

Notice of Ordinary Council Meeting and

Agenda

12 December 2016

To all Councillors

NOTICE OF MEETING

In accordance with the *Local Government (Meeting Procedures) Regulations 2015*, notice is given of the next ordinary meeting of the Central Coast Council which will be held in the Council Chamber at the Administration Centre, 19 King Edward Street, Ulverstone on Monday, 12 December 2016. The meeting will commence at 6.00pm.

An agenda and associated reports and documents are appended hereto.

A notice of meeting was published in The Advocate newspaper, a daily newspaper circulating in the municipal area, on 2 January 2016.

Dated at Ulverstone this 7th day of December 2016.

This notice of meeting and the agenda is given pursuant to delegation for and on behalf of the General Manager.



Michelle Gillett
EXECUTIVE SERVICES OFFICER

Code of Conduct of Councillors

PART 1 – Decision making

1. A councillor must bring an open and unprejudiced mind to all matters being decided upon in the course of his or her duties, including when making planning decisions as part of the Council's role as a Planning Authority.
2. A councillor must make decisions free from personal bias or prejudgement.
3. In making decisions, a councillor must give genuine and impartial consideration to all relevant information known to him or her, or of which he or she should have reasonably been aware.
4. A councillor must make decisions solely on merit and must not take irrelevant matters or circumstances into account when making decisions.

PART 2 – Conflict of interest

1. When carrying out his or her public duty, a councillor must not be unduly influenced, nor be seen to be unduly influenced, by personal or private interests that he or she may have.
2. A councillor must act openly and honestly in the public interest.
3. A councillor must uphold the principles of transparency and honesty and declare actual, potential or perceived conflicts of interest at any meeting of the Council and at any workshop or any meeting of a body to which the councillor is appointed or nominated by the Council.
4. A councillor must act in good faith and exercise reasonable judgement to determine whether he or she has an actual, potential or perceived conflict of interest.
5. A councillor must avoid, and remove himself or herself from, positions of conflict of interest as far as reasonably possible.
6. A councillor who has an actual, potential or perceived conflict of interest in a matter before the Council must –
 - (a) declare the conflict of interest before discussion on the matter begins; and
 - (b) act in good faith and exercise reasonable judgement to determine whether the conflict of interest is so material that it requires removing himself or herself physically from any Council discussion and remaining out of the room until the matter is decided by the Council.

PART 3 – Use of office

1. The actions of a councillor must not bring the Council or the office of councillor into disrepute.
2. A councillor must not take advantage, or seek to take advantage, of his or her office or status to improperly influence others in order to gain an undue, improper, unauthorised or unfair benefit or detriment for himself or herself or any other person or body.
3. In his or her personal dealings with the Council (for example as a ratepayer, recipient of a Council service or planning applicant), a councillor must not expect nor request, expressly or implicitly, preferential treatment for himself or herself or any other person or body.

PART 4 – Use of resources

1. A councillor must use Council resources appropriately in the course of his or her public duties.
2. A councillor must not use Council resources for private purposes except as provided by Council policies and procedures.
3. A councillor must not allow the misuse of Council resources by another person or body.
4. A councillor must avoid any action or situation which may lead to a reasonable perception that Council resources are being misused by the councillor or any other person or body.

PART 5 – Use of information

1. A councillor must protect confidential Council information in his or her possession or knowledge, and only release it if he or she has the authority to do so.
2. A councillor must only access Council information needed to perform his or her role and not for personal reasons or non-official purposes.
3. A councillor must not use Council information for personal reasons or non-official purposes.
4. A councillor must only release Council information in accordance with established Council policies and procedures and in compliance with relevant legislation.

PART 6 – Gifts and benefits

1. A councillor may accept an offer of a gift or benefit if it directly relates to the carrying out of the councillor's public duties and is appropriate in the circumstances.
2. A councillor must avoid situations in which the appearance may be created that any person or body, through the provision of gifts or benefits of any kind, is securing (or attempting to secure) influence or a favour from the councillor or the Council.
3. A councillor must carefully consider –
 - (a) the apparent intent of the giver of the gift or benefit; and
 - (b) the relationship the councillor has with the giver; and
 - (c) whether the giver is seeking to influence his or her decisions or actions, or seeking a favour in return for the gift or benefit.
4. A councillor must not solicit gifts or benefits in the carrying out of his or her duties.
5. A councillor must not accept an offer of cash, cash-like gifts (such as gift cards and vouchers) or credit.
6. A councillor must not accept a gift or benefit if the giver is involved in a matter which is before the Council.
7. A councillor may accept an offer of a gift or benefit that is token in nature (valued at less than \$50) or meets the definition of a token gift or benefit (if the Council has a gifts and benefits policy).
8. If the Council has a gifts register, a councillor who accepts a gift or benefit must record it in the relevant register.

PART 7 – Relationships with community, councillors and Council employees

1. A councillor –
 - (a) must treat all persons with courtesy, fairness, dignity and respect; and
 - (b) must not cause any reasonable person offence or embarrassment; and
 - (c) must not bully or harass any person.

2. A councillor must listen to, and respect, the views of other councillors in Council and committee meetings and any other proceedings of the Council, and endeavour to ensure that issues, not personalities, are the focus of debate.
3. A councillor must not influence, or attempt to influence, any Council employee or delegate of the Council, in the exercise of the functions of the employee or delegate.
4. A councillor must not contact or issue instructions to any of the Council's contractors or tenderers, without appropriate authorisation.
5. A councillor must not contact an employee of the Council in relation to Council matters unless authorised by the General Manager of the Council.

PART 8 – Representation

1. When giving information to the community, a councillor must accurately represent the policies and decisions of the Council.
2. A councillor must not knowingly misrepresent information that he or she has obtained in the course of his or her duties.
3. A councillor must not speak on behalf of the Council unless specifically authorised or delegated by the Mayor or Lord Mayor.
4. A councillor must clearly indicate when he or she is putting forward his or her personal views.
5. A councillor's personal views must not be expressed in such a way as to undermine the decisions of the Council or bring the Council into disrepute.
6. A councillor must show respect when expressing personal views publicly.
7. The personal conduct of a councillor must not reflect, or have the potential to reflect, adversely on the reputation of the Council.
8. When representing the Council on external bodies, a councillor must strive to understand the basis of the appointment and be aware of the ethical and legal responsibilities attached to such an appointment.

PART 9 – Variation of Code of Conduct

1. Any variation of this model code of conduct is to be in accordance with section 28T of the Act.

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 recommendations provided to the Council in or with the following agenda:

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

(ii) where any advice is 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

AGENDA

COUNCILLORS ATTENDANCE

COUNCILLORS APOLOGIES

EMPLOYEES ATTENDANCE

GUEST(S) OF THE COUNCIL

MEDIA ATTENDANCE

PUBLIC ATTENDANCE

OPENING PRAYER

May the words of our lips and the meditations of our hearts be always acceptable in Thy sight, O Lord.

BUSINESS

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1 CONFIRMATION OF MINUTES OF THE COUNCIL

1.1 Confirmation of minutes

The Executive Services Officer reports 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.

A suggested resolution is submitted for consideration.”

- “That the minutes of the previous ordinary meeting of the Council held on 21 November 2016 be confirmed.”
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2 COUNCIL WORKSHOPS

2.1 Council workshops

The Executive Services Officer reports 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. A suggested resolution is submitted for consideration.

- “That the Officer’s report be received.”

3 MAYOR'S COMMUNICATIONS

3.1 Mayor's communications

The Mayor to report:

3.2 Mayor's diary

The Mayor reports 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

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- . 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 reports as follows:

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

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

Cr Carpenter reports as follows:

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

- . Rotary Club of Ulverstone – Christmas function.”

Cr Viney reports 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 reports as follows:

“A suggested resolution is submitted for consideration.”

- “That the Mayor’s, Deputy Mayor’s, Crs Carpenter’s and Viney’s reports be received.”

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3.3 Declarations of interest

The Mayor reports 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 reports 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.”

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3.4 Public question time

The Mayor reports 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).”

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4 COUNCILLOR REPORTS

4.1 Councillor reports

The Executive Services Officer reports 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.”

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5 APPLICATIONS FOR LEAVE OF ABSENCE

5.1 Leave of absence

The Executive Services Officer reports 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.”

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6 DEPUTATIONS

6.1 Deputations

The Executive Services Officer reports as follows:

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

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7 PETITIONS

7.1 Petitions

The Executive Services Officer reports as follows:

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

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8 COUNCILLORS' QUESTIONS

8.1 Councillors' questions without notice

The Executive Services Officer reports 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 –

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- (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

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8.2 Councillors’ questions on notice

The Executive Services Officer reports 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.”

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9 DEPARTMENTAL BUSINESS

GENERAL MANAGEMENT

9.1 Minutes and notes of committees of the Council and other organisations

The General Manager reports 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 having been circulated to all Councillors, a suggested resolution is submitted for consideration.”

- “That the (non-confidential) minutes and notes of committees of the Council be received.”

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NOTES

COMMUNITY SERVICES

9.2 Statutory determinations

The Director Community Services reports 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 reports as follows:

“A copy of the Schedule having been circulated to all Councillors, a suggested resolution is submitted for consideration.”

- “That the Schedule of Statutory Determinations (a copy being appended to and forming part of the minutes) be received.”

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9.3 Council acting as a planning authority

The Mayor reports 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 reports 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.

A suggested resolution is submitted for consideration.”

- “That the Mayor’s report be received.”

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

The Director Community Services reports 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 Depot 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>(c)(ii) Proposal satisfies the Objective. The proposal is for use only (not development). The proposed use would not unduly conflict,</p>

COMMUNITY SERVICES

<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 style="padding-left: 40px;">(i) required by a primary industry or a resource based activity; or</p> <p style="padding-left: 40px;">(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>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> <p>(i) expansive areas for agriculture and forestry;</p> <p>(ii) mining and extraction sites;</p> <p>(iii) utility and transport sites and extended corridors; and</p> <p>(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> <p>(b) may be interspersed with –</p> <p>(i) small-scale residential settlement nodes;</p> <p>(ii) places of ecological, scientific, cultural, or aesthetic value; and</p> <p>(iii) pockets of remnant native vegetation.</p> <p>(c) will seek to minimise disturbance to –</p> <p>(i) physical terrain</p>	<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 ecological, scientific, cultural or aesthetic value.</p>
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<p>(ii) natural biodiversity and ecological systems;</p> <p>(iii) scenic attributes; and</p> <p>(iv) rural residential and visitor amenity;</p> <p>(d) may involve sites of varying size –</p> <p>(i) in accordance with the type, scale and intensity of primary industry; and</p> <p>(ii) to reduce loss and constraint on use of land important for sustainable commercial production based on naturally occurring resources;</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>(b)(iii) Not applicable. The site is primarily cleared of native vegetation.</p> <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>(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> <p>(d)(ii) Not applicable. Proposal is not sustainable commercial production based on a naturally occurring resource.</p>
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	(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>(iii) to access a product of primary industry from a use 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>(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 style="padding-left: 20px;">a. to acquire access to a mandatory site area not otherwise available in a zone intended for that purpose;</p> <p style="padding-left: 20px;">b. for security;</p> <p style="padding-left: 20px;">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>(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)(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>(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>
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<p>(d) minimise likelihood for:</p> <ul style="list-style-type: none"> (i) permanent loss of land for existing and potential primary industry use; (ii) constraint or interference to existing and potential primary industry use on the site and on adjacent land; and (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>(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 may benefit from the application of irrigation.</p> <p>Refer to “Issues” section of this report.</p>
<p>26.3.2 Required Residential Use</p>	
<p>26.3.2–(A1) Residential use required as part of a use must:</p> <ul style="list-style-type: none"> (a) be an alteration or addition to an existing lawful and structurally sound residential building; 	<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>.</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> <p>(h) there is no change in the title description of the site on which the residential use is located.</p>	
<p>26.3.3 Residential use</p>	
<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>

<ul style="list-style-type: none"> (b) be an ancillary dwelling to an existing lawful and structurally sound single dwelling; (c) not intensify an existing lawful residential use; (d) not replace an existing residential use; (e) not create a new residential use through conversion of an existing building; (f) be an outbuilding with a floor area of not more than 100m² appurtenant to an existing lawful and structurally sound residential building; or (g) be home based business in association with occupation of an existing lawful and structurally sound residential building; and (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	
26.4.1–(A1) A site or each lot on a plan of subdivision must:	(a) Compliant. Land area is 19.63ha.

<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>(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 <i>Local Government (Highways) Act 1982</i> or the <i>Roads and Jetties Act 1935</i> 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> <ul style="list-style-type: none"> (i) sewage or liquid trade waste cannot be drained to a reticulated sewer system; and (ii) the development: <ul style="list-style-type: none"> a. is for a single dwelling; or b. provides for an equivalent population of not more than 10 people per day; or (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>(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>
<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>(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>(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>(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>

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> <ul style="list-style-type: none"> (a) not project above an elevation 15.0m below the closest ridgeline; (b) be not less than 30.0m from any shoreline to a marine, or aquatic water body, watercourse, or wetland; (c) be below the canopy level of any adjacent forest or woodland vegetation; and (d) clad and roofed in materials with a light reflectance value of less than 40%. <p>A3.2</p> <p>Wind power turbines and wind power pumps must not exceed 20m in height.</p>	<p>A3.1</p> <ul style="list-style-type: none"> (a) Not applicable. No development for sensitive use proposed. (b) Not applicable. No development for sensitive use proposed. (c) Not applicable. No development for sensitive use proposed. (d) Not applicable. No development for sensitive use proposed. <p>A3.2</p> <p>Not applicable. No wind power turbines or pumps proposed.</p>
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26.4.3 Location of development for sensitive uses		
<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>	(a)(i)	Not applicable. No development proposed.
<p>(i) 200m from any agricultural land;</p>	(a)(ii)	Not applicable. No development proposed.
<p>(ii) 200m from aquaculture, or controlled environment agriculture;</p>	(a)(iii)	Not applicable. No development proposed.
<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>	(a)(iv)	Not applicable. No development proposed.
<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>	(a)(v)	Not applicable. No development proposed.
<p>(v) 500m from intensive animal husbandry;</p>	(a)(vi)	Not applicable. No development proposed.
<p>(vi) 100m from land under a reserve management plan;</p>	(a)(vii)	Not applicable. No development proposed.
<p>(vii) 100m from land designated for production forestry;</p>	(a)(viii)	Not applicable. No development proposed.

<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>26.4.4-(P1)</p> <p>(a) A plan of subdivision to reconfigure land must:</p> <p>(i) be required to restructure, resize, or reconfigure land for primary industry use; and</p> <p>(ii) not create an additional lot;</p> <p>(b) a plan of subdivision to create a lot required for public use by the State Government, a Council, a statutory authority, or a corporation all the shares of which are held by or on behalf of the State, a Council, or by a statutory authority must retain the balance area for primary industry use;</p> <p>(c) a plan of subdivision to create a new lot must:</p> <p>(i) be required for a purpose permissible in the zone;</p>	<p>Not applicable.</p> <p>No subdivision proposed.</p>

<ul style="list-style-type: none"> (ii) 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; (iii) retain the balance area for primary industry use; (iv) minimise unnecessary and permanent loss of rural resource land for existing and potential primary industry use; (v) minimise constraint or interference to existing and potential primary industry use on the site and of adjacent land in the zone; and (vi) 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>(d) 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; 	
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<ul style="list-style-type: none"> (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 (iv) retain a lot with a size and shape that: <ul style="list-style-type: none"> a. can accommodate the lawful existing use or development in accordance with the applicable standards for that use; or (v) does not further increase any non-compliance for use or development on the existing lot. 	
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>

(a) rely on the soil as a growth medium into which plants are directly sown;	
(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.	
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 1 m.
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	
<p>E9.5.1-(A1) Provision for parking must be:</p> <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>(a) Compliant. Under the former approved use – Resource Development (storage sheds) – 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>

E9.5.2 Provision for loading and unloading of vehicles	
<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>
E9.6 Development Standards	
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</p>	<p>Compliant. Site is able to drain, collect and dispose of stormwater on-site, clear of building sites, wastewater site and access road.</p>
<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>(g) Be formed and constructed with compacted sub-base and an all-weather surface.</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 compacted sub-base and an all-weather surface.</p>
<p>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.</p>	<p>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.</p>

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 reports as follows:

“A copy of the Annexures referred to in the Town Planner’s report having been circulated to all Councillors, a suggested resolution is submitted for consideration.”

- “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).

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9.5 Building Act 2016

The Director Corporate and Community Services reports 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:

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 reports as follows:

"A copy of the report having been circulated to all Councillors, a suggested resolution is submitted for consideration."

■ "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."

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NOTES

INFRASTRUCTURE SERVICES

9.6 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 reports 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.”

9.7 Tenders for front end loader/backhoe – F901

The Director Infrastructure Services reports 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 reports as follows:

"A copy of the confidential tender assessment having been circulated to all Councillors, a suggested resolution is submitted for consideration."

■ "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])."
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NOTES

ORGANISATIONAL SERVICES

9.8 Contracts and agreements

The Director Organisational Services reports 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 reports as follows:

“A copy of the Schedule having been circulated to all Councillors, a suggested resolution is submitted for consideration.”

- “That the Schedule of Contracts and Agreements (a copy being appended to and forming part of the minutes) be received.”
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9.9 Correspondence addressed to the Mayor and Councillors

The Director Organisational Services reports 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 Pavillion.

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 reports as follows:

“A suggested resolution is submitted for consideration.”

- “That the Director’s report be received.”

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9.10 Common seal

The Director Organisational Services reports as follows:

“A Schedule of Documents for Affixing of the Common Seal for the period 21 November 2016 to 12 December 2016 is submitted for the authority of the Council to be given. Use of the common seal must first be authorised by a resolution of the Council.

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

The Executive Services Officer reports as follows:

“A copy of the Schedule having been circulated to all Councillors, a suggested resolution is submitted for consideration.”

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

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9.11 Financial statements

The Director Organisational Services reports 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 reports as follows:

“Copies of the financial statements having been circulated to all Councillors, a suggested resolution is submitted for consideration.”

■ “That the financial statements (copies being appended to and forming part of the minutes) be received.”

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10 CLOSURE OF MEETING TO THE PUBLIC

10.1 Meeting closed to the public

The Executive Services Officer reports 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.”

■ “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.”
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The Executive Services Officer further reports 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.”

Associated Reports And Documents

**CENTRAL COAST COUNCIL
AUDIT PANEL**



CONFIRMED MINUTES OF MEETING

Minutes of meeting held on Monday, 8 August 2016 at the Central Coast Council Chambers commencing at 3.25pm.

1. Present

Members – Sue Smith (Chairperson), John Howard, Councillors Gary Carpenter & Phillip Viney.

Officers - Sandra Ayton (General Manager), Vernon Lawrence (Director Organisational Services) and Rosanne Brown (Minute Secretary).

2. Apologies

Nil

3. Confirmation of Minutes

Moved by John Howard, seconded by Gary Carpenter and resolved unanimously that the minutes of the meeting held on 6 June 2016 be confirmed as true and correct.

4. Risk Management

General Manager and Director Organisational Services gave an update on the June floods. Indicated costs will be @ \$5mil with 75% of funding to come from the National Disaster Relief Fund. Insured assets affected by the floods being the Forth Recreation Ground Clubrooms and the pontoon at West Ulverstone each having a \$50,000 excess and approx. \$100,000 for repairs. Geotechnical reports being prepared on condition of South Riana Road and Lowana Road. Discussions with DPIWE in respect to clean-up of affected rivers and beaches in progress.

4.1 Claims Update – Allianz Workers Compensation schedule circulated and discussed.

4.2 No current or potential claims.

4.3 Risk Management Initiatives – an update of initiatives circulated to members and discussed.

5. Financial Report

Draft Central Coast Council Financial Report for period ended June 2016 circulated. Discussed grants, underlying surplus, unsold assets and reserves. Final Financial Report will be circulated once finalised and disclosures completed.

6. Major Projects

Update provided on major projects as follows:

- i. Dial Regional Sports Complex: Council conducted an expression of interest process to identify a preferred contractor to go through a guaranteed maximum price process for the construction of the development. This process does not create an obligation for Council. Once the process is complete Council will be allowed to evaluate the costings and the terms and conditions proposed as part of the process before giving its approval. At this point in time we are reasonably confident that the project cost will come in at the estimated amount of \$10.5m.

Funding for the project has been sought from both Federal and State budgets and staff remain reasonably confident that this funding will be secured. The application to the National Stronger Regions Fund has been put together and submitted in March.

Progress is being made on the ancillary aspects of the project such as the future plans for the old recreation ground in Penguin and the surplus land next to the Dial Regional Sports Complex.

- ii. Floods – The floods experienced in June have had a significant impact on the Capital Works program of Council and the associated funding. It is estimated that the cost to Council of the repairs will be around the \$5m mark of which 75% will be funded through the NDRRA process. Significantly two bridges need to be replaced and we have a landslip issue affecting part of our road network. The Capital Works program is in the process of being adjusted to ensure the flood reconstruction priorities are addressed.
- iii. Nine Mile Road – this is a \$1.3m reconstruction project. It started on site in March and is nearing completion.
- iv. Forth/Leith Railway Bridge – Council has applied for funding for this project in the amount of \$450,000. Council will contribute an equal amount. Discussions have taken place with State Government and we are reasonably confident that funding will be secured during the 2016-17 financial year.
- v. Gawler River Bridge – Discussions have taken place with the relevant Minister and Council anticipates that it will be able to take over the asset from the State Government once it has been upgraded.
- vi. Preservation Drive – Council wants this road to be gazetted back to Council. Discussions with the relevant Minister have indicated their willingness to do so. The matter is now with the department concerned who are working out the details.

7. General Business

Councillor Carpenter raised concern of blowouts in time and costs on some projects and need for better timing for undertaking projects considering constraints such as weather. Advised sometimes grant conditions such as completion dates have effect on programming.

Meeting Closed: 4.18pm

Next Meeting: Monday, 14 November 2016

DEVONPORT CITY COUNCIL & CENTRAL COAST

SHARED AUDIT PANEL

**Unconfirmed minutes of meeting held Monday 8 August 2016
at Central Coast Council commencing at 2:20pm**

Attendance

Members – Sue Smith (Chair): John Howard: Ald Charlie Emmerton: Ald Grant Goodwin; Cr Gary Carpenter & Cr Philip Viney

Officers - Paul West (General Manager DCC): Kym Peebles (Executive Manager Organisational Performance DCC): Sandra Ayton (General Manager CCC) and Vernon Lawrence (Director Organisational Services CCC)

Apologies

Nil

1. Confirmation of the minutes

MOVED John Howard

SECONDED Cr Viney

That the Minutes of Shared Audit Panel Meeting held on 7 March 2016 be confirmed as true and correct.

Carried Unanimously

2. Declarations of Interest

Chair Sue Smith advised the Panel that she was now a member of the Code of Conduct Panel for local government.

3. Matters arising from previous meeting

It was noted that all outstanding matters from previous meetings of the Shared Panel had been satisfactorily addressed.

4. Policies & Procedures

The Panel were provided with copies of the following policies by both Councils:

- Fraud Policy
- Long Term Financial Strategy

Discussion surrounding the minor differences between the policies from each Council occurred. Generally it was thought both covered the statutory requirements placed upon local government. DCC's Financial Strategy is to be updated with actual results for 2015/16 before being formally adopted by Council in September, whereas CCC's Strategy had been updated with forecast results for 2015/16 and had been adopted by the Council as part of their budget process.

5. Governance

The Panel were provided with an overview of the following:

- Accounting Disclosure Changes – introduction of Related Parties Accounting Standard
- Remuneration Disclosure Changes – Auditor General's desire for remuneration disclosures for local government to mirror GBE's. Currently the *Local Government Act 1993* provides that senior officer remuneration disclosure is to be provided in the Annual Report under bands. The Audit Panel expressed the

view they were satisfied with the current arrangements and did not believe additional disclosure was necessary.

- Significant Business Activities were reviewed and determined that the traditional services of roads and stormwater do not fit the definition.

6. Legislative

The Panel were briefed on the following matters:

- Local Government Act review
- Model Code of Conduct

7. General Business

- Shared Audit Panel Annual Report
- CCC Audit Panel Annual Report
- DCC Audit Panel Annual Report

The Chair sought comment from Panel Members on the need for an additional independent member to be appointed to the Audit Panel with a particular emphasis on that person having strong financial skills.

As both Councils are due to review their Audit Panel Charters in December, the Chair requested that members give the issue some thought and that the matter be listed as a topic for discussion at the November 2016 Shared Audit Panel Meeting.

There being no further business relating to the Shared Audit Panel Meeting the Chair closed the meeting at 3.20pm.

Forth Community Representatives Committee

Meeting notes of meeting held with Department of State Growth at the Forth Hall
Wednesday, 2 November 2016 – commencing at 4:00pm

1 PRESENT

Central Coast Council Representatives – John Kersnovski, Chris Fletcher and Paul Breden

Forth Representatives – Tim Peirce, Mark Whittle, Ray Attrill, John French and Peter Miller.

2 APOLOGIES – Apologies received from: Kevin Goodwin.

3 MEETING WITH THE DEPARTMENT OF STATE GROWTH

John Kersnovski (CCC Director of Infrastructure) chaired the meeting and welcomed Nick Brown from the Department of State Growth (DSG) and thanked him for attending the meeting. The minutes from the Forth Community Representative Committee held on 28 July 2016 were handed out.

4 MATTERS DISCUSSED AT MEETING

3.1 The following matters were discussed with the Department of State Growth (DSG) representative:

(a) Narrow Verge

Crash barrier would require significant civil works, risk of coming off the road at speed limit 70kmh. Advice from State Growth is that there is no plan for any works to be carried out.

Mark pointed out that joggers and cyclists as well as farm machinery use the road creating additional risk. The limited line of site is an issue.

Mark also pointed out that the committee is looking at having improvements added to DSG long-term financial plan.

Nick (DSG) stated the widening of the road is not in the Department's plans in the near future.

Nick (DSG) will follow up with service level details on cutting vegetation along the road side, particularly as it appears to impact on line of site.

(b) Braddons Lookout

Top of hill turning onto Braddons Lookout particularly with sun affecting vision. Nick (DSG) reported that it is not the Department's road but Devonport City Council's road.

(c) Resurfacing

Nick (DSG) reported that work on chamfering the road edge has been completed and within the specifications.

(d) Turnoff to Forthside

The question was asked if widening of the slip lane was possible. Nick will look into the heavy vehicle usage of the NW lane and is not confident the argument will be strong for major improvements and would struggle to compete with funding. There is a blackberry issue at the intersection.

Mark asked how far ahead does planning extend. Nick advised 10-year (locked in) plan nothing for Forth Road in next 10 years (Major Works).

(e) New sub-division entrance

Nick (DSG) advised only three accesses will be approved, the present situation complies with requirements. There are big concerns by the Forth Representatives about the safety around the entrance to the allotment with cars coming towards Forth.

(f) Forth Hotel 'Stop line'

Nick (DSG) said the line was to be repainted. He will arrange for the line to be shifted this summer period.

Tim asked about traffic 'calming' along Leith Road leading up to the Forth Hotel. Nick (DSG) said this was the responsibility of the Council.

The issue of the 'Give Way' sign being difficult to see was raised.

Bass Highway

(g) Leith Road Intersection

Nick advised DSG has looked at the intersection and recommended a series of options for Leith and Short Street. Processes have been followed and DSG will consult with the Council when firm options and possible funding has been determined. Suggested solutions will be delivered in the next couple of years.

5 MEETING CLOSED

As there was no more business to discuss the meeting closed at 4:56pm.

Forth Community Representatives Committee

Minutes of the 64th meeting held at the Forth Hall
Thursday, 3 November 2016 – commencing at 4:00pm

1 PRESENT

Forth Community Representatives: Tim Peirce, John French, Peter Miller, Ray Attril and Neil Armstrong.

Council: John Kersnovski (CCC Director Infrastructure), Sandra Ayton (CCC General Manager) and Cor Vander Vlist (CCC Director Community Services).

2 WELCOME/APOLOGIES

Apologies received: Kevin Goodwin and Jackie Merchant (CCC Community Development Officer).

The General Manager chaired the meeting and welcomed everyone along and thanked them for their attendance.

3 MINUTES OF PREVIOUS MEETING

Minutes for the meeting held on Thursday, 4 August 2016 were confirmed with an amended to be made to those minutes as follows:

- a *Amendment to minutes from 4 August 2016* – Neil Armstrong and Ray Attrill are to be recorded as an apology to this meeting.

4 MATTERS ARISING FROM PREVIOUS MINUTES

4.1 Report from meeting with Department of State Growth Representative:

a Meeting with Department of State Growth Representative.

John reported on the visit by the Department of State Growth representative held on 2 November. Minutes taken from that meeting will be distributed.

b Traffic concerns at Bass Highway intersection at Leith

The Department of State Growth (DSG) representative advised has looked at the intersection and recommended a series of options for Leith and Short Street. Processes have been followed and DSG will consult with the Council when firm options and possible funding has been determined. Suggested solutions will be delivered in the next couple of years.

John French has communicated with concerned parents from the Forth Primary school with information that was discussed with the DSG representative at the meeting.

DSG advised that the widening of Forth hill was not a consideration as the road is classified as a category 5 road.

Council was keen on upgrading the road into Braddons Lookout road and will communicate with the Devonport City Council on this matter as part of the road is in their area.

The Forth Representatives would like it to be noted that six years ago approaches were made to DSG and still nothing done.

Grading was done on the road yesterday.

Council looking at diverting cyclist.

Forth Hotel – John Kersnovski advised Engineering is to still speak with the Forth Hotel manager on the sight vision around the Hotel whilst driving.

The Forth Representatives would like it noted that over the 12-year period that Council have assisted this group well. It takes planning etc to get things done. It was also noted by those who attended the meeting that no notes were taken by the DSG representative at the meeting.

Council will do a traffic count on Forth Road in February if DSG don't.

Council will keep pushing State Growth on these issues.

c Forth Hill and George Street – Access to building blocks

(DSG) advised only three accesses will be approved, the present situation complies with requirements. There are big concerns about the safety around the entrance to the allotment with cars coming towards Forth.

d Business district parking

Nothing to report at present.

e Flood Repairs report

John Kersnovski reported that the preliminary reviews have been received by the Council. The flood report is being put together by cabinet and the Flood Review Committee is being chaired by Mike Blake. John advised that information on the floods was to be lodged with the Flood Review Committee by 11 November but this has been extended by a week.

Sandra has advised that everyone needs to be vigilant and watch those people who have been hit a seconded time around as this is where problems may show health wise or financially.

Fencing has commenced at the Forth Recreation Ground. Council has repaired the BBQ hut at the Recreation Ground.

The committee asked the Council what assessment has been done on the railway bridge at Forth as there are still logs needing to be dislodged.

f Dam above Forth Recreation Ground overflow

Sandra reported that this issue has been resolved.

5 MATTERS FOR CONSIDERATION

5.1 Council Update

Everything discussed in 4.1.

5.2 Community Update

- **Mark Whittle**

The Forth Hall has had 15 hirers for last month and same for this month. The lady's toilets now have a new vanity and vinyl installed and the men's toilets is being looked at to have the same done. Looking at having the timber floor in the hall sanded and recoated. Industrial Blowers were placed under the hall after the floods to dry it out and the hall committee replaced and put in new vents around the bottom of the hall for better airflow.

- **John French**

Asked if the Council would look at parking along Wilmot Road. John Kersnovski advised this is being looked at and will check on the status and report back to the committee.

- **Peter Miller**

Peter asked if the Forth Road bridge be repainted or cleaned.

- **Tim Attrill**

Thank you to the Council for replacing the seat near the public phone. The new Lone Pine tree is in and is growing well.

Sandra thanked the committee for their input and help during the year and wished everyone a safe and happy Christmas break.

6 NEXT MEETING

The new meeting dates for 2017 will be sent out soon.

7 MEETING CLOSED

As there was no more business to discuss the meeting closed at 4:48pm.



Thursday 3 November 2016, 11.00am Museum Meeting Room

Doc ID: 257052

1 PRESENT:

Volunteers: Judy Buckley, Wendy Newton, Bill Hearps, Terry Sanddington, Janine Naden, Liz Baade, Julie Lind, Ian Lund, Wanda Mineall, Phill Walch

Council: Michelle Murden (Exhibition Coordinator – Ulverstone History Museum), Brittany Trubody (Cultural Facilities and Events Officer), Debra Lynch (Administrative Assistant – Social Planning & Development) and Chris Fletcher (Social Planning & Development group leader)

2 APOLOGIES:

Lyn Arthur, Phil Jones, Jeanette Wyndus, Graeme Bourke, Rhonda Hobbs, Janelle Hannah

3 MEETING PROTOCOL:

Reminder re Code of Conduct, confidentiality and respect of all members.

4 BUSINESS ARISING

- *Merit reporting system*

Brittany advised the reporting of any maintenance or IT issues is to be given to her and she will arrange this to be placed on the Council's Merit system. Merit is a program whereby Council can keep records and statistics on the day to day requests given to the Council regarding maintenance and IT issues etc.

- *Defect list for the new additions*

Brittany requested any defects to new additions in the building are to be listed with her prior to five weeks, this will allow her to contact Justin Smith who will then contact the builder contractor and arrange for the defects to be fixed. After five weeks, it becomes the Council's problem to get them fixed.

- *Fixed:*

- First aid cupboard is now accessible;
- Water spray in the Collections room should now be fixed;
-

- TBA Floor to be done with other defects in the building this has been put through Merit system;
- Fire damage toilets in the next few days has also been placed through Merit;
- New office progress – request has been put forward;
- First Aid box – relocated to front desk service area. Deb to organise the refurbished of the first aid box through Red Cross;
- Money tin will be moved into a locked draw;
- Audit – will be done soon would like volunteers to assist. Let Brittany know of your interest to assist;
- Keys all doors will be re-keyed
- First Aid Certificates – look at training for those who are interested.

5 GENERAL BUSINESS

Brittany spoke to the meeting of the direction the Council would like to take with the Museum. She advised that in its current structure the Museum is not reaching best practices in many fields.

In the event of the museum moving forward with a goal to complying with Museum Australia standards. It will require volunteers to adopt new policies and operating procedures. This standard is expected across all institutions that call themselves 'museums' and here is no different. To comply with standards such as our legal obligations for insurance and collections management etc, it is expected that volunteers will understand new protocols surrounding areas such as information distribution and collection.

Example: *"A museum can also be liable for advice given to members of the general public, if the advice is given negligently, was relied upon and caused a loss"*

Procedures to cover new process, as well as training for guides will enable with disclaimers to be issued and liability to be mitigated.

It is also expected that volunteers will have access to training should they wish to be involved with collections, exhibitions or guiding. This will be done in lines with Museums Australia procedures.

Museum

- Continued focus on Local History, with targeted exhibitions.
- Curriculum based exhibitions that in the future may not necessarily just be history focused.
- Reduction in open research and a new targeted approach to specific needs of the museum, its exhibitions or acquisitions.
- Increase to visitors through targeted marketing.
- Museum Australia policy introduction:
 - Audit – complies with Insurance and MA;
 - Volunteer training and refresher courses;
 - Policy and procedure training (including formal documenting of completion);
 - Designated position descriptions with training for volunteers;

- Museum requirement lists, this is where necessary museum tasks are listed and volunteers have the option of supporting new projects areas;
- Restriction of access to the collection storage and displays and an understanding that the Exhibition Coordinator is responsible for the collection and handling of exhibitions.
- Development input;
- Positive, collaborative environment.

Should volunteers feel that they are unable or not wanting to commit to these changes, then the alternative is proposed with the support of the Central Coast Council.

Formation of the Ulverstone History Group

- Separate to the Museum– no reporting to Council;
- Own venue – location TBD;
- Autonomous governance – no procedural requirement, policies determined by members;
- Own charter – developed by members;
- Personal research – should you wish to write a book etc;
- Supported entity – Council will assist with the establishment through means yet to be determined and in consultation with UHG.

Brittany asked if anyone had question:

- Michelle asked the question with moving to a Museum under Museum Australia will there be rebranding of the Museum. Brittany advised this will be looked at down the track.
- Wendy asked how the audit is to be done. Brittany advised the Council will look at a structured audit with minimal interruption.

Brittany handed out a questionnaire for the volunteers to fill out advising that the information given was confidential. The questionnaire dispersed was reflecting the discussions of the meeting. It gave the volunteer the opportunity to confidentially respond to the different levels of commitment that was on offer moving forward.

Chris fletcher attended the meeting at 11.42am and spoke to the meeting reassuring them that a lot of thought had gone in to the direction in which the Museum was heading and its future. He also pointed out that volunteers are valued within the Council and when sourcing new volunteers in the future the Council will look at the following:

- 1 Skills of the Volunteers;
- 2 Placement of the Volunteer;
- 3 What job is suitable for the volunteer; and
- 4 How much time the volunteers has to put into the job.

Chris asked if the Volunteers would like to sit and discuss amongst themselves prior to the end of the meeting. Council staff left the meeting whilst this took place.

Council staff returned to the meeting and as there was no further business to discuss the meeting closed at 12.15pm.

The following is a summary result of the feedback received from the response form that Brittany handed out:

- 1 *"Moving forward, I would like to be a part of a museum that is moving toward Museum Australia standards which includes set direction and procedures relating to museum operational requirements, policies and future growth."*

80% of respondents replied with a "Yes"
10% of respondents replied with a "No"
10% did not respond.

- 2 *"Moving forward, I would like to be a part of an autonomous, yet supported, History Group that has its own charter and self-governing responsibilities."*

30% of respondents replied with a "Yes"
40% of respondents replied with a "No"
20% of respondents replied with a "Maybe"
10% of respondents did not respond.

5 CLOSURE

As there was not further business to discuss the meeting closed at 12.25pm. The next meeting is to be advised.

East Ulverstone Swimming Pool Management Committee Meeting Minutes

Thursday, 10 November 2016 at 3.30pm

Doc. ID: 257225

1 PRESENT/APOLOGIES

PRESENT

Education Dept. Representatives Alan Graham and James Lyons
Council Representatives Liz Eustace, Steve Turner and Cr Gerry Howard

APOLOGIES

Steve Crocker, Wendy Cracknell, Grant Armitstead
and Cr Kath Downie

2 CONFIRMATION OF MINUTES

Liz Eustace moved and Alan Graham seconded, "That the minutes of the previous meeting held on Thursday, 18 August 2016 be accepted as a true and accurate record.

Carried unanimously

3 BUSINESS ARISING FROM THE PREVIOUS MINUTES

- . *Parking Issue at entrance* - After taking advice from the Council's Public Safety Officer it has been decided to move the supervisors parking spot away from the front of the building out to a spot directly opposite the entrance and have a pedestrian crossing marked across the laneway. Even though the supervisor parking was not a concern it has been decided to remove all vehicles from the front of building.

4 EDUCATION DEPARTMENT REPORT

Alan Graham reported as follows:

4.1 Maintenance/Capital Works Projects – Recently Completed

- 4.1.1 Klimate Solutions have conducted the usual preventative maintenance schedule.
- 4.1.2 No major works have been undertaken.

4.2 Maintenance/Capital Works Projects – Incomplete

4.2.1 *Re-instatement of Change Room Extraction Ducting*

Originally, we thought this ducting was connected to the heat pump air supply. Following investigations by Klimate Solutions it is actually connected to an extraction fan located on the roof above the office. This extraction fan needs to be replaced and the ducting reconnected.

As this is a vastly different project than what was originally quoted we have asked for a new quote. Depending on the outcome of the quote, will then determine if the DoE will go ahead with this project.

If this system is reconnected, this will vastly improve air flow in the main change rooms and staff toilets, not only preventing mould and smells but also circulating heat into these areas.

4.2.1 *Building Heat/Cool Economy Cycle (as mentioned at the previous meeting)*

Finance has been approved – waiting on Klimate Solutions to act.

4.2.2 *Solar Panels*

Following the information supplied by Jason Bell at our last meeting, it is unlikely this project will go ahead. Wendy is seeking further advice on this issue.

4.2.3 *Carpark Area*

A pedestrian crossing is hoped to be painted adjacent to the entrance as a warning to motorists that pedestrians are present. It is hoped this will solve the potential danger of children crossing the road between parked cars.

4.3 Other Issues

4.3.1 *DoE hire cost of the East Ulverstone Pool to the Central Coast Council*

The DoE is reviewing the hire cost of the pool to the Central Coast Council.

4 CORRESPONDENCE

There has been no inward or outward correspondence to record.

5 GENERAL BUSINESS

There is some concern about the condition of the large tree situated in the carpark. Steve will check whether the Council can have the tree assessed and follow up with any action that may be required.

NEXT MEETING The next meeting is to be held on Thursday, 9 March 2017.

MEETING CLOSED The meeting closed at 4.00pm.

CRADLE COAST WASTE MANAGEMENT MEETING

14 NOVEMBER 2016



MEETING HIGHLIGHTS

Strategic Plan Development

With the current CCWMG Strategic Plan due to expire in 2017, Blue Environment were engaged to develop a new 5 Year Strategic Plan.

Kerbside Food and Garden Organics Collection

The CCWMG were advised that the tenders have been advertised and discussion was held regarding tender assessments, a performance management committee and community education funding by the contractor.

CRADLE COAST WASTE MANAGEMENT GROUP

UNCONFIRMED MINUTES



Meeting held Monday, 14 November 2016 at 10.30 am
Cradle Coast Authority, 1-3 Spring Street, Burnie

1. WELCOME

The Chair, Ms. Sandra Ayton, opened the meeting at 10:37 am and welcomed attendees.

Present at the meeting were:

• Mr. Matthew Atkins	Committee Member	Devonport City Council
• Mr. Bilal Akhtar	Committee Member	Waratah-Wynyard/Circular Head Council
• Ms. Mel Pearce	Committee Member	Dulverton Waste
• Mr. Mat Greskie	Committee Member	Dulverton Waste
• Ms. Jan Febey	Committee Member	Latrobe Council
• Ms. Bev Cumming	Observer	Burnie City Council
• Mr. Don Thwaites	Observer	Kentish Council
• Ms. Lauren Clarke	Minutes Secretary	Cradle Coast Authority

2. APOLOGIES

Apologies were received from:

• Mr. Brett Smith	Committee Member	Cradle Coast Authority
• Mr. Rowan Sharman	Committee Member	Burnie City Council

3. GOVERNANCE

3.1. Confirmation of Minutes

The Unconfirmed Minutes of the 12 September meeting were presented at Item 3.1 of the Agenda.

MOTION

That the Group **CONFIRM** and **ACCEPT** the Unconfirmed Minutes of the meeting of 12 September 2016 as a true and correct record.

Moved: Matthew Atkins / Seconded: Bilal Akhtar / **CARRIED**

3.2. Business Arising from Minutes

Nil.

4. FOR DECISION

4.1. CCWMG Strategic Plan development, Request For Quote (RFQ) Assessment Report

Mel Pearce tabled the Strategic Plan Development RFQ Assessment Report for the Committee's decision. The report detailed the quote assessment process and recommended Blue Environment, who scored highest against the evaluation criteria, to develop the strategic plan.

MOTION

The Group engage Blue Environment Pty Ltd to undertake the strategic plan development and extend the completion until February 2017.

Moved: Bilal Akhtar / Seconded: Jan Febey / **CARRIED**

5. FOR DISCUSSION

5.1. FOGO Tenders

5.1.1. Performance Management Committee

- Mat Greskie informed the Committee that the Bin Supply and Transport tender requires the development of a Performance Management Committee, including a representative from each Council and the Contractor. If Councils prefer DWM could provide representation on Council's behalf. This will be reconsidered should the FOGO collection proceed.

5.1.2. Tender Assessment

- Tenders are due on 16 December 2016.
- Dulverton have sourced a quote from MRA Consulting (indicative pricing up to \$8K) to conduct an independent assessment for the tenders.

5.1.3. Community Education

- The bin Supply and Transport tender requires that the contractor provide \$15K to each Council, to provide towards community education. Should the FOGO proceed, the Committee should advocate for each Council to commit these funds to the CCWMG for a regional approach to the communication/education campaign (this is what the CCWMG Annual Plan and Budget is predicated on)

MOTION

The Group **RESOLVE** MRA Consulting to provide an independent assessment of the tenders.

6. FOR NOTING

6.1. CCWMG Project Task List

Mel Pearce gave an update on the status of projects listed on the CCWMG project task list:

Item 2.5 Household Hazardous waste

An update was provided regarding the free household battery collection which is progressing well. Mel will provide further details of battery container suitability following obtaining further advice.

Item 2.6 Communications Plan

The Committee noted that the CCA are the coordinator of the communications plan.

Item 2.7 Recycling Bin Education & Assessments

The recycling bin assessments commenced on the 14 November 2016 and residents have been notified of the upcoming assessments by a small-scale education campaign. Assessments will be conducted over a 1 month period and will recommence early in 2017.

Item 2.8 Waste Composition Audit

RFQ's are due on 18 November 2016, these audits will examine the composition of transfer station general waste.

Item 2.11 SORT your Load Campaign

The Committee will be forwarded an example of the tri fold brochure which will be developed into transfer station site specific brochures for each Council.

Item 2.12 Kerbside Waste Collection Contract

The contract is on hold until the finalisation of the FOGO Tender.

6.2. CCWMG Waste Levy Collection – changing from quarterly to monthly

DWM advised that the waste levy collection will change from quarterly to monthly.

7. General Business

7.1. Meeting date proposals for 2017

A briefing Note was presented at item 7.1 of the agenda papers.

The meeting dates proposed are on the 2nd Monday of every 2 months effective from 13 February 2017, with the change of the June meeting as it falls on a public holiday.

The following dates for the 2017 CCWMG meetings are:

- Monday 13 February
- Monday 10 April
- Monday 19 June
- Monday 14 August
- Monday 9 October

The Group propose that they hold their June meeting the week after on Monday 19 June 2017.

MOTION

That the Group **NOTE** and **ACCEPT** the recommended bi-monthly meeting dates for 2017.

ACTION – Lauren Clarke to send out calendar invites with the new meeting dates.

7.2. Financial Report

The September 2016 Financial Report was tabled for the CCWMG.
The CCWMG requested that a revised income statement be forwarded out of session.

The Group **NOTE** the Financial Report.

ACTION – An updated income statement to be provided out of session.

8. Next Meeting and Meeting Close

The next meeting will be held on Monday 13 February 2017 at the Cradle Coast Authority Offices.

Meeting closed at 11:46 am.

CRADLE COAST WASTE MANAGEMENT MEETING

14 NOVEMBER 2016



MEETING HIGHLIGHTS

Strategic Plan Development

With the current CCWMG Strategic Plan due to expire in 2017, Blue Environment were engaged to develop a new 5 Year Strategic Plan.

Kerbside Food and Garden Organics Collection

The CCWMG were advised that the tenders have been advertised and discussion was held regarding tender assessments, a performance management committee and community education funding by the contractor.

DRAFT

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UNCONFIRMED MINUTES



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1. WELCOME

The Chair, Ms. Sandra Ayton, opened the meeting at 10:37 am and welcomed attendees.

Present at the meeting were:

- | | | |
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| • Mr. Matthew Atkins | Committee Member | Devonport City Council |
| • Mr. Bilal Akhtar | Committee Member | Waratah-Wynyard/Circular Head Council |
| • Ms. Mel Pearce | Committee Member | Dulverton Waste |
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| • Ms. Bev Cumming | Observer | Burnie City Council |
| • Mr. Don Thwaites | Observer | Kentish Council |
| • Ms. Lauren Clarke | Minutes Secretary | Cradle Coast Authority |

2. APOLOGIES

Apologies were received from:

- | | | |
|---------------------|------------------|------------------------|
| • Mr. Brett Smith | Committee Member | Cradle Coast Authority |
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MOTION

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Moved: Matthew Atkins / Seconded: Bilal Akhtar / **CARRIED**

3.2. Business Arising from Minutes

Nil.

4. FOR DECISION

4.1. CCWMG Strategic Plan development, Request For Quote (RFQ) Assessment Report

Mel Pearce tabled the Strategic Plan Development RFQ Assessment Report for the Committee's decision. The report detailed the quote assessment process and recommended Blue Environment, who scored highest against the evaluation criteria, to develop the strategic plan.

MOTION

The Group engage Blue Environment Pty Ltd to undertake the strategic plan development and extend the completion until February 2017.

Moved: Bilal Akhtar / Seconded: Jan Febey / **CARRIED**

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MOTION

The Group **RESOLVE** MRA Consulting to provide an independent assessment of the tenders.

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That the Group **NOTE** and **ACCEPT** the recommended bi-monthly meeting dates for 2017.

ACTION – Lauren Clarke to send out calendar invites with the new meeting dates.

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8. Next Meeting and Meeting Close

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Meeting closed at 11:46 am.

DRAFT

DEVONPORT CITY COUNCIL & CENTRAL COAST

SHARED AUDIT PANEL

**Unconfirmed minutes of meeting held Monday 14 November 2016
at Devonport City Council commencing at 2pm**

1. Confirmation of the minutes

Attendance

Members – Sue Smith (Chair): John Howard: Ald Charlie Emmerton: Ald Grant Goodwin; & Cr Philip Viney

Officers - Paul West (General Manager DCC), Kym Peebles (Executive Manager Organisational Performance DCC), Sandra Ayton (General Manager CCC), Vernon Lawrence (Director Organisational Services CCC) and Roseanne Brown (Minute Secretary CCC)

Guests – Karen Stone (Risk and Compliance Co-ordinator DCC)

Apologies

Cr Gary Carpenter

2. Confirmation of the minutes

Moved: Ald Goodwin

Seconded: Cr Viney

That the Minutes of Shared Audit Panel Meeting held on 8 August 2016 be confirmed as true and correct.

Carried Unanimously

3. Matters arising from previous meeting

It was noted that all outstanding matters from previous meetings of the Shared Panel had been satisfactorily addressed.

4. Policies & Procedures

4.1 The Panel reviewed the DCC and CCC Annual Report and complimented staff on the presentation of both documents. It was noted that the Chair and independent member John Howard each attended one of the Annual General Meetings held recently.

The Panel discussed the impact of the recent decision by TasWater to reduce dividend payments to owner Councils by a third from 1 July 2018.

4.2 Karen Stone addressed the Panel and presented documents in relation to the following risk management areas:

- Management of workplace health and safety matters and the link to Councils risk register;
- Business Continuity Plan; and
- Processes to manage insurable risks, including the insurance cover currently in place for the Council and the Public Liability Claims Handling Procedure;

The Panel discussed these documents and CCC General Manager provided details of relevant CCC documentation.

The Panel noted the DCC Delegations Procedure. Karen Stone left the meeting at 2.45pm.

5. Governance

- 5.1 The DCC General Manager provided an update to the Panel on the current Shared Services project involving all North West Coast councils. A report from the consultants Third Horizon has not yet been received but will be circulated to Panel Members when available.

Action: KP

- 5.2 The Panel noted the DCC Corporate/Business Planning document.
- 5.3 The Panel discussed the requirement to report annually to each Council and agreed to undertake a self-assessment process similar to the previous year. EM Organisational Performance will circulate questionnaires and ensure Members can identify any required training needs.

Action: KP

6. Legislative

The Panel were briefed on the changes to the Building Act and Regulations to come into effect 1 January 2017. The changes to the Regulations are yet to be finalised and rolled out to councils however it is clear the intent of the changes is to ensure councils retain responsibility for compliance and record keeping in relation to building permits and approvals.

LGAT have indicated that they will co-ordinate information sessions to help with compliance and consistency across councils. It is too early for councils to predict the likely impact on staffing resources.

7. General Business

- 7.1 The Panel noted that the draft report to Parliament by the Auditor General has not been released but will be circulated to Panel Members when available.

Action: KP

- 7.2 The Panel agreed that the two General Managers are to prepare a draft Audit Panel Workplan for 2017 to be reviewed at the next meeting.

Action: GM's

- 7.3 The Panel discussed the current membership and skill sets and moved that:

Moved: Chair Sue Smith

Seconded: John Howard

As part of the annual review of the Audit Panel Charter, each Council give consideration to the need to appoint an independent panel member with financial experience and skills to complement the existing two independent members.

Division Requested:

For: Mrs Smith; Mr Howard & Ald Emmerton

Against: Ald Goodwin & Cr Viney

Motion carried.

- 7.4 The General Managers provided a brief outline of the impact of the June floods on projected capital expenditure budgets and advised that claims through the State and Federal Government Flood Assistance Package are able to be made progressively over the period of expenditure.

There being no further business relating to the Shared Audit Panel Meeting the Chair closed the meeting at 3.34pm.

**CENTRAL COAST COUNCIL
AUDIT PANEL**



UNCONFIRMED MINUTES OF MEETING

Minutes of meeting held on Monday, 14 November 2016 at the Devonport City Council commencing at 1.00pm.

1 Present

Members – Sue Smith (Chairperson), John Howard, Cr Phillip Viney.

Officers - Sandra Ayton (General Manager), Vernon Lawrence (Director Organisational Services) and Rosanne Brown (Minute Secretary).

2 Apology

Cr Garry Carpenter.

3 Confirmation of Minutes

Moved by John Howard, seconded by Cr Viney and resolved unanimously that the minutes of the meeting held on 8 August 2016 be confirmed as true and correct.

4 Audit Report

The Tasmanian Audit Office's (TAO) Audit Recommendations and Management Responses were circulated to the Panel prior to the meeting. General Manager and Chair reported on their meeting with representatives from the Audit Office and advised that a phone link up between the Panel and TAO representatives would be held at 1.30pm.

5 Risk Management

5.1 Claims Update – Allianz Workers Compensation schedule previously circulated was discussed. Noted few lost time injury hours.

5.2 Potential claims – General Manager gave a report on flood damage progress and update on new boat ramp at the Yacht Club.

5.3 Risk Management Initiatives – an update of initiatives previously circulated to Panel was discussed.

5.4 Risk Register – copy provided to Panel at the meeting.

6 Financial Report

Financial Report for period ended September 2016 previously circulated. Discussed dividends, changes to capital program works required as a result of flood damage.

7 Audit Report

TAO representatives – Ric de Santi and Debbie Scott had a phone link up with Panel members outlining the audit process to the Panel. Discussions ensued re the audit findings and responses.

8 Major Projects

Update provided circulated to Panel members on major projects as follows:

- 8.1 Dial Regional Sports Complex funding and contract works;
- 8.2 Floods and changes required to budgets;
- 8.3 Northern Economic Stimulus Package – loans to be applied for:
 - Anzac Park toilet block;
 - Creamery Road renewal;
 - Nine Mile Road;
 - James St/Grove St/Gollan St intersection;
 - Quadrant carpark (stage 2).

9 General Business

None

Meeting Closed: 1.58pm

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

Annexure 1 505 Castra Road, Abbotsham

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200

419

432000



CASTRA

465

469

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: 03 OCT 2016

Application No: DA216057

Doc ID: 254531

5438000

505

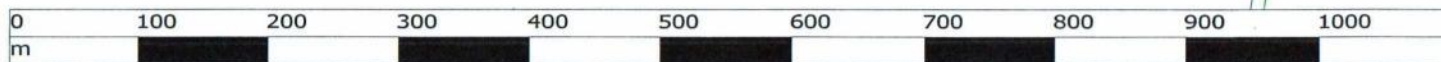
539

ELLIS

ROAD

539

ABBOTSHAM



DA216057



Annexure 2

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

DEVELOPMENT APPLICATION

Sections 57 & 58

Application Number DA216057

APPLICANT DETAILS

Applicant Name	EnviroPlan		
Postal Address	Attn: Micheal Wells PO Box 546 SOMERSET TAS 7322		
Phone(B)	Phone(H)	Mobile	04-02 986 203 Fax

OWNER DETAILS

Owner/Authority Name	Penrich Pty Ltd
Address	PO Box 196 ULVERSTONE TAS 7315

DEVELOPMENT APPLICATION DETAILS

Property Address	505 Castra Road Abbotsham 7315
Title Reference	233863/1
Zone(s)	Rural Resource [Central Coast Interim Planning Scheme 2013]

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

Present Use	Resource Development and Associated Storage
Proposal (intended use)	Manufacturing and Processing (assembly of furniture)
Development Type	Discretionary Permit Area >250m2
Estimated Value of Development	

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

Existing Floor Area	Area:	m2
New or Additional Floor Area	Area:	m2

CENTRAL COAST COUNCIL
DEVELOPMENT & ENVIRONMENTAL SERVICES

Received: 06 OCT 2016

Application No: DA216057

Doc ID: 254527



Application Number: DA216057

NON-RESIDENTIAL DEVELOPMENT/USE

Hours of Operation	Monday/Friday		to	
	Saturday		to	
	Sunday		to	

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

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

APPLICANT DECLARATION

YOUR DECLARATION - To be completed by all applicants.

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

if incomplete, the application may be delayed or rejected.

more information may be requested within 21 days of lodgement.

PUBLIC ACCESS TO DISCRETIONARY PLANNING DOCUMENTS

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

OWNERS NOTIFICATION

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

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

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

Applicant:

Name (Print): <u>Michael Wells</u>	Signed: <u>[Signature]</u>	Date: <u>6/10/2016</u>
------------------------------------	----------------------------	------------------------

SEARCH OF TORRENS TITLE

VOLUME 170966	FOLIO 1
EDITION 1	DATE OF ISSUE 16-Feb-2016

SEARCH DATE : 20-Sep-2016

SEARCH TIME : 12.24 PM

DESCRIPTION OF LAND

Parish of ABBOTSHAM Land District of DEVON

Lot 1 on Plan 170966

Derivation : Whole of Lot 5597, 48A-2R-0P Gtd. to Charlotte
Pearson

Prior CT 233863/1

SCHEDULE 1M186327 TRANSFER to PENRICH PTY LTD Registered 23-Jun-2008
at noonSCHEDULE 2

Reservations and conditions in the Crown Grant if any

M539003 BENEFITING EASEMENT: a Right of Way and Pipeline
Right over the land marked Right of Way and Pipeline
Easement AB 6.00 & 3.00 wide on Plan 170966
Registered 16-Feb-2016 at 12.01 PMM539003 BENEFITING EASEMENT: a Powerline Right over the land
marked Powerline Easement CD 3.00 wide on Plan 170966UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

COUNCIL
REGISTRAR'S SERVICES

Received 06 OCT 2016

Application No: DA016057

Doc. ID: 254527

<p>OWNER</p> <p>FOLIO REFERENCE FR.233863/1</p> <p>GRANTEE WHOLE OF LOT 5597 (48A.2R.OP) GTD TO CHARLOTTE PEARSON.</p>		<p>PLAN OF TITLE</p> <p>LOCATION DEVON - ABBOTSHAM</p> <p>FIRST SURVEY PLAN No.(15/3)L.O. COMPILED BY L.T.O. SCALE 1: 5000 LENGTHS IN METRES</p>		<p>REGISTERED NUMBER P170966</p> <p>APPROVED 5 FEB 2016 <i>Nice Kawa</i> Recorder of Titles</p>	
MAPSHEET MUNICIPAL CODE No. 104 (4243)	LAST UPI No	LAST PLAN No. P.233863	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		

06 OCT 2016
Application No: DA216057
Doc. ID: 254527

Please quote our ref:

Your ref:

Enquiries to:

Micheal Wells
6411 1931



5 September 2016

General Manager
Central Coast Council
Ulverstone, TAS 7315

Dear Sir/Madam

ADDITIONAL INFORMATION REQUEST RESPONSE – DA 215224 – CHANGE OF USE FOR EXISTING SHEDS, 505 CASTRA ROAD, ULVERSTONE.

Thank you for your additional information request for the above development. In response to your request please find the following:

- ***Total floor area within all buildings that is used for the storage of furniture.***

Zero – Furniture is not stored it is assembled and larger pieces sit in situ awaiting collection as these are large items that are difficult to move with only 1 person. This is also evidenced on Page 7 of the original report.

- ***Total floor area within all buildings used for the assembly of furniture***

All sheds (the total floor area of all sheds as featured on the plans) are used for the assembly of furniture. Again, larger items sit in situ until collected. Small items (i.e. chairs) are assembled in dedicated assembly sheds as per the submission plans.

- ***A list of the items of furniture stored on site***

Again – furniture is not stored on site it is assembled. All furniture comes in flat packs and requires varying levels of assembly. The items that are assembled include:

1. Tables
2. Chairs
3. Wardrobes
4. Beds
5. Lounges
6. Book Shelves
7. Cabinets
8. Chest of Drawers

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07 SEP 2016

Application No: DA216057

Doc. No: 254531

- *The quantity, type and proportion of items that require on-site assembly and the reason for on-site assembly, for example are items assembled for delivery to a shop for display purposes or to a purchaser as fully assembled items?*

100%.

The reason for on-site assembly is for my clients' **sole** customer to collect – what happens with it after it is collected is not any of my clients business and not of concern to the Council.

- *The number of staff employed on the site*

1.

- *The number of truck movements per day*

1.

- *A revised "parking/shed" {sic} Plan showing the storage / assembly room that has been constructed between two of the sheds. A portion of this room appears to be used for the assembly of furniture.*

It is comforting to see that the Council acknowledges that the site is being used for the assembly of furniture which validates the application being sort.

Please find the revised plan showing the assembly room between the two sheds.

- *A revised Planning Report that addresses each of the mandatory Performance Criteria for a "Discretionary Use" under Clause 26.3.1*

See attached.

I trust that the above information satisfies the Council's request and that the application can continue its progression.

Yours sincerely



Micheal Wells

Planning & Development Consultant

Bushfire Accreditation No: BFP-128



Application for Planning Permit

PROPOSED CHANGE OF USE FOR EXISTING SHEDS

Manufacturing and Processing

In the

RURAL RESOURCE ZONE

505 CASTRA ROAD, ABBOTSHAM

THE COUNCIL
ON LABORATORY SERVICES

05 SEP 2016

Application No: DA216057

Doc. 102 254531

Supporting Documentation

August 2016



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Document Status

Revision No	Author	Reviewer	Signature	Date
1	A.Bracken	M. Wells		May 2016
2	M. Wells			June 2016
3	M. Wells			August 2016

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The Land – Site

Title & Description

The Certificate of Title for the subject site is **C/T: 170966/1, PID 2231152**. A copy of the title is provided as Annexure A.



Figure 1 – Location of land 505 Castra Road, Abbotsham

The **19 Ha** property fronts onto Castra Road and is located on eastern side of the road.

Existing Use and Development

The current use of land is residential/agricultural. Currently there is an existing dwelling and 7 outbuildings located on the property.

Site Analysis

Topography

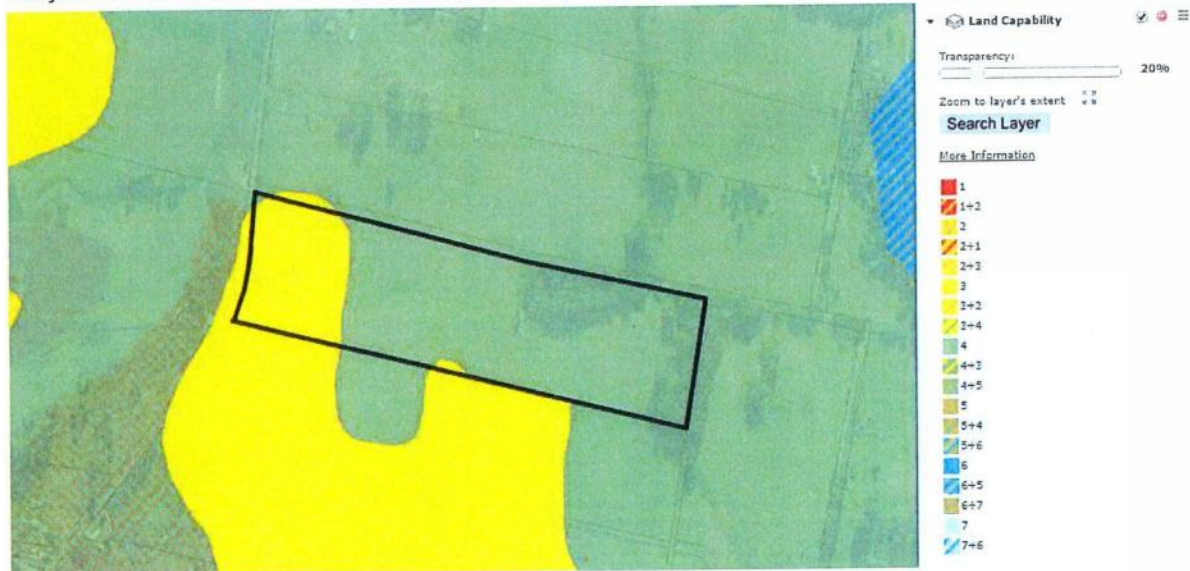
The land falls from east to west at an average of 5° over a 200 m run (Castra road to 200m east).

Drainage

The subject land has no available reticulated services; the site is connected to existing onsite disposal systems for both stormwater and sewage.

Land Capability

The land is within a delineated area of the Land Capability Survey Tasmania by RM Morton and CJ Grose; Department of Primary Industry and Fisheries: Tasmania 1997. The soil classification of the subject site is **Class 3 & 4**. There are no new buildings proposed as part of this application.



Biodiversity

There are observations and / or records of threatened, vulnerable or species of conservation significance within and adjacent to the land. **Annexure B** contains a report from the EPBC Act on matters of national significance and other matters protected by the EPBC Act.

The report lists protected species as well as potential invasive species within the subject area.

Access

Access to the subject land is off Castra Road via a formed rural roads crossover.

Reticulated Services

Reticulated services are not located within the vicinity of the site.

Surrounding Property Use

- **NORTH-** agricultural land with scattered residential dwellings
- **EAST-** agricultural land with scattered residential dwellings
- **SOUTH-** agricultural land with scattered residential dwellings
- **WEST-** Castra Road and agricultural land

Lands Limitations

Minor limitations have been identified within the subject site. There are patches of low level hazard to the centre and south of the site. The application is for a change of use of existing structures, there are no new structures as part of the proposal and therefore the present hazards will be of no detriment.



Figure 3 – Landslide Layer— source: www.thelist.tas.gov.au

Proposal

The applicant, **Wayne Smith** is seeking a **change of use for the existing sheds on the property** under the **Central Coast Interim Planning Scheme 2013**.

The applicant is seeking a **change of use** for the existing sheds on the property which were originally utilised for storages of vegetables that supplied McCains. Once this contract ceased and the vegetable processor moved to New Zealand, the sheds became redundant infrastructure.

The owner is the sole supplier of Midway Furniture Ulverstone and runs his business from home and intends on utilising the existing sheds for the assembly of furniture under the Manufacturing and Processing pathway provided by the planning scheme.

No general public or other commercial sales are conducted from the site.

A copy of the proposal plans is included as **Annexure C**.

The applicant is applying to the Council, as the Planning Authority, to approve the development in accordance with the provisions of **Section 58** of the *Land Use Planning and Approvals Act 1993*.

Planning Scheme Provisions

The applicable planning instrument is the **Central Coast Interim Planning Scheme 2013** and the subject land is zoned as **Rural Resource**.

The relevant sections of the Planning Scheme are listed below for discussion. The relevant issue and item identifier is provided and states whether the proposal meets the Acceptable Solutions (AS) or the Performance Criteria (PC) for each relevant section. Issues that address the Performance Criteria are listed as "Discretionary" and discussion is put forward to the relevant points.

The clauses that are not applicable to the proposal have not been discussed.

The applicable Scheme standards for development in the **Rural Resource Zone** are described in the following relevant sections of the **Central Coast Interim Planning Scheme 2013**:

26.0 Rural Resource Zone

- 26.1.1 Zone Purpose Statements
- 26.1.2 Local Area Objectives
- 26.1.3 Desired Future Character Statements
- 26.2 Use Table
- 26.3 Use Standards
- 26.4.1 Suitability of a site or a lot on a plan of subdivision for use or development
- 26.4.2 Location and configuration of development

Part E Codes

- E9 Traffic Generating Use and Parking Code

Part F Special Area Plans

- There are no specific area plans in relation to the **Central Coast Interim Planning Scheme 2013**

26.1.1 Zone Purpose Statements

The proposed change of use is for *Agricultural Sheds* to *Manufacturing and Processing* use on rural land. As such it is in accordance with the zone values for the zone providing a high quality rural environment:

- Provides for the sustainable use of the land for other primary industry uses
- Does not constrain or conflict with other resource development uses.

26.1.2 Local Area Objectives

The proposal is consistent with the local area objectives where: -

- (a) The proposal does not fetter the priority purpose of rural land or its resources as it is for a change of use with no new buildings and will therefore not require the use of additional land area.
- (b) The proposal does not fetter the priority purpose of rural land or its resources as it seeks to utilise existing buildings and access area on already fettered soils.
- (c) The proposal does not impact on the air, land or water resources on or adjacent to the subject site.
- (d) The land has agricultural uses however the proposal does not cause a permanent loss to use or development of agricultural land nor does it unduly conflict, constrain or interfere with any primary industries that are dependent on the agricultural resource as it is purely a change of use for existing structures.

- (e) The proposal is for the assembly of flat pack furniture under the Manufacturing and Processing pathway;
- (f) The proposal is not a tourism or recreational activity that is dependent on the rural location.
- (g) The proposal contains an existing lawful residential dwelling and 7 existing sheds utilised for Manufacturing and Processing on rural land and does not cause a permanent loss of prime agricultural land (class 1, 2 or 3) nor does it constrain or interfere with existing primary industries (class 4 or 5) adjacent to the site.

26.1.3 Desired Future Character Statements

The proposal is consistent with any applicable desired future character statements where: -

- (a) The proposal for a change of use features a dwelling and associated sheds required for the continued running of the Manufacturing and Processing business where the owner can continue operating business out of the premises.
- (b) The proposal is in character with adjacent lands where it is interspersed with small scale residential settlement nodes.
- (c) The proposal is distanced appropriately from lands of agricultural production and whilst recognising the likelihood of agricultural disturbance, it is of little impact or consequence to the proposed development.
- (d) The proposal seeks to utilise existing structures which are situated on already heavily fettered land. The proposal will not impact on usable primary industry land.

26.2 Use Table

The proposal is a **Discretionary** development described as '**Manufacturing and Processing**' in the *Central Coast Interim Planning Scheme 2013*.

26.3 Use Standards

The proposal is for a change of use for the existing agricultural sheds on the property to **Manufacturing and Processing** which is a use class that is Discretionary under the Table 26.2 to the Scheme.

The proposal has demonstrated consistency with both the *local area objectives* (26.1.2) and the *desired future character statements* (26.1.3) of the planning scheme.

The proposal does not cause any permanent loss of existing or potential primary industry land, as the structures are existing and on fettered land. Furthermore the shed is located approx. 52m from the nearest adjacent boundary to primary industry land and is therefore considered to have sufficient separation so as not to constrain or interference with existing or potential primary industry uses.

The site is not within a proclaimed irrigation district under Part 9 of the *Water Management Act 1999* and would not benefit from broad-scale irrigation development and it does not constrain or interfere with existing or potential resource development or extractive industries on or adjacent to the site.

The proposal does not contribute to cumulative requirements for public provision, reticulation services, utilities or road access or community services. The site is self-sufficient in respect of garbage

collection, on-site water and waste water systems, fire protection, telephone and electrical supply services as well as access to existing roads adjacent to the site.

26.3.1 Requirement for Discretionary Non- Residential Use to Locate on Rural Resource Land

The proposal does not cause an unnecessary loss of air, land or water and does not unreasonably conflict or interfere to existing or potential primary industry users.

Acceptable Solutions	Performance Criteria
<p>A1</p> <p><i>There is no acceptable solution</i></p>	<p>P1</p> <p><i>Other than for residential use, discretionary permit use must –</i></p> <ul style="list-style-type: none"> <i>(a) Be consistent with the local area objectives;</i> <i>(b) Be consistent with any applicable desired future character statement;</i> <i>(c) Be required to locate on rural resource land for operational efficiency –</i> <ul style="list-style-type: none"> <i>i. To access a specific naturally occurring resource on the site or adjacent land in the zone;</i> <i>ii. To access infrastructure only available on the site or on adjacent land in the zone;</i> <i>iii. To access a product of primary industry or other permitted use on the site or an adjacent land in the zone;</i> <i>iv. To service or support a primary industry or other permitted use on the site or on adjacent land in the zone;</i> <i>v. If required –</i> <ul style="list-style-type: none"> <i>a. To acquire access to a mandatory site area not otherwise available in the zone intended for that purpose;</i> <i>b. For security;</i> <i>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;</i> <i>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</i> <i>vii. To provide an essential utility or community service infrastructure for the municipal or regional community or that is of significance for Tasmania; or</i> <i>viii. If a cost-benefit analysis on economic, environmental, and social terms indicates significant benefits to the region; and</i> <i>(d) Minimise likelihood for –</i> <ul style="list-style-type: none"> <i>i. Permanent loss of land for existing and potential primary industry use;</i> <i>ii. Constraint or interference to existing and potential primary industry use on the site and on adjacent land; and</i> <i>iii. Loss of land within a proclaimed irrigation district under Part 9 Water Management Act 1999 or land that may benefit from the</i>

	<i>application of broad-scale irrigation development.</i>
Performance:	Discretionary
<p>Discussion:</p> <p>The proposal is consistent with the local area objectives as well as the desired future character statements as it is applying for a permissible use within the zone and all permissible uses and development within the zone must achieve these outcomes to be listed in the use tables. This application is for "Manufacturing and Processing" which is a listed use in the zone.</p> <p>The proposal does not cause a permanent loss of land for existing and potential primary industry use as it utilises existing sheds that are surplus to primary industry need evidenced on page 7 of this report satisfying P1(c)(ii). The proposed use is required to be on the land due to degassing metholbromide from shipping containers that ship the flat packs to the assembly yard. This degassing is a risk to public health and therefore the land provides the appropriate infrastructure and security to de-gas in a safe manner in controlled circumstances providing security and therefore complies with P1(c) (v)</p> <p>It causes no constraint on adjacent land or on the site itself as the farm is still utilised to the south of the sheds and the land is not within an irrigation district.</p> <p>Therefore the proposal is consistent with the provision above.</p>	

26.4.1 Suitability of a Site or a Lot on a Plan of Subdivision for Use or Development

The proposal maintains a suitable area for the development for its intended use. Further, the proposal maintains adequate water, drainage and disposal of waste water from the site.

<p>Objective:</p> <p><i>The minimum properties of a site and of each lot on a plan of subdivision are to –</i></p> <ul style="list-style-type: none"> <i>(a) provide a suitable development area for the intended use;</i> <i>(b) provide access from a road; and</i> <i>(c) make adequate provision for a water supply and for the drainage and disposal of sewage and stormwater</i> 	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p><i>A site or each lot on a plan of subdivision must –</i></p> <ul style="list-style-type: none"> <i>(a) unless for agricultural use, have an area of not less than 1 hectare not including any access strip; and</i> <i>(b) if intended for a building, contain a building area –</i> <ul style="list-style-type: none"> <i>i. of not more than 2000m² or 20% of the area of the site, whichever is the greater;</i> <i>ii. clear of any applicable setback from a frontage, side or rear boundary;</i> <i>iii. clear of any applicable setback from a zone boundary;</i> <i>iv. clear of any registered easement;</i> <i>v. clear of any registered right of way benefiting other land</i> <i>vi. clear of any restriction imposed by a utility;</i> <i>vii. not including an access strip;</i> <i>viii. accessible from a frontage or access strip</i> 	<p>P1</p> <p><i>A site or each lot on a plan of subdivision must be of sufficient area for the intended use or development without likely constraint or interference for –</i></p> <ul style="list-style-type: none"> <i>(a) erection of a building if required by the intended use;</i> <i>(a) access to the site;</i> <i>(b) use or development of adjacent land;</i> <i>(c) a utility; and</i> <i>(d) any easement or lawful entitlement for access to other land.</i>
Performance:	Acceptable Solution Satisfied
<p>Discussion:</p> <p>The subject land provides a lot size greater than minimum 1ha required of 19ha</p> <p>The proposed change of use retains existing access off Castra Road. The existing lawful dwelling and sheds will remain un altered, clear of any applicable setbacks to a zone boundary, frontage, side or rear boundaries, and clear of any registered easement or right-of-way benefiting other land,</p>	

clear of any restriction imposed by a utility, not including an access strip and with access from a frontage.

The proposal is therefore seen to remain compliant with A1-a & b-I, ii, iii, iv, v, vi, vii, viii

A2

A site or each lot on a subdivision plan must have a separate access from a road –

- (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-*
 - 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 6m.*
- (a) *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 or right of way to the site or each lot on the subdivision plan.*

P2

(a) *A site must have a reasonable and secure access from a road provided-*

- i. *across a frontage; or*
 - ii. *by an access strip connecting to a frontage, if for an internal lot; or*
 - iii. *by a right of way connecting to a road over land 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*
 - iv. *the dimensions of the frontage and any access strip or the right-of-way must be adequate for the type and volume of traffic likely to be generated by –*
 - a. *the intended use of the site; and*
 - b. *the existing or potential use of any other land which requires use of the means of access for that land; and*
 - v. *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 or right of way to the site or each lot on a subdivision plan; or*
- (a) *It must be unnecessary to require access to the site or to a lot on a subdivision plan.*

Performance:

Acceptable Solution Satisfied

Discussion:

The proposal seeks to utilise the existing access off Castra Road, over which no other land has right of access with a separate entry and exit to the site with crossover widths of not less than 12m.

The existing crossover remains in accordance with Standard Drawing *TSD-R04.v1 – Rural Roads Typical Property Access* and *TSD-RF01.v1 Guide to Intersection and Domestic Access Sight Distance Requirements* (both dated 30/11/2013)

Furthermore, the relevant road authority in accordance with the Local Government (highways) Act 1982, has advised that it is satisfied that adequate arrangements have been made to provide vehicular access between the carriageway and frontage.

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,

P3

(a) *There must be a water supply available for the site or for each lot on a plan of subdivision with an adequate level of reliability, quality, and quantity to service the anticipated use of*

<p>a site or each lot on a plan of subdivision must be capable of connecting to a water supply–</p> <ul style="list-style-type: none"> (a) provided in accordance with the Water and Sewerage Industry Act 2008; or (b) from a rechargeable drinking water system ^{R31} with a storage capacity of not less than 10,000 litres if– <ul style="list-style-type: none"> i. there is not a reticulated water supply; and ii. development is for– <ul style="list-style-type: none"> a. a single dwelling; or b. a use with an equivalent population of not more than 10 people per day 	<p>the site or the intended use of each lot on a plan of subdivision; or</p> <ul style="list-style-type: none"> (b) It must be unnecessary to require a water supply
Performance:	Acceptable Solution Satisfied
<p>Discussion:</p> <p>The subject land is already connected to onsite water storage of 10,000L or greater and will remain unchanged as part of the proposal.</p> <p>The proposal is seen to remain compliant with A3 (b) i & ii</p>	
<p>A4</p> <p>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> <ul style="list-style-type: none"> (a) To a sewerage system provided in accordance with the Water and Sewerage Industry Act 2008; or (b) By on-site disposal if – <ul style="list-style-type: none"> i. Sewage or trade waste cannot be drained to a reticulated sewer system; and ii. The development – <ul style="list-style-type: none"> a. Is for a single dwelling; or b. Provides for an equivalent population of not more than 10 people per day; or iii. The site has capacity for on-site disposal of domestic waste water in accordance with AS/NZ1547:2012 On-site domestic wastewater management clear of any defined building area or access strip. 	<p>P4</p> <ul style="list-style-type: none"> (a) A site or each lot on a plan of subdivision must drain and dispose of sewage and trade waste – <ul style="list-style-type: none"> i. in accordance with any prescribed emission limits for discharge of waste water; ii. in accordance with any limit advised by the Tasmanian Environmental Protection Agency; iii. without likely adverse impact for the health or amenity of the land and adjacent land; iv. without compromise to water quality objectives for surface or ground water established under the State Policy on Water Quality Management 1997; and v. with appropriate safeguards to minimise contamination if the use or development has potential to – <ul style="list-style-type: none"> a. indirectly cause the contamination of surface or ground water; or b. involve an activity or process which requires the use, production, conveyance or storage of significant quantities of sewage or liquid trade waste that may cause harm to surface or ground water if released through accident, malfunction, or spillage; or (b) It must be unnecessary to require the drainage and disposal of sewage or liquid trade waste
Performance:	Acceptable Solution Satisfied
Discussion:	

The proposal is for a change of use, the site utilises an existing waste water management system for on-site disposal of domestic waste water which will remain unchanged and is in accordance with AS/NZ1547:2000 On-site domestic wastewater management. Further, this system is clear of any defined building area or access strip (existing or proposed) to the land.

The proposal is seen to remain compliant with A4 (b) i & ii

<p>A5 <i>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 –</i></p> <p>(a) <i>To a stormwater system provided in accordance with the Urban Drainage Act 2013; or</i></p> <p>(b) <i>If stormwater cannot be drained to a stormwater system –</i></p> <p>i. <i>For discharge to a natural drainage line, water body, or water course; or</i></p> <p>ii. <i>For disposal within the site if –</i></p> <p>a. <i>The site has an area of not less than 5000m²;</i></p> <p>b. <i>The disposal area is not within any defined building area;</i></p> <p>c. <i>The disposal area is not within any area required for the disposal of sewage;</i></p> <p>d. <i>The disposal area is not within any access strip, and</i></p> <p>e. <i>Not more than 50% of the site is impervious surface</i></p>	<p>P5</p> <p>(a) <i>A site of each lot on a plan of subdivision must drain and dispose of stormwater –</i></p> <p>i. <i>To accommodate the anticipated stormwater –</i></p> <p>a. <i>Currently entering from beyond its boundaries; and</i></p> <p>b. <i>From the proposed development;</i></p> <p>ii. <i>Without likelihood for concentration on adjacent land;</i></p> <p>iii. <i>Without creating an unacceptable level of risk for the safety of life or for use or development on the land and on adjacent land;</i></p> <p>iv. <i>To manage the quantity and rate of discharge of stormwater to receiving waters;</i></p> <p>v. <i>To manage the quality of stormwater discharged to receiving waters; and</i></p> <p>vi. <i>To provide positive drainage away from any sewer pipe, on-site sewage disposal system, or building area; or</i></p> <p>(b) <i>It must be unnecessary to require the drainage and disposal of stormwater.</i></p>
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Performance:

Acceptable Solution Satisfied

Discussion:

The proposal is for a change of use of existing sheds, the subject land will retain the existing disposal of excess stormwater which is not within a defined building area, not in an area defined for the disposal of sewage, not within an access strip and the site is not more than 50% impervious surface. The proposal is seen to remain compliant with A4 (b) i & ii

26.4.2 Location and Configuration of Development

The location and configuration of the development provides consistency between adjoining sites for setbacks, height of building, and location within the landscape.

Objective:

The location and configuration of development is to provide a reasonable consistency between sites for setback from a boundary, height of buildings, and location within the landscape

Acceptable Solutions

Performance Criteria

A1

A building or utility structure, other than a crop protection structure for an agricultural use, must be setback from the frontage –

- (a) *Not less than 20.0m; or*
- (b) *If the development is for a sensitive use on land that adjoins a road specified in Table A1 to this clause, not less than the setback specified from that road;*

P1

The setback of a building or utility structure from a frontage must be –

- (a) *consistent with the streetscape; and*
- (b) *Required by a constraint imposed by –*
 - i. *Size and shape of the site;*
 - ii. *Orientation and topography of land;*

<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 of subdivision.</p>	<p>iii. Arrangements for a water supply and for the drainage and disposal of sewage and stormwater;</p> <p>iv. Arrangements for vehicular or pedestrian access;</p> <p>v. A utility; or</p> <p>vi. Any requirement of a conservation or urban design outcome detailed in a provision in this planning scheme;</p> <p>vii. Any lawful and binding requirement –</p> <p>a. By the State or a council or by an entity owned or regulated by the State or a council to acquire or occupy part of the site; or</p> <p>b. An interest protected at law by an easement or other regulation.</p>		
<table><tr><td>Road and Setback (m)</td></tr><tr><td>Central Coast - Bass Highway 50m</td></tr></table> <p>Table to A1</p>	Road and Setback (m)	Central Coast - Bass Highway 50m	
Road and Setback (m)			
Central Coast - Bass Highway 50m			
Performance:	Acceptable Solution Satisfied		
<p>Discussion:</p> <p>There are no new buildings or structures as part of this application, the existing lawful buildings will remain unchanged as part of the proposal.</p> <p>The existing dwelling is setback 20m from the frontage to Castra Road, the nearest side boundary is 52m to the south of the southern shed, and the rear boundary is 750m to the east of the sheds.</p> <p>The existing dwellings remain compliant with A1-a, c, d.</p>			
<p>A2</p> <p>Building height must not be more than 8.5m</p>	<p>P2</p> <p>Building height must –</p> <p>(a) Minimise likelihood for overshadowing of a habitable room or a required minimum area of private open space in any adjacent dwelling;</p> <p>(b) Minimise apparent scale, bulk, massing and proportion in relation to any adjacent building;</p> <p>(c) Be consistent with the streetscape and rural landscape;</p> <p>(d) Respond to the effect of the slope and orientation of the site; and</p> <p>(e) Take into account the effect and durability of screening other than vegetation to attenuate impact.</p>		
Performance:	Acceptable Solution Satisfied		
<p>Discussion:</p> <p>There are no new buildings proposed as part of this application, the existing buildings are lawfully constructed and remain below 8.5m in height.</p>			
<p>A3</p> <p>A building or utility structure, other than a crop protection structure for an agricultural use, must-</p> <p>(a) not project above an elevation 15m below the closest ridgeline;</p> <p>(b) be not less than 30m from any shoreline to a marine or aquatic water body, water course, or wetland;</p> <p>(c) be below the canopy level of any adjacent forest or woodland vegetation; and</p> <p>(d) be clad and roofed in non-reflective materials</p>	<p>P3</p> <p>The location and design of a building or structure must minimise –</p> <p>(a) visual impact on the skyline</p> <p>(b) height above the adjacent vegetation canopy;</p> <p>(c) visual impact on the shoreline or a marine or aquatic water body, water course, or wetland; and</p> <p>(d) visual impact from reflective surfaces.</p>		
Performance:	Acceptable Solution Satisfied		
<p>Discussion:</p> <p>There are no new buildings as part of the proposal, the proposal is a change of use for existing lawful buildings. The subject shed is an existing lawful structure and is not subject to change as part of the application.</p>			

Part E Codes

E1 Bushfire-Prone Areas Code – Not Applicable

The subject application is not a subdivision, vulnerable use or hazardous use and is therefore not applicable to the Code.

E2 Airport Management Code – Not Applicable

The proposal is not located within the areas defined within the Air Navigation Services – Aircraft Operations Surfaces on planning scheme maps and is therefore not applicable to the code.

E3 Clearing and Conversion of Vegetation Code – Not Applicable

The proposal does not seek to modify any existing native vegetation communities, habitats or areas of vegetation and therefore this Code is not applicable to this application.

E4 Change in Ground Level Code – Not Applicable

The proposal does not alter any ground levels to existing or natural ground levels and therefore this Code is not applicable to this application.

E5 Local Heritage Code – Not Applicable

The proposal or site does not contain any buildings, areas or places of scientific, aesthetic, architectural or historical interest or cultural value; therefore this Code is not applicable to this application.

E6 Hazard Management Code – Not Applicable

The subject land contains minor areas of low level hazard as can be evidenced on P.7 of this application. The buildings subject to the proposed change of use are not on land subject to erosion or recession and is not located within a watercourse, wetland or stormwater disposal area and therefore this Code is not applicable to this application.

E7 Sign Code – Not Applicable

The proposal does not contain any signage as part of the application and therefore this Code is not applicable to this application.

E8 Telecommunication Code – Not Applicable

The proposal is for a residential dwelling and does not contain any telecommunications infrastructure and therefore this Code is not applicable to this application.

E9 Traffic Generating Use and Parking Code

E9.5 Use Standards

The proposal provides for the convenient, accessible and usable vehicle parking facilities on site and for their safe operation and manoeuvring within site.

Objective: <i>Provision is to be made for convenient, accessible, and usable vehicle parking to satisfy requirements for use or development without impact for use or development of other land or for the safety and operation of any road</i>	
Acceptable Solutions A1 <i>Provision for parking must be –</i> <ul style="list-style-type: none"> (a) <i>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;</i> (b) <i>Motorbike parking at a rate of 1 space for every 20 vehicle spaces;</i> (c) <i>Parking spaces for people with disabilities at the rate of 1 space for every 20 parking spaces or part thereof; and</i> (d) <i>Bicycle parking at the rate of 1 space for every 20 vehicle parking spaces or part thereof.</i> 	Performance Criteria P1 <ul style="list-style-type: none"> (a) <i>It must be unnecessary or unreasonable to require arrangements for the provision of vehicle parking; or</i> (b) <i>Adequate and appropriate provision must be made for vehicle parking to meet –</i> <ul style="list-style-type: none"> i. <i>Anticipated requirement for the type, scale, and intensity of the use;</i> ii. <i>Likely needs and requirements of site users; and</i> iii. <i>Likely type, number, frequency, and duration of vehicle parking demand</i>
Performance:	Discretionary
Discussion: <p>The proposal provides for 2 vehicle parking spaces on the southern side of the dwelling which contains the site office and 1 on the north as can be evidenced in drawing-Ao.3 Annexure C; satisfying the table to this clause for the existing residence / office floor area.</p> <p>The site contains approx- 1510m² of shed area requiring 21 parking spaces (1x per 75m²) and 2 truck spaces are required for the use as Manufacturing and Processing. As the site does not provide a shopfront and the business is a sole person, 21 parking spaces is excessive however the proposal does provide for the anticipated capacity for scale and intensity of the operation as seen in the proposal plans, whilst meeting the likely needs and requirements of the site based upon known existing factors.</p> <p>The subject site has sufficient room to accommodate these spaces as indicated on the attached site plan Ao.3 Annexure C. The site does not have this number of vehicles on the site at any one time; therefore the proposal is seen too far exceed the requirements of the site.</p> <p>The subject site is sealed all around the sheds, allowing for an articulated truck space, and sufficient area for parking alongside sheds and to the rear of sheds to provide for not less than 8 spaces as indicated Ao.3 Annexure C.</p> <p>As such the site provisions for parking far exceed the requirements of the use complying with P1(b) above.</p>	

E9.5.2 Provision for loading and unloading of vehicles

The proposal contains undercover parking within the main structure and provides for an open hardstand area for the pick-up and set-down of passengers and goods from vehicles.

Objective: <i>Provision is made for conveniently located and accessible areas for the loading and unloading of goods and materials and for the pick-up and set-down of passengers from vehicles</i>

Acceptable Solutions	Performance Criteria
A1 <i>There must be provision within a site for –</i> <ul style="list-style-type: none"> (a) <i>On-site loading area in accordance with the requirement in the Table to this Code; and</i> (b) <i>Passenger vehicle pick-up and set-down facilities for business, commercial, educational and retail use at the rate of 1 space for every 50 parking spaces</i> 	P1 <ul style="list-style-type: none"> (a) <i>It must be unnecessary or unreasonable to require arrangements for loading and unloading of vehicles; or</i> (b) <i>Adequate and appropriate provision must be made for the loading and unloading of vehicles to meet –</i> <ul style="list-style-type: none"> i. <i>Likely volume, type and frequency of vehicles associated with the delivery and collection of goods and passengers; and</i> ii. <i>Likely frequency and duration of requirements for delivery and collection of goods or people.</i>
Performance:	Acceptable Solution Satisfied
Discussion: The scheme requires 2x articulated truck space for Manufacturing and Processing; this is indicated in attached Site Plan Ao.3 Annexure C. The proposal provides for this satisfying A1.	

E9.6 Development Standards

E9.6.1 Road Access

The proposal seeks to utilise the existing access off Castra Road as part of the proposal.

Objective: <i>Arrangements for vehicular access to a road and for junctions with a road are to protect safety and operation of a road</i>	
Acceptable Solutions	Performance Criteria
A1 <i>There must be an access to the site from a carriageway of a road –</i> <ul style="list-style-type: none"> (a) <i>Permitted in accordance with the Local Government (Highways) Act 1982;</i> (b) <i>Permitted in accordance with the Roads and Jetties Act 1935; or</i> (c) <i>Permitted by a license granted for access to a limited access road under the Roads and Jetties Act 1935.</i> 	P1 <i>There is no performance criteria</i>
Performance:	Acceptable Solution Satisfied
Discussion: The proposal seeks access from Castra Road in accordance with the <i>Local Government (Highways) Act 1982</i> via the existing rural roads crossover in accordance with Standard Drawing <i>TSD-R04.v1 – Rural Roads Typical Property Access</i> and <i>TSD-RF01.v1 Guide to Intersection and Domestic Access Sight Distance Requirements</i> (both dated 30/11/2013).	

E9.6.2 Design of vehicle parking and loading areas

Vehicle circulation, loading and parking on site provides an appropriate layout with adequate dimensions and manoeuvrability for a range of vehicle sizes and types.

Objective: <i>Vehicle circulation, loading, and parking areas–</i> <ul style="list-style-type: none"> (a) <i>protect the efficient operation and safety of the road from which access is provided;</i> (b) <i>promote efficiency, convenience, safety, and security for vehicles and users; and</i> (c) <i>provide an appropriate layout and adequate dimension to accommodate passenger or freight vehicle associated with use of the site</i> 	
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Acceptable Solutions	Performance Criteria
<p>A1</p> <p>A1.1 All development must provide for the collection, drainage and disposal of stormwater; and</p> <p>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> <ul style="list-style-type: none"> (a) Be in accordance with AS/NZS 2890.1 (2004) – Parking Facilities - Off Street Car Parking; (b) Be in accordance with AS/NZS2890.2 (2002) Parking Facilities - Off Street Commercial Vehicles; (c) Be in accordance with AS/NZS 2890.3 1993) Parking Facilities – Bicycle Parking Facilities; (d) Be in accordance with AS/NZS 2890.6 Parking Facilities - Off Street Parking for People with Disabilities; (e) Each parking space must be separately accessed from the internal circulation aisle within the site; (f) Provide for the forward movement and passing of all vehicles within the site other than if entering or leaving a loading or parking space; and (g) Be formed and constructed with compacted sub-base and an all-weather surface. 	<p>P1 The layout and construction of a vehicle parking area, loading area, circulation aisle, and manoeuvring area must be adequate and appropriate for –</p> <ul style="list-style-type: none"> (a) The nature and intensity of the use; (b) Effect of size, slope and other physical characteristics and conditions of the site; (c) Likely volume, type, and frequency of vehicles accessing the site; (d) Likely demand and turnover for parking; (e) Delivery and collection vehicles; (f) Familiarity of users with the vehicle loading and vehicle parking areas; (g) Convenience and safety of access to the site from a road; (h) Safety and convenience of internal vehicle and pedestrian movement; and (i) Safety and security of site users (j) The collection, drainage and disposal of stormwater
Performance:	Acceptable Solution Satisfied
<p>Discussion: The subject site, contains parking in accordance with AS/NZS2890.1(2004) & AS/NZ2890.2 (2002)– Parking Facilities – Off Street Car Parking which is separately accessed from internal circulation and allows for the forward movement of vehicles and passing. The car parking area and access/egress around sheds is all hotmix and provides for the adequate drainage of stormwater away from the structures. The proposal is therefore seen to remain compliant with A1- A1.1 & A1.2</p>	
Acceptable Solutions	Performance Criteria
<p>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 <i>Unsealed Roads Manual – Guideline for Good Practice ARRB</i></p>	<p>P2 Design of internal access roads and vehicle circulation, movement and standing areas for permitted use on land within the Rural Living, Environmental Living, Open Space, Rural Resource, or Environmental Management Zones must be adequate and appropriate for the likely type, volume and frequency of traffic.</p>
Performance:	Acceptable Solution Satisfied
<p>Discussion: The proposal seeks access from Castra Road in accordance with the <i>Local Government (Highways) Act 1982</i> via the existing rural roads crossover in accordance with Standard Drawing TSD-R04.v1 – <i>Rural Roads Typical Property Access</i> and TSD-RF01.v1 <i>Guide to Intersection and Domestic Access Sight Distance Requirements</i> (both dated 30/11/2013) are municipal standard Drawings for Tasmania prepared by the Institute of Public Works Engineering Australia (IPWEA) for the Local Government Association of Tasmania and it is therefore deemed that the Council’s own standard drawings comply with the provisions of the Planning Scheme.</p>	

E10 Water and Waterways Code – Not Applicable

The proposal is located approximately 72 metres away from the nearest water body to; exceeding the 30 metre requirement and therefore the Code is not applicable to this application.

Conclusion

This supporting documentation demonstrates that the proposal of a change of use to **Manufacturing and Processing** supports and furthers the Planning Scheme aims and objectives, relevant Clauses and Schedules as set out for development within the **Rural Resource Zone**.

The proposal has demonstrated that it does comply with the Acceptable Solution (AS) criteria of the Scheme and there is not an unreasonable loss of amenity as a consequence of this proposal. Therefore Council are requested to exercise its legislative powers in relation to this development.

With the above in mind, a planning permit for a **Manufacturing and Processing** at 505 Castra Road, **Abbotsham** is respectfully sought from the Planning Authority.



"making it easy..."

Annexure A – Title Documents

ORIGINAL - NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 1469

TASMANIA

REAL PROPERTY ACT, 1862, as amended

NOTE—REGISTERED FOR OFFICE

CONVENIENCE TO REPLACE



CERTIFICATE OF TITLE

Register Book

Vol. Fol.

3198 83

Cert. of Title Vol. 188 Fol. 8

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto signed my name and affixed my seal.

[Signature]

ACTING Recorder of Titles.



DESCRIPTION OF LAND

PARISH OF ABBOTSHAM LAND DISTRICT OF DEVON

FORTY EIGHT ACRES TWO ROODS on the Plan hereon

FIRST SCHEDULE (continued overleaf)

DESMOND D'ORIEL PEARSON of Abbotsham, Farmer.

SECOND SCHEDULE (continued overleaf)

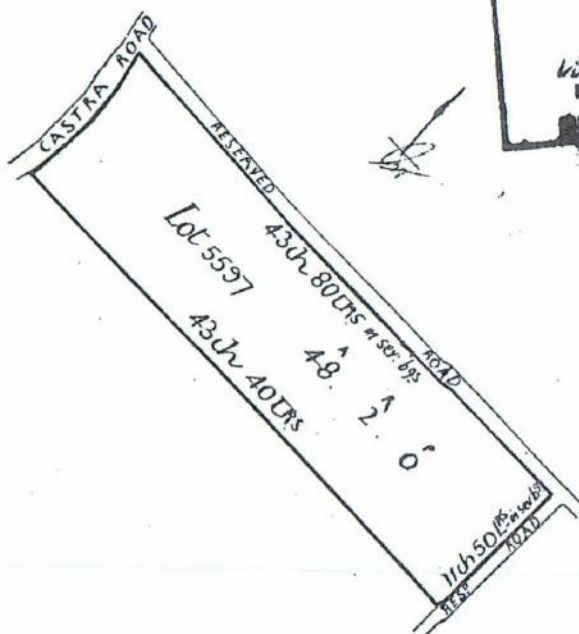
NIL.

OF TITLES ARE NO LONGER SUBSISTING.

Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.

REGISTERED NUMBER

233863



Annexure B – Biodiversity



EPBC Act Protected Matters Report

This report provides general guidance on matters of national environmental significance and other matters protected by the EPBC Act in the area you have selected.

Information on the coverage of this report and qualifications on data supporting this report are contained in the caveat at the end of the report.

Information is available about [Environment Assessments](#) and the EPBC Act including significance guidelines, forms and application process details.

Report created: 20/05/16 10:03:39

[Summary](#)

[Details](#)

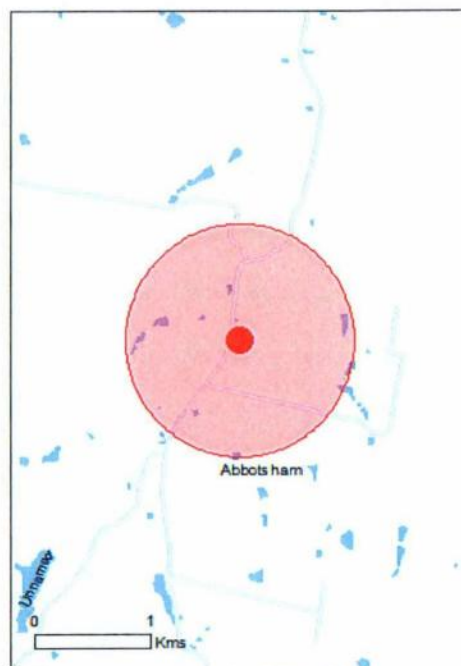
[Matters of NES](#)

[Other Matters Protected by the EPBC Act](#)

[Extra Information](#)

[Caveat](#)

[Acknowledgements](#)



This map may contain data which are
©Commonwealth of Australia
(Geoscience Australia), ©PSMA 2010

[Coordinates](#)

Buffer: 1.0Km



Summary

Matters of National Environmental Significance

This part of the report summarises the matters of national environmental significance that may occur in, or may relate to, the area you nominated. Further information is available in the detail part of the report, which can be accessed by scrolling or following the links below. If you are proposing to undertake an activity that may have a significant impact on one or more matters of national environmental significance then you should consider the [Administrative Guidelines on Significance](#).

World Heritage Properties:	None
National Heritage Places:	None
Wetlands of International Importance:	None
Great Barrier Reef Marine Park:	None
Commonwealth Marine Area:	None
Listed Threatened Ecological Communities:	None
Listed Threatened Species:	17
Listed Migratory Species:	7

Other Matters Protected by the EPBC Act

This part of the report summarises other matters protected under the Act that may relate to the area you nominated. Approval may be required for a proposed activity that significantly affects the environment on Commonwealth land, when the action is outside the Commonwealth land, or the environment anywhere when the action is taken on Commonwealth land. Approval may also be required for the Commonwealth or Commonwealth agencies proposing to take an action that is likely to have a significant impact on the environment anywhere.

The EPBC Act protects the environment on Commonwealth land, the environment from the actions taken on Commonwealth land, and the environment from actions taken by Commonwealth agencies. As heritage values of a place are part of the 'environment', these aspects of the EPBC Act protect the Commonwealth Heritage values of a Commonwealth Heritage place. Information on the new heritage laws can be found at <http://www.environment.gov.au/heritage>

A [permit](#) may be required for activities in or on a Commonwealth area that may affect a member of a listed threatened species or ecological community, a member of a listed migratory species, whales and other cetaceans, or a member of a listed marine species.

Commonwealth Land:	None
Commonwealth Heritage Places:	None
Listed Marine Species:	9
Whales and Other Cetaceans:	None
Critical Habitats:	None
Commonwealth Reserves Terrestrial:	None
Commonwealth Reserves Marine:	None

Extra Information

This part of the report provides information that may also be relevant to the area you have nominated.

State and Territory Reserves:	None
Regional Forest Agreements:	1
Invasive Species:	27
Nationally Important Wetlands:	None
Key Ecological Features (Marine)	None

Details

Matters of National Environmental Significance

Listed Threatened Species		[Resource Information]
Name	Status	Type of Presence
Birds		
<u>Aquila audax fleayi</u> Wedge-tailed Eagle (Tasmanian) [64435]	Endangered	Species or species habitat likely to occur within area
<u>Ceyx azureus diemenensis</u> Tasmanian Azure Kingfisher [25977]	Endangered	Species or species habitat likely to occur within area
<u>Lathamus discolor</u> Swift Parrot [744]	Critically Endangered	Breeding likely to occur within area
<u>Pterodroma leucoptera leucoptera</u> Gould's Petrel [26033]	Endangered	Species or species habitat may occur within area
<u>Tyto novaehollandiae castanops (Tasmanian population)</u> Masked Owl (Tasmanian) [67051]	Vulnerable	Species or species habitat known to occur within area
Crustaceans		
<u>Astacopsis gouldi</u> Tasmanian Giant Freshwater Lobster, Giant Lobster, Giant Freshwater Crayfish [64415]	Vulnerable	Species or species habitat known to occur within area
Fish		
<u>Galaxiella pusilla</u> Eastern Dwarf Galaxias, Dwarf Galaxias [56790]	Vulnerable	Species or species habitat may occur within area
<u>Prototroctes maraena</u> Australian Grayling [26179]	Vulnerable	Species or species habitat may occur within area
Insects		
<u>Oreisplanus munionga larana</u> Marawah Skipper, Alpine Sedge Skipper, Alpine Skipper [77747]	Vulnerable	Species or species habitat may occur within area
Mammals		
<u>Dasyurus maculatus maculatus (Tasmanian population)</u> Spotted-tail Quoll, Spot-tailed Quoll, Tiger Quoll (Tasmanian population) [75183]	Vulnerable	Species or species habitat likely to occur within area
<u>Dasyurus viverrinus</u> Eastern Quoll [333]	Endangered	Species or species habitat may occur within area
<u>Perameles gunnii gunnii</u> Eastern Barred Bandicoot (Tasmania) [66651]	Vulnerable	Species or species habitat likely to occur

Name	Status	Type of Presence within area
<u>Sarcophilus harrisii</u> Tasmanian Devil [299]	Endangered	Species or species habitat likely to occur within area

Plants

<u>Caladenia caudata</u> Tailed Spider-orchid [17067]	Vulnerable	Species or species habitat likely to occur within area
<u>Epacris exserta</u> South Esk Heath [19879]	Endangered	Species or species habitat may occur within area
<u>Glycine latrobeana</u> Clover Glycine, Purple Clover [13910]	Vulnerable	Species or species habitat may occur within area
<u>Prasophyllum apoxychilum</u> Tapered Leek-orchid [64947]	Endangered	Species or species habitat may occur within area

Listed Migratory Species

[Resource Information]

* Species is listed under a different scientific name on the EPBC Act - Threatened Species list.

Name	Threatened	Type of Presence
------	------------	------------------

Migratory Marine Birds

<u>Apus pacificus</u> Fork-tailed Swift [678]		Species or species habitat likely to occur within area
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Migratory Terrestrial Species

<u>Hirundapus caudacutus</u> White-throated Needletail [682]		Species or species habitat likely to occur within area
<u>Myiagra cyanoleuca</u> Satin Flycatcher [612]		Species or species habitat known to occur within area

Migratory Wetlands Species

<u>Ardea alba</u> Great Egret, White Egret [59541]		Species or species habitat likely to occur within area
<u>Ardea ibis</u> Cattle Egret [59542]		Species or species habitat may occur within area
<u>Gallinago hardwickii</u> Latham's Snipe, Japanese Snipe [863]		Species or species habitat may occur within area
<u>Tringa nebularia</u> Common Greenshank, Greenshank [832]		Species or species habitat may occur within area

Other Matters Protected by the EPBC Act

Listed Marine Species		[Resource Information]
* Species is listed under a different scientific name on the EPBC Act - Threatened Species list.		
Name	Threatened	Type of Presence
Birds		
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area
Ardea alba Great Egret, White Egret [59541]		Species or species habitat likely to occur within area
Ardea ibis Cattle Egret [59542]		Species or species habitat may occur within area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]		Species or species habitat may occur within area
Haliaeetus leucogaster White-bellied Sea-Eagle [943]		Species or species habitat likely to occur within area
Hirundapus caudacutus White-throated Needletail [682]		Species or species habitat likely to occur within area
Lathamus discolor Swift Parrot [744]	Critically Endangered	Breeding likely to occur within area
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat known to occur within area
Tringa nebularia Common Greenshank, Greenshank [832]		Species or species habitat may occur within area

Extra Information

Regional Forest Agreements	[Resource Information]
Note that all areas with completed RFAs have been included.	
Name	State
Tasmania RFA	Tasmania

Invasive Species	[Resource Information]
Weeds reported here are the 20 species of national significance (WoNS), along with other introduced plants that are considered by the States and Territories to pose a particularly significant threat to biodiversity. The following feral animals are reported: Goat, Red Fox, Cat, Rabbit, Pig, Water Buffalo and Cane Toad. Maps from Landscape Health Project, National Land and Water Resources Audit, 2001.	

Name	Status	Type of Presence
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Name	Status	Type of Presence
Birds		
Acridotheres tristis Common Myna, Indian Myna [387]		Species or species habitat likely to occur within area
Alauda arvensis Skylark [656]		Species or species habitat likely to occur within area
Anas platyrhynchos Mallard [974]		Species or species habitat likely to occur within area
Carduelis carduelis European Goldfinch [403]		Species or species habitat likely to occur within area
Carduelis chloris European Greenfinch [404]		Species or species habitat likely to occur within area
Columba livia Rock Pigeon, Rock Dove, Domestic Pigeon [803]		Species or species habitat likely to occur within area
Passer domesticus House Sparrow [405]		Species or species habitat likely to occur within area
Streptopelia chinensis Spotted Turtle-Dove [780]		Species or species habitat likely to occur within area
Sturnus vulgaris Common Starling [389]		Species or species habitat likely to occur within area
Turdus merula Common Blackbird, Eurasian Blackbird [596]		Species or species habitat likely to occur within area
Mammals		
Canis lupus familiaris Domestic Dog [82654]		Species or species habitat likely to occur within area
Felis catus Cat, House Cat, Domestic Cat [19]		Species or species habitat likely to occur within area
Lepus capensis Brown Hare [127]		Species or species habitat likely to occur within area
Mus musculus House Mouse [120]		Species or species habitat likely to occur within area
Oryctolagus cuniculus Rabbit, European Rabbit [128]		Species or species habitat likely to occur within area
Rattus rattus Black Rat, Ship Rat [84]		Species or species habitat likely to occur within area
Vulpes vulpes Red Fox, Fox [18]		Species or species habitat likely to occur within area
Plants		
Asparagus asparagoides Bridal Creeper, Bridal Veil Creeper, Smilax,		Species or species

name	Status	Type of Presence
Florist's Smilax, Smilax Asparagus [22473]		habitat likely to occur within area
Asparagus scandens		
Asparagus Fern, Climbing Asparagus Fern [23255]		Species or species habitat likely to occur within area
Chrysanthemoides monilifera		
Bitou Bush, Boneseed [18983]		Species or species habitat may occur within area
Chrysanthemoides monilifera subsp. monilifera		
Boneseed [16905]		Species or species habitat likely to occur within area
Cytisus scoparius		
Broom, English Broom, Scotch Broom, Common Broom, Scottish Broom, Spanish Broom [5934]		Species or species habitat likely to occur within area
Genista linifolia		
Flax-leaved Broom, Mediterranean Broom, Flax Broom [2800]		Species or species habitat likely to occur within area
Genista monspessulana		
Montpellier Broom, Cape Broom, Canary Broom, Common Broom, French Broom, Soft Broom [20126]		Species or species habitat likely to occur within area
Rubus fruticosus aggregate		
Blackberry, European Blackberry [68406]		Species or species habitat likely to occur within area
Salix spp. except S.babylonica, S.x calodendron & S.x reichardtii		
Willows except Weeping Willow, Pussy Willow and Sterile Pussy Willow [68497]		Species or species habitat likely to occur within area
Ulex europaeus		
Gorse, Furze [7693]		Species or species habitat likely to occur within area

Caveat

The information presented in this report has been provided by a range of data sources as acknowledged at the end of the report.

This report is designed to assist in identifying the locations of places which may be relevant in determining obligations under the Environment Protection and Biodiversity Conservation Act 1999. It holds mapped locations of World and National Heritage properties, Wetlands of International and National Importance, Commonwealth and State/Territory reserves, listed threatened, migratory and marine species and listed threatened ecological communities. Mapping of Commonwealth land is not complete at this stage. Maps have been collated from a range of sources at various resolutions.

Not all species listed under the EPBC Act have been mapped (see below) and therefore a report is a general guide only. Where available data supports mapping, the type of presence that can be determined from the data is indicated in general terms. People using this information in making a referral may need to consider the qualifications below and may need to seek and consider other information sources.

For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

For species where the distributions are well known, maps are digitised from sources such as recovery plans and detailed habitat studies. Where appropriate, core breeding, foraging and roosting areas are indicated under 'type of presence'. For species whose distributions are less well known, point locations are collated from government wildlife authorities, museums, and non-government organisations; bioclimatic distribution models are generated and these validated by experts. In some cases, the distribution maps are based solely on expert knowledge.

Only selected species covered by the following provisions of the EPBC Act have been mapped:

- migratory and
- marine

The following species and ecological communities have not been mapped and do not appear in reports produced from this database:

- threatened species listed as extinct or considered as vagrants
- some species and ecological communities that have only recently been listed
- some terrestrial species that overfly the Commonwealth marine area
- migratory species that are very widespread, vagrant, or only occur in small numbers

The following groups have been mapped, but may not cover the complete distribution of the species:

- non-threatened seabirds which have only been mapped for recorded breeding sites
- seals which have only been mapped for breeding sites near the Australian continent

Such breeding sites may be important for the protection of the Commonwealth Marine environment.

Coordinates

-41.2069 146.18025

Acknowledgements

This database has been compiled from a range of data sources. The department acknowledges the following custodians who have contributed valuable data and advice:

- [Office of Environment and Heritage, New South Wales](#)
- [Department of Environment and Primary Industries, Victoria](#)
- [Department of Primary Industries, Parks, Water and Environment, Tasmania](#)
- [Department of Environment, Water and Natural Resources, South Australia](#)
- [Parks and Wildlife Commission NT, Northern Territory Government](#)
- [Department of Environmental and Heritage Protection, Queensland](#)
- [Department of Parks and Wildlife, Western Australia](#)
- [Environment and Planning Directorate, ACT](#)
- [Birdlife Australia](#)
- [Australian Bird and Bat Banding Scheme](#)
- [Australian National Wildlife Collection](#)
- Natural history museums of Australia
- [Museum Victoria](#)
- [Australian Museum](#)
- [South Australian Museum](#)
- [Queensland Museum](#)
- [Online Zoological Collections of Australian Museums](#)
- [Queensland Herbarium](#)
- [National Herbarium of NSW](#)
- [Royal Botanic Gardens and National Herbarium of Victoria](#)
- [Tasmanian Herbarium](#)
- [State Herbarium of South Australia](#)
- [Northern Territory Herbarium](#)
- [Western Australian Herbarium](#)
- [Australian National Herbarium, Atherton and Canberra](#)
- [University of New England](#)
- [Ocean Biogeographic Information System](#)
- [Australian Government, Department of Defence](#)
- [Forestry Corporation, NSW](#)
- [Geoscience Australia](#)
- [CSIRO](#)
- Other groups and individuals

The Department is extremely grateful to the many organisations and individuals who provided expert advice and information on numerous draft distributions.

Please feel free to provide feedback via the [Contact Us](#) page.

Annexure C – Proposal Plans

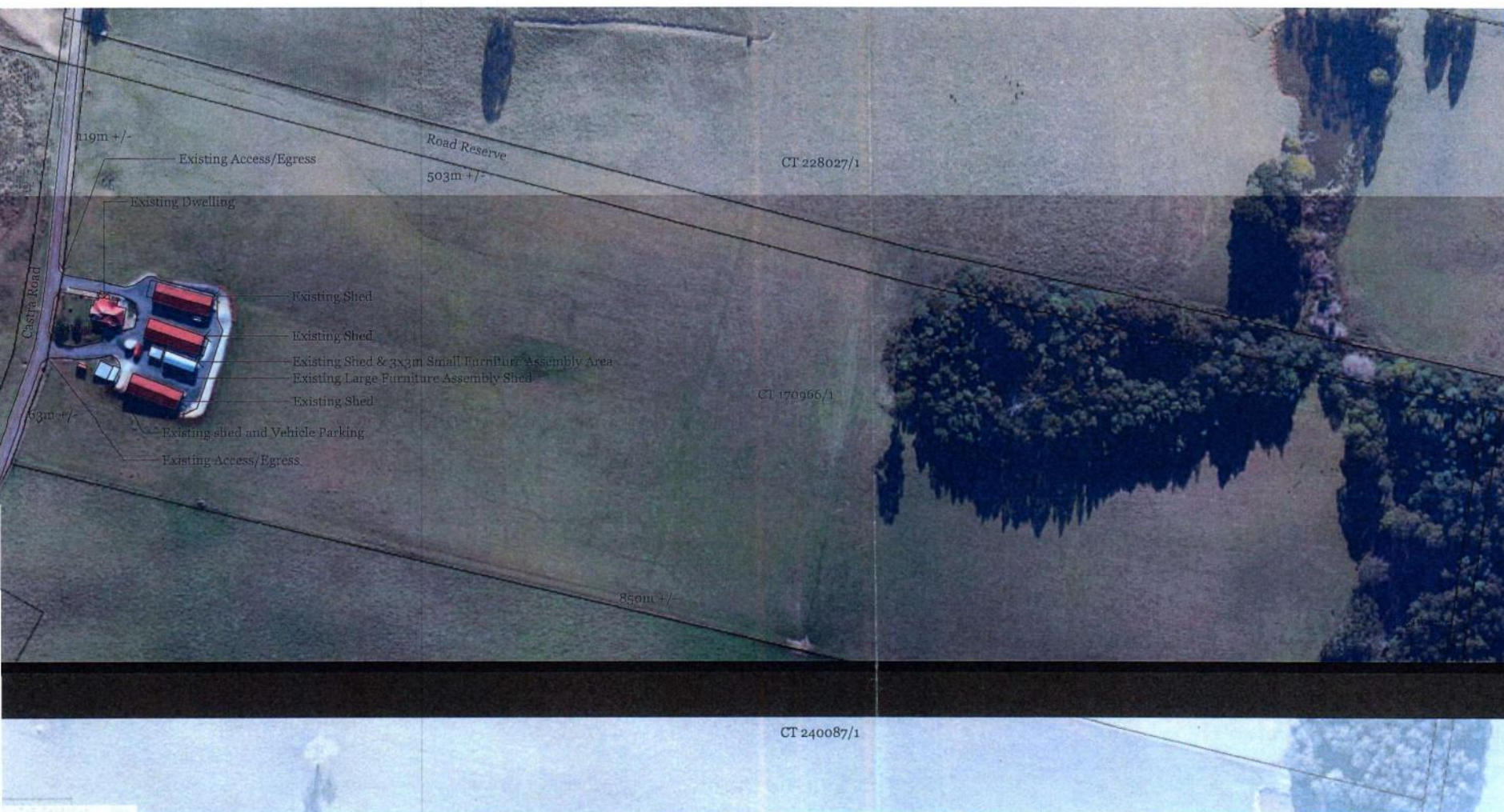


EnviroPlan

71a Bass Highway, Somerset

PO Box 546 Somerset TAS 7322

enviroplan.australia@gmail.com



COUNCIL
CITY OF SOMERSET

05 SEP 2016

PLAN NO: 00216057

254531

CLIENT
Wayne Smith

PROJECT
Change of Use
Manufacturing and Processing

DRAWN BY
A.Bracken

ISSUE
5/09/2016

SCALE
1:2500

DESCRIPTION
Site Plan

A_{0.1}



EnviroPlan

71A Bass Highway, Somerset

PO Box 546 Somerset TAS 7322

enviroplan.australia@gmail.com



COUNCIL
COUNCIL SERVICES
03 SEP 2016
Application No: DA216057
Doc ID: 254531

CLIENT
Wayne Smith

PROJECT
Change of Use
Manufacturing and Processing

DRAWN BY
A.Bracken

ISSUE
5/09/2016

SCALE
1:2500

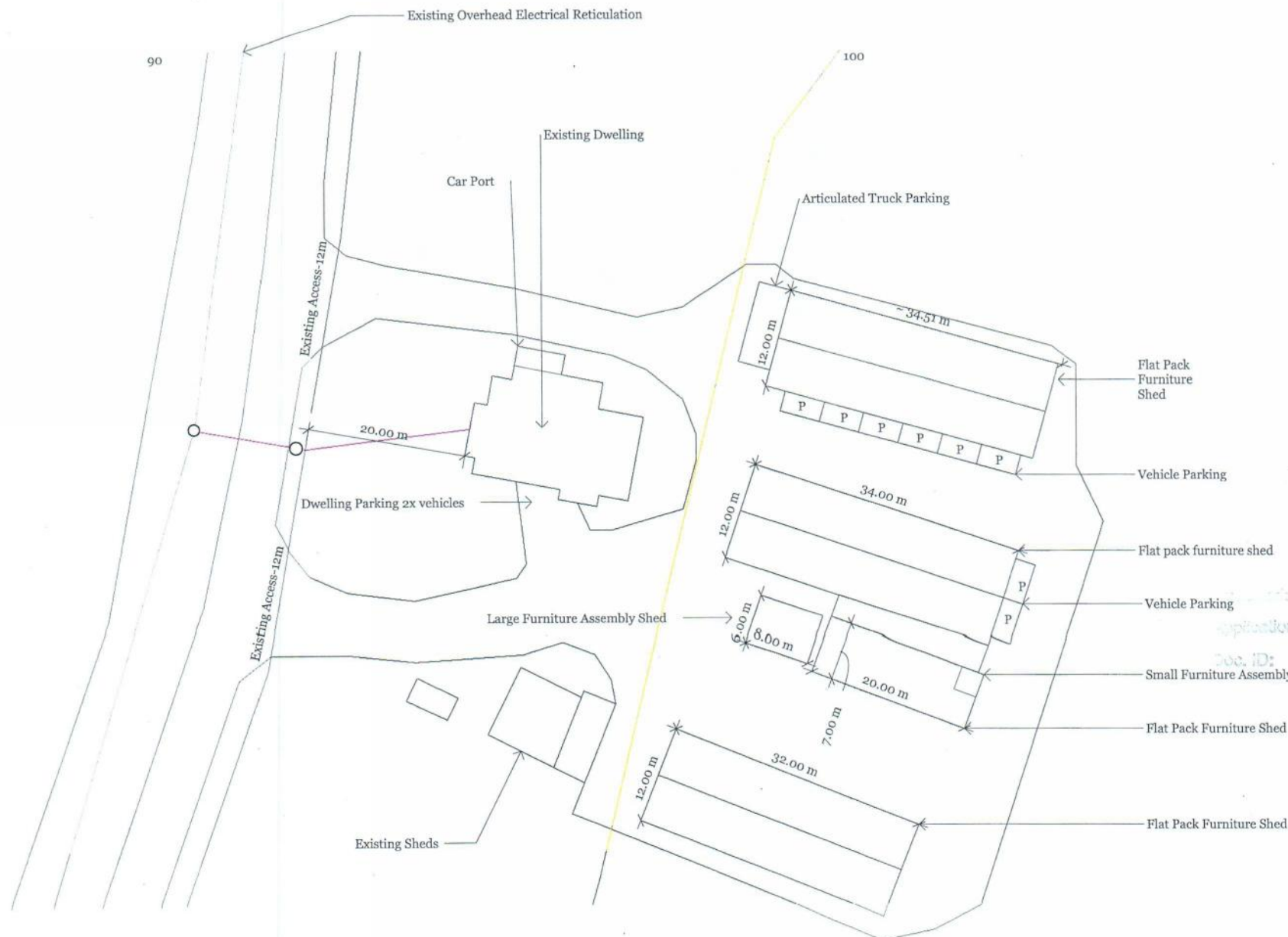
DESCRIPTION
Contour/Reticulation Plan

A_{0.2}



EnviroPlan

71a Bass Highway, Somerset
PO Box 546 Somerset TAS 7322
enviroplan.australia@gmail.com



COUNCIL
CITY SERVICES

00 SEP 2016

Application No: DA216051

Doc. ID: 254531

CLIENT
Wayne Smith

PROJECT
Change of Use
Manufacturing and Processing

DRAWN BY
A.Bracken

ISSUE
5/09/2016

SCALE
1:2500

DESCRIPTION
Parking/ Shed Plan

A0.3

Annexure 3

Aerial View



505 Castra Road, Abbotsham



505 Castra Road, Abbotsham

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



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

Period: 22 November 2016 to 12 December 2016.

Documents for affixing of the common seal

. Nil

Final plans of subdivision sealed under delegation

. Nil

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

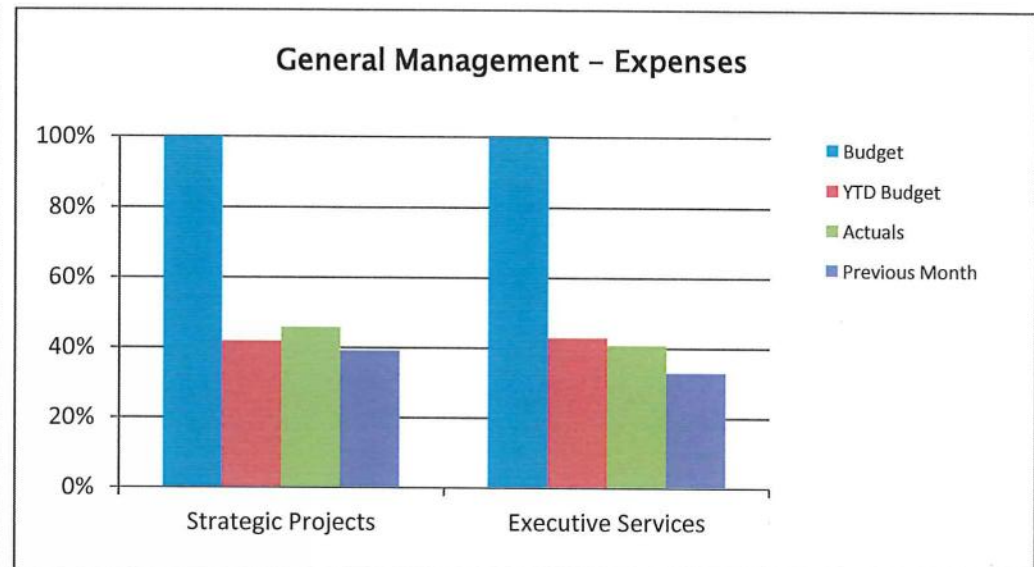
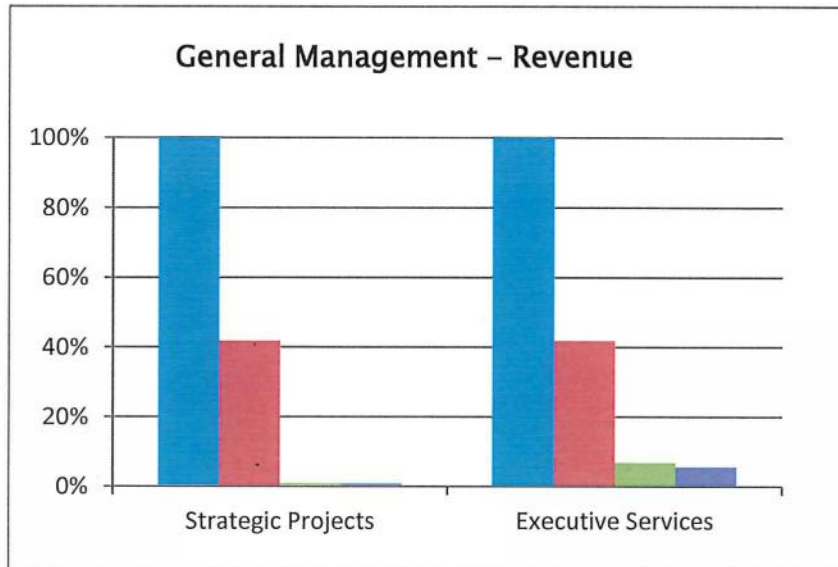


Andrea O'Rourke
ASSISTANT ACCOUNTANT

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	



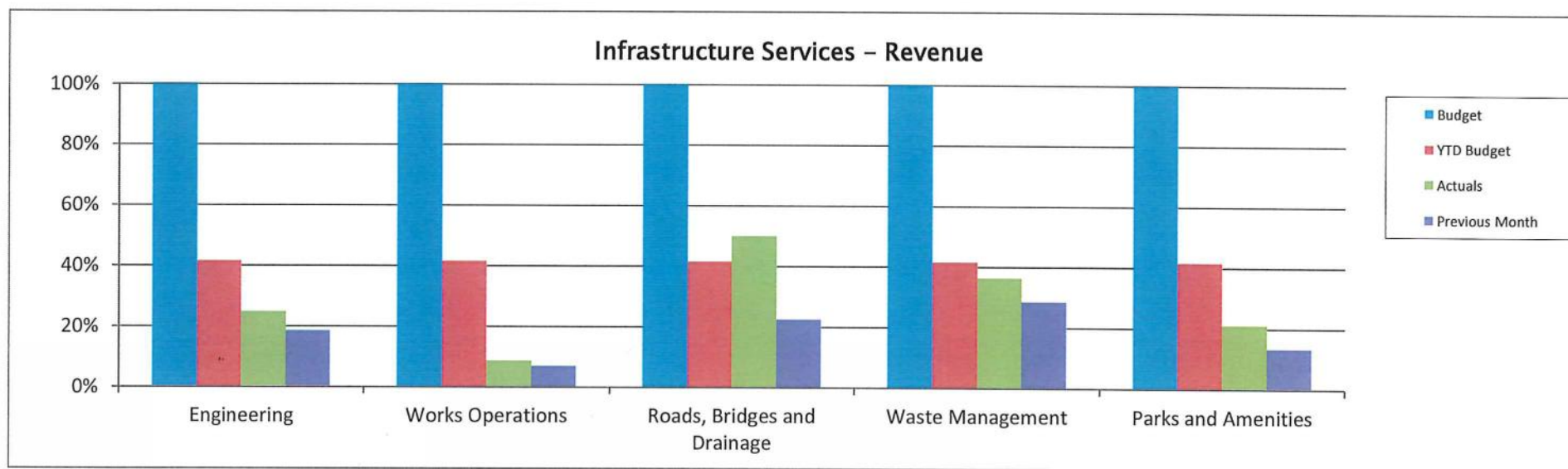
Variance

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)	

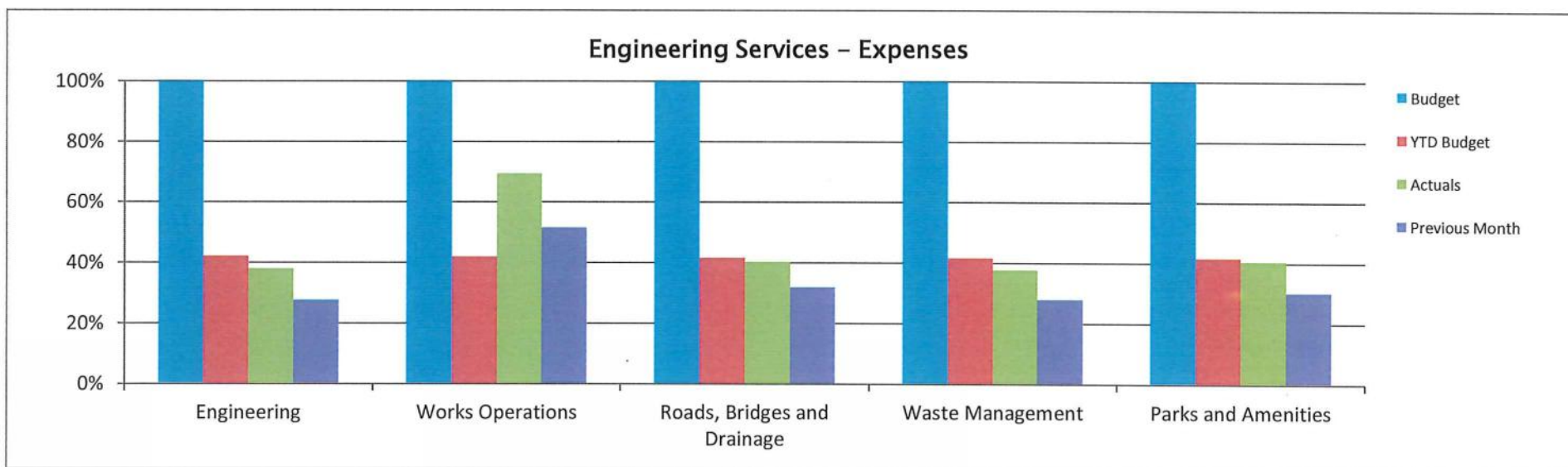


Variance

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	

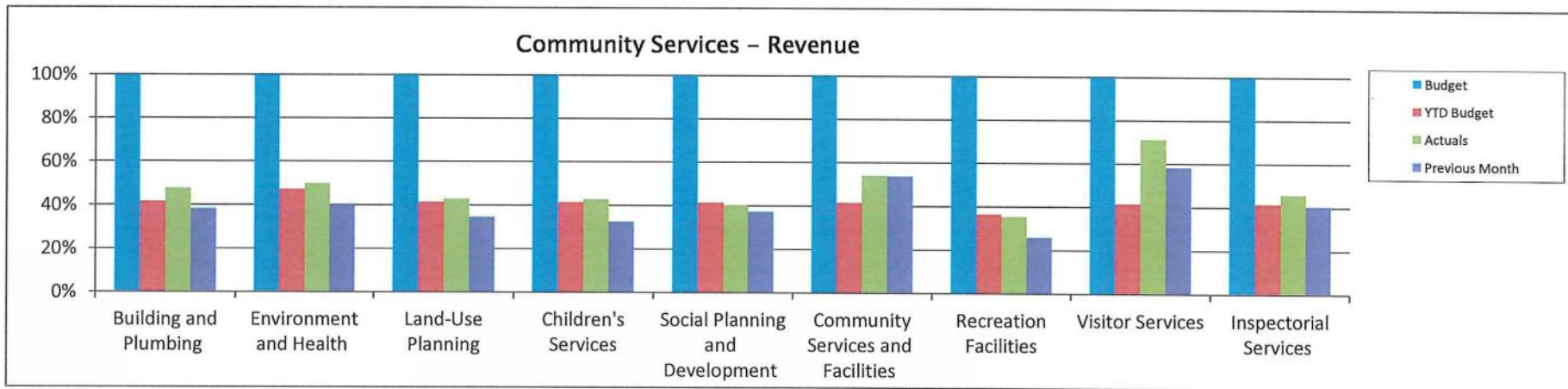


Variance

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)	

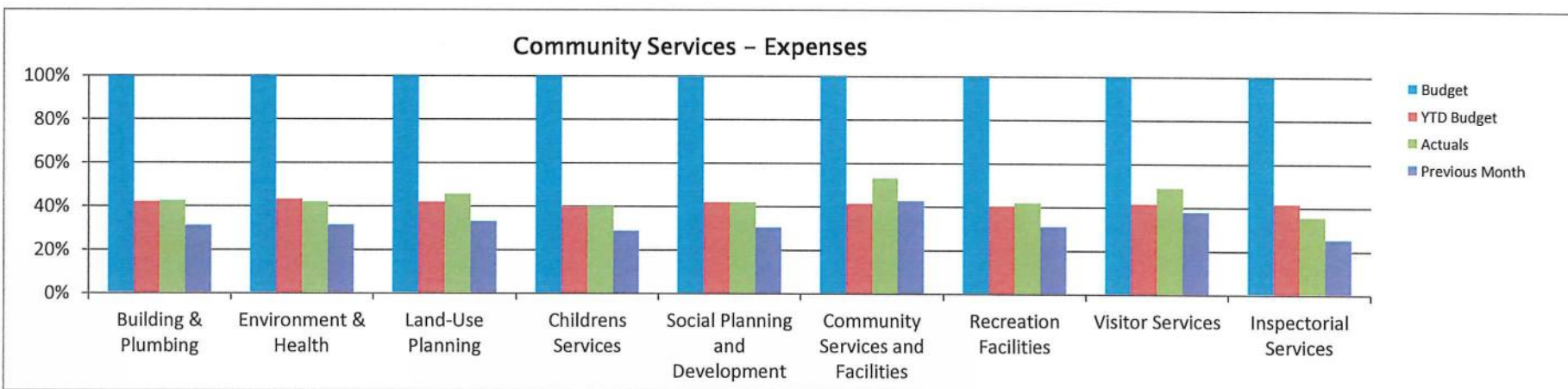


Variance

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	



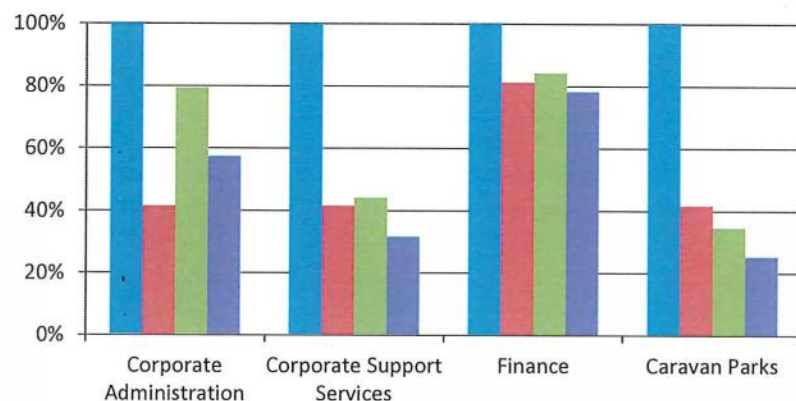
Variance

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.

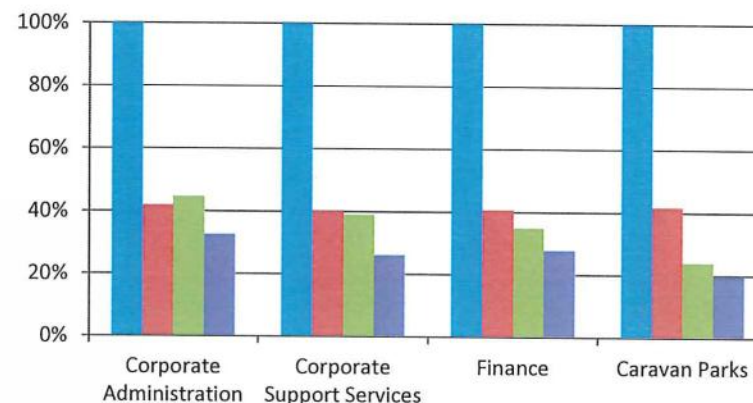
Finance Report – Financials December 2016

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



Orgainsational Services – Expenses



Variance

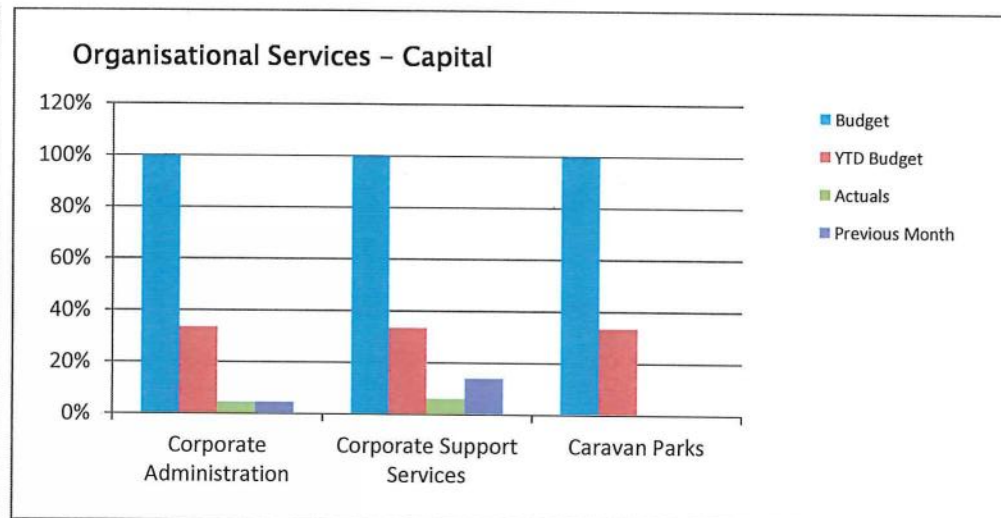
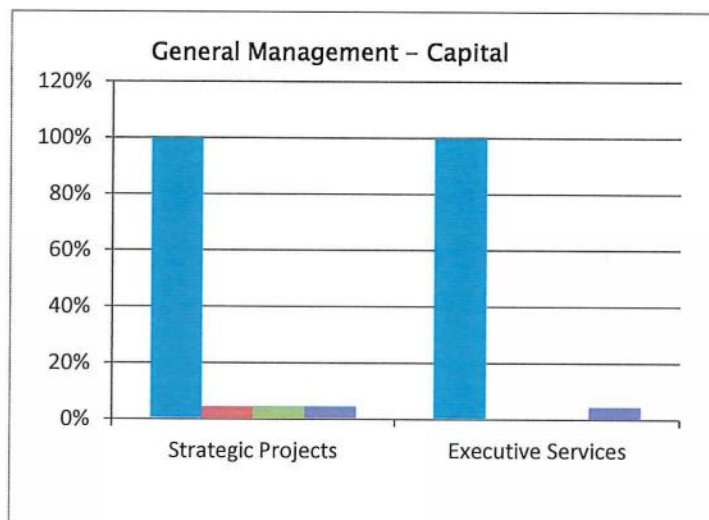
Corporate Administration	Revenue more than YTD Budget – small revenue area and Timing in general.
Corporate Administration	Expenses are on Budget.
Corporate Support Services	Revenue more than YTD Budget – Timing relating to reimbursements for parental leave.
Corporate Support Services	Expenses less than 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	

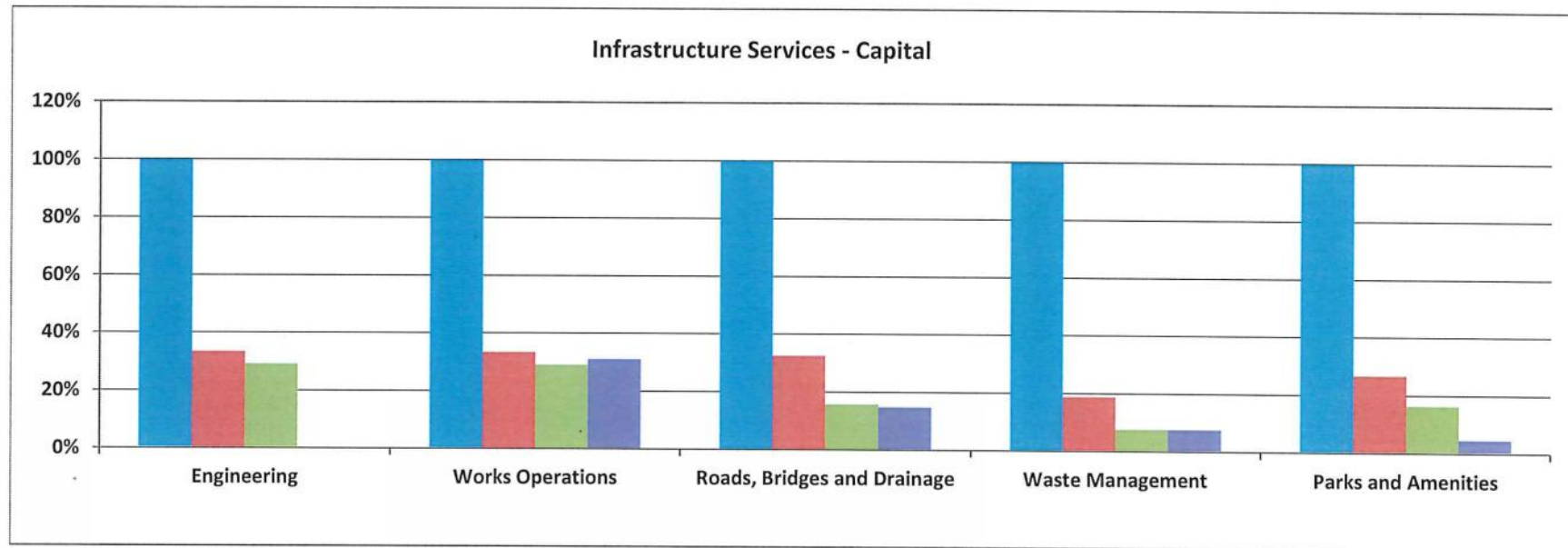
ORGANISATIONAL SERVICES

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	



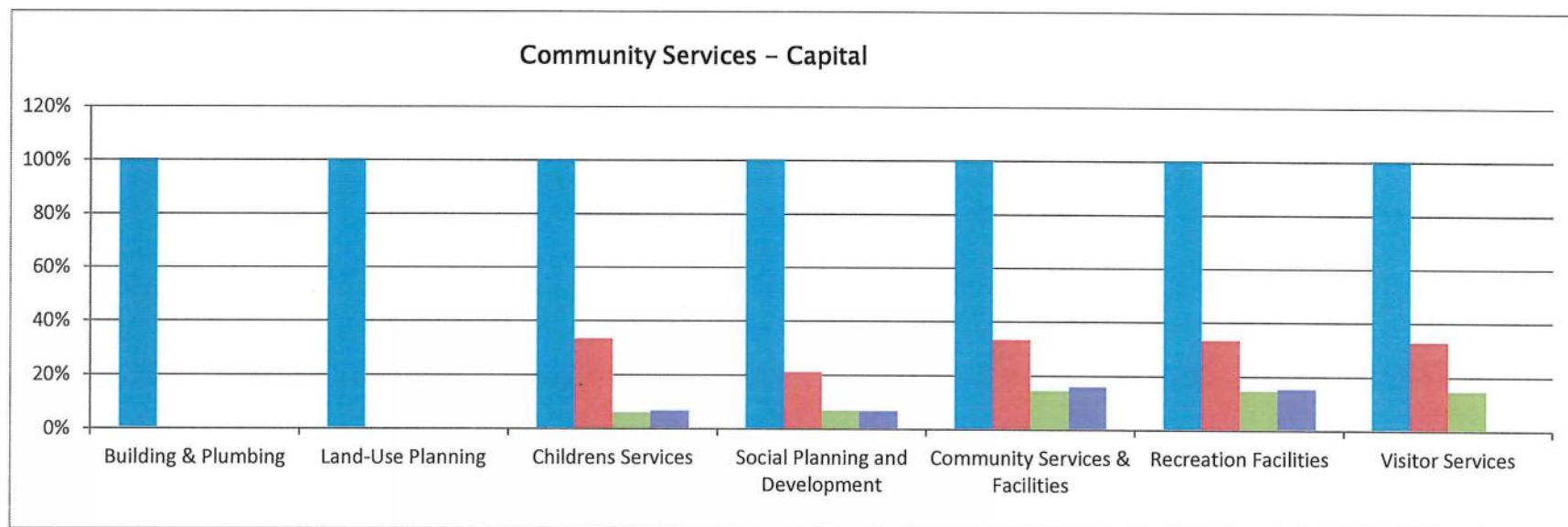
Finance Report – Financials December 2016

	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)

[illegible]

Works Program 2016-2017

(Schedule indicates site construction only)

[illegible]

Works Program 2016-2017

(Schedule indicates site construction only)

[illegible]