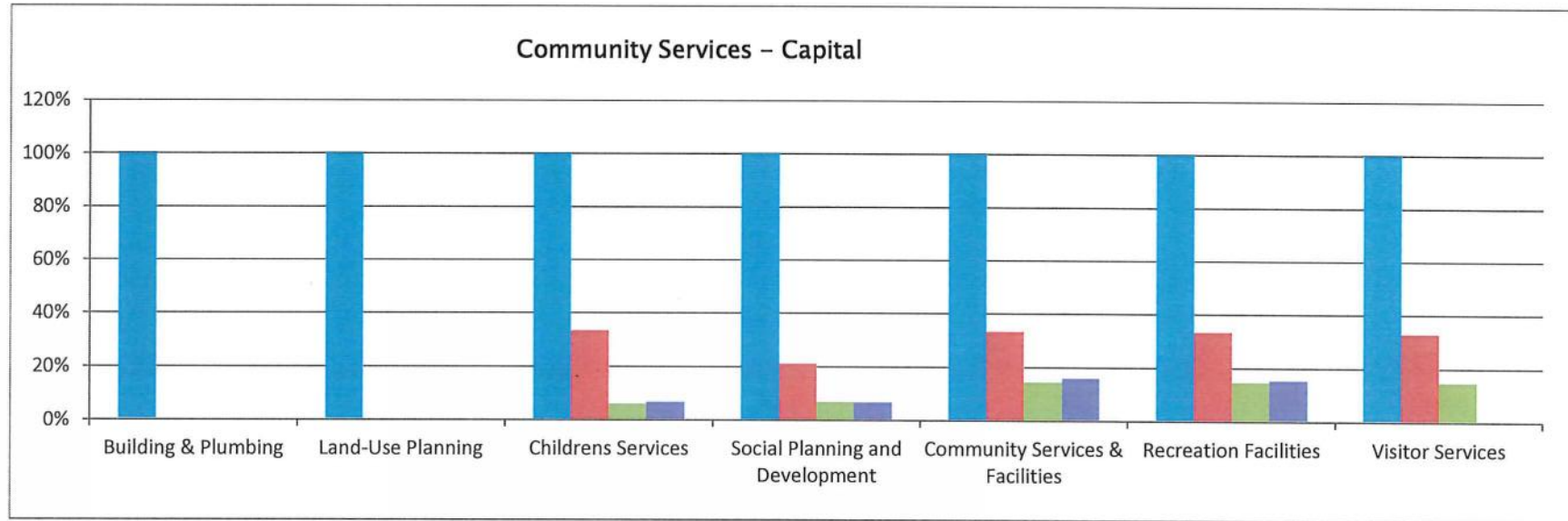
Finance Report – Financials December 2016

	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
INFRASTRUCTURE SERVICES							
Engineering	152,000	50,664	–	–	50,664	152,000	0%
Works Operations	3,899,000	1,299,672	1,128,629	1,211,552	171,043	2,770,371	29%
Roads, Bridges and Drainage	5,819,000	1,886,240	912,111	856,535	974,129	4,906,889	16%
Waste Management	510,000	94,864	38,288	37,971	56,576	471,712	8%
Parks and Amenities	859,000	227,920	138,312	37,852	89,608	720,688	16%
	\$ 11,239,000	\$ 3,559,360	\$ 2,217,341	\$ 2,143,911	\$ 1,342,019	\$ 9,021,659	



Finance Report – Financials December 2016

	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
COMMUNITY SERVICES							
Building & Plumbing	30,000	–	–	–	–	30,000	0%
Land-Use Planning	58,000	10,000	–	–	–	58,000	0%
Childrens Services	33,000	11,000	1,986	1,986	–	31,014	0%
Community Development	153,000	32,256	10,282	10,054	21,974	142,718	7%
Community Services & Facilities	359,300	119,500	51,721	57,045	67,779	307,579	14%
Recreation Facilities	443,000	147,456	64,319	67,019	83,137	378,681	15%
Environmental Health	30,000	10,000	–	–	10,000	30,000	0%
Visitor Services	5,000	1,640	–	–	1,640	5,000	0%
	\$ 1,111,300	\$ 331,852	\$ 128,307	\$ 136,104	\$ 184,531	\$ 982,993	



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

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

BANK RECONCILIATION

FOR THE PERIOD 1 NOVEMBER TO 30 NOVEMBER 2016

Balance Brought Forward (31/10/2016)	12,115,908.69
Add, Revenue for month	2,783,782.12
	14,899,690.81

Less, Payments for month	2,313,810.81

Balance as at 30 November 2016	12,585,880.00

Balance as at Bank Account as at 30 November 2016	361,265.51
Less, Unpresented Payments	- 3,756.95

	357,508.56
Cash on Hand	- 264,443.21

Operating Account	93,065.35
Interest Bearing Term Deposits	12,492,814.65

	12,585,880.00



Andrea O'Rourke
ASSISTANT ACCOUNTANT

01-December-2016

Works Program 2016-2017

(Schedule indicates site construction only)

Task Name	Budget	Notes	Scheduling Comments
Status:			
Works Schedule 2016-2017	\$22,327,000		
CAPITAL WORKS PROGRAM 2016-17	\$18,702,000		
Strategic Projects	\$5,618,000		
Dial Regional Sports Complex - Detailed Design	\$0		
Dial Regional Sports Complex - Construction	\$4,035,000		
Wongi Lane Bus Interchange	\$320,000		
Forth/Leith Shared Pathway	\$903,000		
Reibey Street Beautification	\$50,000	Replace tree pits	
Ulverstone Sports & Leisure Centre	\$110,000	Solar power/panels...	
Anzac Park	\$200,000	Shared Pathway	
Property Management	\$605,000		
Dial Road Development	\$500,000		
East Ulverstone Industrial Estate	\$105,000		
Works Depot	\$95,000		
Penguin Depot	\$30,000	Decommission	
Works Assistant Office	\$5,000	Window	
Office Relocation	\$30,000		
Painting Program	\$5,000		
Office Roof Renewal	\$10,000		
Surveillance Cameras	\$15,000		
Emergency Services	\$15,000		
SES Building and Equipment	\$5,000		
Generator	\$10,000		
Roads - Urban Sealed	\$2,729,000		
Street Resealing	\$41,000	Deferred due to floods...	
Traffic Management/Safety Improvements	\$10,000		
Victoria Street Laneway	\$3,000		
Hobbs Parade	\$578,000	Queen Street to Tasma Parade	
Victoria Street	\$200,000		
Leven Street	\$523,000	Risby Street to Clarke Street	
Hampson Street	\$260,000		
Main Road	\$30,000	Near No. 134	
Turners Beach Road	\$30,000	Roundabout modifications	
Ironcliffe Road Retaining Wall	\$77,000	Frontages of No.56 & No.58	
Safe Cycling Routes	\$5,000		
Railway Crossings	\$20,000		
Kerb Ramp Improvements	\$30,000		
Queen Street	\$5,000	Median treatment,intersection, pedestrian cross	
McDonald Street	\$15,000	Retention sum only	
Crescent Street/Reibey Street/Kings Parade	\$100,000		
Kings Parade/Queen's Gardens	\$470,000		
Jermyn Street/Leven Street Intersection	\$217,000	Roundabout construction	
Main Road Pedestrian Crossing	\$115,000	Centre refuge & crossings	
Roads - Rural Sealed	\$1,200,000		
Road Resealing	\$0	Preparation works	
Road Resealing	\$660,000	Sealing works	
Pine Road Geofabric Reseal	\$0	Continuation of geofab seal program	
Raymond Road Landslip	\$10,000		
Penguin Road Landslip	\$50,000		
Raymond Road Bank Stabilisation	\$35,000	Carryover embankment stabilisation	
Gunns Plains Road	\$100,000	Embankment stabilisation	
Harveys Road	\$80,000	Embankment stabilisation	
Preston Road	\$0	Deferred due to floods...	
Allport Street	\$50,000	Road drainage	
Nine Mile Road	\$190,000	Bass Highway to Zig Zag Road	Final seal when weather improves
Intersection Improvements	\$20,000		
Traffic Management	\$5,000		
Footpaths	\$467,000		
Victoria Street	\$200,000		
Midway Point	\$25,000	Formation of link	
West Ulverstone Shared Pathway	\$10,000	Install signage	
River Avenue	\$200,000		
Reibey Street	\$32,000	Replace damaged pavers	
Bridges	\$60,000		
Penguin Creek - Browns Lane	\$10,000	Road reservation transfer	
Gawler River - Coxs Road	\$50,000	Completion of bridgework and seal to Isandula l	
Gawler River - Isandula Road	\$0	Deferred - due to floods	
Car Parks	\$736,000		
Bannons Carpark	\$140,000	Regrade, resurface & linemark...	
Disabled Parking Spaces	\$20,000		
Car Park Signage	\$36,000	CBD linemarking	
Parking Plan	\$90,000	Strategic items	
Coles/Furners Carpark	\$450,000	Upgrade works	
Drainage	\$302,000		
Manhole/Side Entry Pits	\$30,000		
Deviation Road	\$10,000	Improvements to capacity	

Works Program 2016-2017

(Schedule indicates site construction only)

Status	Task Name	Budget	Notes	Scheduling Comments
	Heather Court Outfall	\$10,000	Replace outfall with more durable pipe	
	River Avenue	\$30,000	Upgrade through No.72	
	Alexandra Road	\$20,000	Relocate DN600 through No.47	◆ 1/07
	Bertha Street	\$20,000	Catchment survey & outfall Improvements	
	Commonwealth Court	\$30,000	Upgrade pipeline downstream of No.7	
	Helen Street	\$10,000	Backflow prevention	
	Ironcliffe Road/Sports Complex Avenue	\$10,000	Drainage improvements at No.135	
	Jackson Avenue	\$10,000	Address ponding issue	
	Main Road	\$30,000	Upgrade near No.9	
	Preservation Drive	\$30,000	Upgrade drainage at No.322	
	South Road	\$30,000	Stage 2 of upgrade below No.121A	
	Forth Road	\$0	Complete outlet on Westella Dv	◆ 1/07
	Forth Road 7-9	\$15,000	Construct missing link	◆ 1/07
	Miscellaneous Drainage	\$7,000		
	Mountain View Place	\$10,000	Capacity issue downstream of MH PH1/2	
	Flood Related	\$4,897,000		
	Leven River Bridge, Marshalls Bridge Road	\$1,100,000	Replace	
	Leven River Bridge, Taylors Flats Road	\$1,200,000	Replace 2017/18	
	South Riana Road, Gunns Plains Landslip	\$500,000	Reconstruct sections	◆
	South Riana Road Drainage	\$30,000	Culvert Embankment	
	South Riana Road Washout	\$150,000	Repairs near Leven River	
	Raymond Road Landslip - Ch. 2200	\$50,000	Embankment rehabilitation	
	Loongana Road Landslip - Ch. 17400	\$40,000	Embankment rehabilitation	
	Loongana Road Landslip - Ch. 21800	\$100,000	Embankment rehabilitation	
	Lowana Road Landslip	\$150,000	Embankment rehabilitation	
	Bridge Repairs	\$250,000	Contract work	
	Miscellaneous Repairs	\$274,000	Emergency Services	
	Gunns Plains Road - Ch.4000	\$300,000	Flood Erosion rehabilitation	
	Gunns Plains Road - Ch.5200	\$400,000	Flood Erosion rehabilitation	
	Gunns Plains Road - Ch.5700	\$100,000	Flood Erosion rehabilitation	
	Marshalls Bridge Road	\$200,000	Road rehabilitation	
	Gunns Plains Road Culverts	\$50,000		
	Forth Rec Pathway	\$3,000	Box culvert & pavement repairs	
	Household Garbage	\$285,000		
	Penguin Refuse Disposal Site	\$90,000	1. Purchase of land at landfill and wetland and l	
	Resource Recovery Centre - Landscaping	\$7,600	Planting around the pond. Organised with Sonya	
	Resource Recovery Centre - Weed Spraying	\$2,400		
	Resource Recovery Centre - Leachate Improvements	\$55,000	1. IPD design and documentation completed by	
	Resource Recovery Centre - Rehabilitation	\$20,000	1. Southern end this year, look at with sonya for	
	Resource Recovery Centre - Site Development	\$20,000	1. Consider rearrangement of layour due to lift i	
	Resource Recovery Centre - Stormwater Lagoon	\$15,000	Minimising sediment load...	
	Country Waste Facilities - Signage Upgrade	\$5,000	Entrance and on site. A programme by CCWas	
	Country Waste Facilities - Fencing	\$5,000		
	Castra Transfer Station - Site & Rehabilitation	\$5,000	Operational site improvements	
	Preston Transfer Station - Safety Improvements	\$20,000	Barrier in front of bin	
	Preston Transfer Station - Retaining Wall	\$20,000	Consider options, budget may be insufficient de	
	Preston Transfer Station - Site & Rehabilitation	\$5,000	Operational site improvements	
	South Riana Transfer Station - Site & Rehabilitation	\$5,000	Operational site improvements	
	Ulverstone Transfer Station - Site & Rehabilitation	\$10,000	Operational site improvements	
	Parks	\$447,000		
	Playground Renewals	\$75,000		
	Parks Asset Renewals	\$80,000		
	Beach Access Upgrades	\$10,000		
	Flagpole Replacements	\$5,000		
	Park Signage Upgrade	\$10,000		
	Industrial Estate	\$15,000	Landscaping...	
	Forth Recreation Ground	\$10,000	Tree Planting	
	Johnsons Beach Master Plan	\$15,000	Stage 2	
	Forth Recreation Ground - BBQ Refurbishment	\$10,000		
	Picnic Hut Renewal	\$20,000	Beach Road	
	Beach Road Viewing Area	\$10,000	Landscaping	
	Physical Activity Equipment	\$30,000	Penguin...	
	Robins Roost/Fairway Park - BBQ	\$80,000		
	Penguin Creek Cleanup	\$10,000		
	Haywoods Reserve Playground	\$60,000		
	Public Amenities	\$154,000		
	Toilet Refurbishments	\$30,000		
	Bus Shelter Renewals	\$10,000		
	Coles Toilet Renewal	\$50,000		
	Drinking Water Stations	\$6,000		
	Public Toilet	\$5,000	Minor works	
	Public Toilets	\$3,000	External Lighting	
	Cemeteries	\$75,000		
	Memorial Park - Watering System	\$10,000		
	Memorial Park - New Plinths	\$15,000		
	Memorial Park - Path Networks	\$10,000		

Works Program 2016-2017

(Schedule indicates site construction only)

Task Name	Budget	Notes	Scheduling Comments
Memorial Park - Memorial Garden	\$20,000		
Master Plan	\$0		
Administration Centre	\$71,000		
Painting Program	\$5,000		
Carpet Replacement Program	\$10,000		
Lighting Upgrade	\$10,000		
Heat Pump Renewals	\$10,000		
Electrical Upgrade	\$30,000	Switchboard Stage 2	
Sit to stand desk	\$6,000		
Community Development	\$30,000		
Ulverstone Entry Signage	\$30,000		
Cultural Activities	\$69,000		
Ulverstone History Museum - Clock Display	\$5,000		
Community Shed - drainage works	\$8,000		
Ulverstone Band	\$33,000	Instrument purchase	
Art Gallery	\$3,000	Art purchase	
Housing	\$140,000		
Aged Persons Home Units - Internal Rehabilitation	\$50,000		
Aged Persons Home Units - HWC Renewal	\$15,000		
Aged Persons Home Units - External Rehabilitation	\$50,000		
Aged Persons Home Units - Electrical Replacements	\$15,000		
Aged Persons Home Units - Fencing/Surrounds	\$10,000		
Cultural Amenities	\$169,000		
Civic Centre - Carpet Renewal	\$12,000		
Civic Centre - Seating Renewal	\$35,000		
Civic Centre - Curtain Replacement	\$25,000		
Civic Centre - Theatre Lighting	\$25,000		
Civic Centre - Tables and Chairs	\$5,000		
Wharf Building - Tables and Chairs	\$10,000		
Wharf Building - Audio/Visual Assesment	\$10,000		
Sustainability Assessment	\$2,000		
Wharf Building -Deck Ballustrading	\$20,000		
Wharf Precinct - Directional signage	\$12,000		
Wharf Precinct - Farmers Market signage	\$5,000		
Wharf Precinct - Bike Rack/Dog Post	\$2,000		
Wharf Precinct - Gnomon Room Store Shelving	\$2,000		
Civic Centre - Portable Screen	\$2,000		
Civic Centre - Cleaners Room Shelving	\$2,000		
Public Halls and Buildings	\$35,000		
Outdoor entertainmmnt Centre - Ceiling painting	\$5,000		
Turners Beach Hall - Stage 2	\$20,000	Awaiting contractor availability	
Sustainability Assessment	\$5,000		
Public Halls - Surrounds/Fencing	\$5,000		
Caravan Parks	\$42,000		
Amenities	\$22,000	Painting prgram	
Ulverstone Caravan Park	\$20,000	Electrical Upgrade	
Swimming Pool and Waterslide	\$25,000		
Waterslide - Surrounds/Fencing	\$5,000		
Waterslide - Slide Repairs	\$20,000		
Active Recreation	\$398,000		
Recreation Ground - Goal Post Renewal	\$20,000		
Showgrounds - Softball Diamond	\$20,000	Deferred...	
Haywoods Reserve - Surface refurbishment	\$20,000		
River Park Resurfacing	\$10,000		
Showgrounds - Old Secretaries Office Refurbishment	\$35,000		
Showgrounds - Community Precinct - Heating	\$8,000		
Showgrounds - Ground Lighting	\$60,000		
Showgrounds - Cattle Pavilion refurbushment	\$50,000		
West Ulverstone Recreation Ground - Lighting Upgrade	\$30,000		
Showgrounds - Cattle ramp/water	\$10,000		
Haywoods Reserve - Visitor changerooms	\$60,000		
Recreation Centres	\$75,000		
Ulverstone Stadium 2 - Guttering and external refurbishment	\$20,000		Works split - guttering completed
Penguin Recreation Centre - Squash Court Lighting Upgrade	\$10,000		
Ulverstone Sports & Leisure Centre - Security/Wifi Review	\$5,000		
Sustainability Assessment	\$5,000		
Penguin Stadium - Switchboard upgrade	\$30,000		
Ulverstone Sports & Leisure Centre - Upstairs plans documentation	\$5,000		
Visitor Information Services	\$5,000		
Ulverstone Visitor Information - Glazing film (tea room)	\$5,000		
Child Care	\$33,000		
Ulverstone Childcare Internal/External Painting	\$5,000		
Ulverstone Childcare - Large sandpit	\$3,000	Fire exit gate	
Childcare Car Park	\$25,000		
LEGEND	\$0		