
Minutes of an ordinary meeting of the Central Coast Council held in the Council Chamber at the Administration Centre, 19 King Edward Street, Ulverstone on Monday, 16 May 2016 commencing at 6.00pm.

Councillors attendance

Cr Jan Bonde (Mayor)	Cr Shane Broad
Cr John Bloomfield	Cr Gerry Howard
Cr Garry Carpenter	Cr Tony van Rooyen
Cr Rowen Tongs	Cr Philip Viney

Councillors apologies

Cr Kathleen Downie (Deputy Mayor)

Employees attendance

General Manager (Ms Sandra Ayton)
Director Community Services (Mr Cor Vander Vlist)
Director Organisational Services (Mr Vernon Lawrence)
Engineering Group Leader (Mr Paul Breden)
Executive Services Officer (Miss Lisa Mackrill)

Media attendance

The Advocate newspaper.

Public attendance

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

Prayer

The meeting opened in prayer.

CONFIRMATION OF MINUTES OF THE COUNCIL

116/2016 Confirmation of minutes

The Executive Services Officer reported as follows:

“The minutes of the previous ordinary meeting of the Council held on 18 April 2016 have already been circulated. The minutes are required to be confirmed for their accuracy.

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

■ Cr Tongs moved and Cr Broad seconded, “That the minutes of the previous ordinary meeting of the Council held on 18 April 2016 be confirmed.”

Carried unanimously

COUNCIL WORKSHOPS

117/2016 Council workshops

The Executive Services Officer reported as follows:

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

- . 26.04.2016 – Optus tower proposal / 2016–2017 Annual Plan actions and budget assumptions
- . 02.05.2016 – Dial Regional Sports Complex tendering process / Aged Persons Home Units and Child Care Centre fees
- . 09.05.2016 – Draft State Planning Provisions.

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

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

Carried unanimously

MAYOR'S COMMUNICATIONS

118/2016 Mayor's communications

The Mayor reported as follows:

"I have no communications at this time."

119/2016 Mayor's diary

The Mayor reported as follows:

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

- . Forth–Leith–Kindred – community morning tea (Forth)
- . Central Coast Chamber of Commerce and Industry Inc. – Meet and Greet (Ulverstone)
- . Cradle Coast Authority – Shenyang Municipal Government (Burnie)
- . Community member Mr John Gibbs – Stroke Awareness Forum (Ulverstone)
- . RAAF North West Branch – barbecue (Ulverstone)
- . Caves to Canyon Tourism Group – General meeting (Ulverstone)
- . Local Government Association of Tasmania – Mayors' Professional Development (Launceston)
- . Local Government Association of Tasmania – Dinner
- . Local Government Association Tasmania – General Meeting (Launceston)
- . Tasmanian Symphony Orchestra – concert – Baroque Pops (Burnie)
- . Forth – Anzac Day Commemoration Service
- . Ulverstone Sub-Branch Returned & Services League of Australia – Anzac Day Commemoration Service
- . North Motton – Anzac Day Commemoration Service
- . Regional Governance review (Burnie)
- . Metro Tasmania – meeting with Chair Lynn Mason & CEO Stuart Wiggins (Ulverstone)
- . At the Health Crossroads – workshop (Ulverstone)
- . Central Coast Community Safety Partnership Committee – meeting (Ulverstone)
- . Burnie City Council – meeting with Mayor Dow and General Manager Wardlaw (Ulverstone)
- . TasWater – General Meeting (Riverside)
- . Volunteers reception (Ulverstone)
- . Shared Services Regional Working Group – meeting (Burnie)
- . Coast FM/Radio 7AD – community report."

Cr Broad reported as follows:

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

- . Rotary Club of Ulverstone West – Beyondblue Anzac Day Football Clash – Ulverstone vs Penguin.”

Cr Howard reported as follows:

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

- . Ulverstone Senior Citizens Club – birthday social
- . Tiger Track Stamps – official launch
- . Penguin – Anzac Day Commemoration Service
- . Penguin Surf Life Saving Club – Annual Presentation Dinner.”

Cr Bloomfield reported as follows:

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

- . The Country Women’s Association in Tasmania – Annual General Meeting.”

Cr Carpenter reported as follows:

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

- . Premier of Tasmania, Hon. Will Hodgman MP and the Federal Member for Braddon, Brett Whiteley MP – official opening of the North West Cancer Centre.”

■ Cr Carpenter moved and Cr Tongs seconded, “That the Mayor’s, Cr Broad’s, Cr Howard’s, Cr Bloomfield’s and Cr Carpenter’s reports be received.”

Carried unanimously

120/2016 Pecuniary interest declarations

The Mayor reported as follows:

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

The Executive Services Officer reported as follows:

“The *Local Government Act 1993* provides that a councillor must not participate at any meeting of a council in any discussion, nor vote on any matter, in respect of which

the councillor has an interest or is aware or ought to be aware that a close associate has an interest.

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

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

No interests were declared at this time.

121/2016 Public question time

The Mayor reported as follows:

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

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

COUNCILLOR REPORTS

122/2016 Councillor reports

The Executive Services Officer reported as follows:

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

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

Cr Howard reported on recent meetings of the Slipstream Circus Board Inc. and Penguin Surf Life Saving Club and advised of an upcoming meeting of the Riana Community Centre Committee.

APPLICATIONS FOR LEAVE OF ABSENCE

123/2016 Leave of absence

The Executive Services Officer reported as follows:

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

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

There are no applications for consideration at this meeting.”

DEPUTATIONS

124/2016 Deputations

The Executive Services Officer reported as follows:

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

PETITIONS

125/2016 Petitions

The Executive Services Officer reported as follows:

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

COUNCILLORS' QUESTIONS

126/2016 Councillors' questions without notice

The Executive Services Officer reported as follows:

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

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

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

- '8 (5) Subject to subregulation (6), a matter may only be discussed at a meeting if it is specifically listed on the agenda of that meeting.
- (6) A council by absolute majority at an ordinary council meeting, ..., may decide to deal with a matter that is not on the agenda if –

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- (a) the general manager has reported the reason it was not possible to include the matter on the agenda; and
 - (b) the general manager has reported that the matter is urgent; and
 - (c) in a case where the matter requires the advice of a qualified person, the general manager has certified under section 65 of the Act that the advice has been obtained and taken into account in providing general advice to the council.'

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

The allocation of topics ensued.

127/2016 Councillors' questions on notice

The Executive Services Officer reported as follows:

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

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

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

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

No questions on notice have been received."

DEPARTMENTAL BUSINESS

GENERAL MANAGEMENT

128/2016 Minutes and notes of committees of the Council and other organisations

The General Manager reported as follows:

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

- . Central Coast Youth Engaged Steering Committee – meeting held on 24 March 2016
- . Central Coast Community Shed Management Committee – meeting held on 4 April 2016
- . Ulverstone Wharf Precinct Advisory Committee – meeting held on 6 April 2016
- . Development Support Special Committee – meeting held on 26 April 2016
- . Central Coast Community Shed Management Committee – meeting held on 2 May 2016.

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

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

Carried unanimously

COMMUNITY SERVICES

129/2016 Statutory determinations

The Director Community Services reported as follows:

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

The Executive Services Officer reported as follows:

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

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

Carried unanimously

130/2016 Council acting as a planning authority

The Mayor reported as follows:

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

The Director Community Services has submitted the following report:

‘If any such actions arise out of Minute No. 131/2016, they are to be dealt with by the Council acting as a planning authority under the *Land Use Planning and Approvals Act 1993*.’”

The Executive Services Officer reported as follows:

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

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

Carried unanimously

131/2016 Residential (multiple dwellings) – variations to car parking standards, setback to rear and side boundaries, setback to Utilities Zone boundary and rail line at 47 Alexandra Road, Ulverstone – Application No. DA215171

The Director Community Services reported as follows:

“The Town Planner has prepared the following report:

<i>‘DEVELOPMENT APPLICATION NO.:</i>	DA215171
<i>PROPOSAL:</i>	Residential (multiple dwellings) – variations to car parking standards, setback to rear and side boundaries, setback to Utilities Zone boundary and rail line
<i>APPLICANT:</i>	RD Homes
<i>LOCATION:</i>	47 Alexandra Road, Ulverstone
<i>ZONE:</i>	General Residential
<i>PLANNING INSTRUMENT:</i>	<i>Central Coast Interim Planning Scheme 2013</i> (the Scheme)
<i>ADVERTISED:</i>	7 April 2016
<i>REPRESENTATIONS EXPIRY DATE:</i>	23 April 2016
<i>REPRESENTATIONS RECEIVED:</i>	Two
<i>42-DAY EXPIRY DATE:</i>	16 May 2016
<i>DECISION DUE:</i>	16 May 2016

PURPOSE

The purpose of this report is to consider an application for Residential (multiple dwellings) – variations to car parking standards, setback to rear and side boundaries, setback to Utilities Zone boundary and rail line at 47 Alexandra Road, Ulverstone.

Accompanying the report are the following documents:

- . Annexure 1 – location plan;
- . Annexure 2 – application documentation;
- . Annexure 3 – representations;
- . Annexure 4 – photographs of the site;
- . Annexure 5 – TasWater Submission to Planning Authority Notice TWDA 2016/00423-CC;
- . Annexure 6 – Statement of Compliance from Road Authority and Stormwater Authority.

BACKGROUND

Development description –

Application is made for the demolition of an existing house and the development of three, two-bedroom (plus office/bedroom), single-storey multiple dwellings. Dwelling 1 comprises 138.5m² floor area plus deck and covered verandah, Dwelling 2 comprises 137.7m² floor area plus covered verandah and patio and Dwelling 3 comprises 138.5m² floor area plus verandah and covered patio. This equates to a total of 414.7m² of residential development over the site.

The dwellings would be of brick construction with “Colorbond” sheet roofing.

Site description and surrounding area –

The development site is a 1,325m² residential allotment in an urban area of Ulverstone, identified as 47 Alexandra Road, Ulverstone. The land is an irregular triangle shape that currently supports a single dwelling. The land gently undulates down towards the northern rear boundary. Stormwater infrastructure is located along the eastern boundary of the property before transecting the northern portion of the land.

TasRail infrastructure adjoins the land on the western rear boundary, with the rail line raised approximately 1.5m above natural ground level. A heritage listed property, 49 Alexandra Road, adjoins the land on the eastern boundary.

History –

The site currently supports a “Californian bungalow” style dwelling, however, local heritage provisions do not form part of the Scheme and do not apply to the site.

DISCUSSION

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

General Residential

CLAUSE	COMMENT
10.3.1 Discretionary Permit Use	
<p>10.3.1–(P1) 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) minimise likelihood for adverse impact on amenity for use on adjacent land in the zone.</p>	<p>Compliant.</p> <p>Residential use class is Permitted.</p>
10.3.2 Impact of Use	
10.3.2–(A1) Use that is not a residential use must not occur on more than two adjoining sites.	Not applicable. Use is Residential.
10.3.2–(A2) The site for a use that is not in a residential use must not require pedestrian or vehicular access from a no-through road.	Not applicable. Use is Residential.
10.3.2–(A3) Other than for emergency services, residential, and visitor accommodation, hours of operation must be between 6.00am and 9.00pm.	Not applicable. Use is Residential.

10.4.1 Residential density for multiple dwellings	
<p>10.4.1–(A1) Multiple dwellings must have a site area per dwelling of not less than:</p> <p>(a) 325m²; or</p> <p>(b) if within a density area specified in Table 10.4.1 and shown on the planning scheme maps, that specified for the density area.</p>	<p>(a) Compliant. The site has an area of 1,325m². The site area per dwelling is approximately 441.66m².</p> <p>(b) Not applicable.</p>
10.4.2 Setbacks and building envelope for all dwellings	
<p>10.4.2–(A1) Unless within a building area, a dwelling, excluding protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m into the frontage setback, must have a setback from a frontage that is:</p> <p>(a) if the frontage is a primary frontage, at least 4.5m, or, if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site; or</p> <p>(b) if the frontage is not a primary frontage, at least 3.0m, or, if the setback from the frontage is less than 3.0m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site; or</p>	<p>(a) Compliant. The proposed setback from the frontage to Alexandra Road is to be 5.5m.</p> <p>(b) Not applicable. Satisfied by 10.4.2–(A1)(a).</p> <p>(c) Not applicable. Satisfied by 10.4.2–(A1)(a).</p> <p>(d) Not applicable. Satisfied by 10.4.2–(A1)(a).</p>

<p>(c) if for a vacant site with existing dwellings on adjoining sites on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or</p> <p>(d) not less than 50.0m if the development is on land that abuts the Bass Highway.</p>	
<p>10.4.2-(A2) A garage or carport must have a setback from a primary frontage of at least:</p> <p>(a) 5.5m, or alternatively 1.0m behind the façade of the dwelling; or</p> <p>(b) the same as the dwelling façade, if a portion of the dwelling gross floor area is located above the garage or carport; or</p> <p>(c) 1.0m, if the natural ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10.0m from the frontage.</p>	<p>(a) Compliant. Garage is to be setback 5.5m from the primary frontage.</p> <p>(b) Not applicable. Complies with 10.4.2-(A2)(a).</p> <p>(c) Not applicable. Complies with 10.4.2-(A2)(a).</p>
<p>10.4.2-(A3) A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m horizontally beyond the building envelope, must:</p>	<p>(a) Compliant. The proposed single-storey dwellings would be contained within building envelope 10.4.2A.</p>

<p>(a) be contained within a building envelope (refer to Diagrams 10.4.2A, 10.4.2B, 10.4.2C and 10.4.2D) determined by:</p> <ul style="list-style-type: none"> (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a lot with an adjoining frontage; and (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3.0m above natural ground level at the side boundaries and a distance of 4.0m from the rear boundary to a building height of not more than 8.5m above natural ground level; and <p>(b) only have a setback within 1.5m of a side boundary if the dwelling:</p> <ul style="list-style-type: none"> (i) does not extend beyond an existing building built on or within 0.2m of the boundary or the adjoining lot; or (ii) does not exceed a total length of 9.0m or one-third the length of the side boundary (whichever is the lesser). 	<p>(a)(i) Non-compliant. Dwelling 2 would be setback 2.6m and Dwelling 3 setback 3.6m from the rear boundary.</p> <p>(a)(ii) Compliant. Development is a maximum 3m high before projecting at a line of 45°.</p> <p>(b) Non-compliant. Western side boundary setback would be 1m. Eastern side boundary setback would be 2m and as such is compliant.</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) Non-compliant. Dwellings 1 and 2 exceed a length of 9m along the western side boundary.</p> <p>See “Issues” section below.</p>
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10.4.3 Site coverage and private open space for all dwellings	
<p>10.4.3–(A1) Dwellings must have:</p> <p>(a) a site coverage of not more than 50% (excluding eaves up to 0.6m); and</p> <p>(b) for multiple dwellings, a total area of private open space of not less than 60.0m² associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and</p> <p>(c) a site area of which at least 25% of the site area is free from impervious surfaces.</p>	<p>(a) Compliant. Development does not exceed 50% site coverage. The land area is 1,325m². The development proposal is for three dwellings, each comprising a total development floor area of 414.7m², or a site coverage of 31.29%. Note: The floor area excludes covered outdoor patio, verandahs and deck.</p> <p>(b) Compliant. Dwelling 1 has approximately 83.5m², Dwelling 2 has approximately 100m² and Dwelling 3 has approximately 172m² of allocated private open space.</p> <p>(c) Compliant. Approximately 44.5% of the site would be free from impervious surfaces.</p>
<p>10.4.3–(A2) A dwelling must have an area of private open space that:</p> <p>(a) is in one location and is at least:</p> <p>(i) 24.0m²; or</p> <p>(ii) 12.0m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and</p>	<p>(a)(i) Compliant. Area of private open space per dwelling in one location is at least 24m². Dwelling 1 has approximately 53.5m², Dwelling 2 has approximately 71.5m² and Dwelling 3 has approximately 65m² of allocated private open space in one location.</p> <p>(a)(ii) Not applicable. Multiple dwellings are single-storey and not more than 1.8m above finished ground level.</p>

<p>(b) has a minimum horizontal dimension of:</p> <p>(i) 4.0m; or</p> <p>(ii) 2.0m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and</p> <p>(c) is directly accessible from, and adjacent to, a habitable room (other than a bedroom); and</p> <p>(d) is not located to the south, south-east or south-west of the dwelling, unless the area receives at least three hours of sunlight to 50% of the area between 9.00am and 3.00pm on 21 June; and</p> <p>(e) is located between the dwelling and the frontage, only if the frontage is orientated between 30 degrees west of north and 30 degrees east of north, excluding any dwelling located behind another on the same site; and</p> <p>(f) has a gradient not steeper than 1 in 10; and</p> <p>(g) is not used for vehicle access or parking.</p>	<p>(b)(i) Compliant. Dwellings demonstrate private open space areas that have a minimum horizontal dimension of 4m.</p> <p>(b)(ii) Not applicable. Multiple dwellings are single-storey and not more than 1.8m above finished ground level.</p> <p>(c) Compliant. All dwellings demonstrate private open space areas that are accessible from kitchen/living and dining areas.</p> <p>(d) Compliant. Private open space areas are located to the north and north-east of the proposed dwellings.</p> <p>(e) Compliant. Private open space areas are not located between the dwelling and the site. Note: Dwelling 1 has an area of private open space between the dwelling and Alexandra Road frontage however, additional private open space is allocated to the dwelling and the proposal meets the Scheme standard.</p> <p>(f) Compliant. The land slopes downwards to the north with a gradient of approximately 1 in 10.</p> <p>(g) Compliant. Private open space would not be used for vehicular parking or access. The site plan details separate areas for access. The floor plan details an internal single car garage per dwelling and the site plan shows dedicated open space car parking areas.</p>
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10.4.4 Sunlight and overshadowing for all dwellings	
10.4.4–(A1) A dwelling must have at least one habitable room (other than a bedroom) in which there is a window that faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A).	Compliant. All dwellings have patio or deck areas and living, dining and kitchen areas facing either north, north-east, or north-west.
<p>10.4.4–(A2) A multiple dwelling that is to the north of a window of a habitable room (other than a bedroom) of another dwelling on the same site, which window faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A), must be in accordance with (a) or (b), unless excluded by (c):</p> <p>(a) the multiple dwelling is contained within a line projecting (see Diagram 10.4.4B):</p> <ul style="list-style-type: none"> (i) at a distance of 3.0m from the window; and (ii) vertically to a height of 3.0m above natural ground level and then at an angle of 45 degrees from the horizontal. <p>(b) The multiple dwelling does not cause the habitable room to receive less than three hours of sunlight between 9.00am and 3.00pm on 21 June.</p>	Not applicable. Dwellings 1, 2 and 3 are not located to the north of a window of a habitable room (other than a bedroom) of another dwelling on the same site.

<p>(c) That part, of a multiple dwelling, consisting of:</p> <ul style="list-style-type: none"> (i) an outbuilding with a building height no more than 2.4m; or (ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6m horizontally from the multiple dwelling. 	
<p>10.4.4–(A3) A multiple dwelling, that is to the north of the private open space, of another dwelling on the same site, required in accordance with A2 or P2 of sub-clause 10.4.3, must be in accordance with (a) or (b), unless excluded by (c):</p> <p>(a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4C):</p> <ul style="list-style-type: none"> (i) at a distance of 3.0m from the northern edge of the private open space; and (ii) vertically to a height of 3.0m above natural ground level and then at an angle of 45 degrees from the horizontal. <p>(b) The multiple dwelling does not cause 50% of the private open space to receive less than three hours of sunlight between 9.00am and 3.00pm on 21 June.</p>	<p>Not applicable. No dwellings on site are located to the north of the private open space areas of another dwelling on the same site.</p>

<p>(c) That part, of a multiple dwelling, consisting of:</p> <ul style="list-style-type: none"> (i) an outbuilding with a building height no more than 2.4m; or (ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6m from the multiple dwelling. 	
<p>10.4.5 Width of openings for garages and carports for all dwellings</p>	
<p>10.4.5–(A1) A garage or carport within 12.0m of a primary frontage (whether the garage or carport is free-standing or part of the dwelling) must have a total width of openings facing the primary frontage of not more than 6.0m or half the width of the frontage (whichever is the lesser).</p>	<p>Compliant.</p> <p>The site has a 15.28m wide frontage to Alexandra Road. The total length of garage openings to the street frontage would be 3.6m.</p>
<p>10.4.6 Privacy for all dwellings</p>	
<p>10.4.6–(A1) A balcony, deck, roof terrace, parking space, or carport (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1.0m above natural ground level must have a permanently fixed screen to a height of at least 1.7m above the finished surface or floor level, with a uniform transparency of no more than 25%, along the sides facing a:</p>	<p>Not applicable. Proposed decks, alfresco areas and parking spaces are not greater than 1m above natural ground level.</p>

<p>(a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 3.0m from the side boundary; and</p> <p>(b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 4.0m from the rear boundary; and</p> <p>(c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is at least 6.0m:</p> <p style="padding-left: 40px;">(i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or</p> <p style="padding-left: 40px;">(ii) from a balcony, deck, roof terrace or the private open space, of the other dwelling on the same site.</p>	
<p>10.4.6–(A2) A window or glazed door, to a habitable room, of a dwelling, that has a floor level more than 1.0m above the natural ground level, must be in accordance with (a), unless it is in accordance with (b):</p> <p>(a) The window or glazed door:</p> <p style="padding-left: 40px;">(i) is to have a setback of at least 3.0m from a side boundary; and</p>	<p>Not applicable. No windows or doors to a habitable room would have a floor level more than 1m above the natural ground level.</p>

<ul style="list-style-type: none"> (ii) is to have a setback of at least 4.0m from a rear boundary; and (iii) if the dwelling is a multiple dwelling, is to be at least 6.0m from a window or glazed door, to a habitable room, of another dwelling on the same site; and (iv) if the dwelling is a multiple dwelling, is to be at least 6.0m from the private open space of another dwelling on the same site. <p>(b) The window or glazed door:</p> <ul style="list-style-type: none"> (i) is to be offset, in the horizontal plane, at least 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling; or (ii) is to have a sill height of at least 1.7m above the floor level or has fixed obscure glazing extending to a height of at least 1.7m above the floor level; or (iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of at least 1.7m above floor level, with a uniform transparency of not more than 25%. 	
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<p>10.4.6–(A3) A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of at least:</p> <p>(a) 2.5m; or</p> <p>(b) 1.0m if:</p> <p style="padding-left: 40px;">(i) it is separated by a screen of at least 1.7m in height; or</p> <p style="padding-left: 40px;">(ii) the window, or glazed door, to a habitable room has a sill height of at least 1.7m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of at least 1.7m above the floor level.</p>	<p>(a) Not applicable. Satisfied by 10.4.6–(A3)(b)(i).</p> <p>(b)(i) Compliant. The living room of Dwelling 1 is separated from the shared driveway by 1.5m–2m high privacy screening. Screening is shown on the Site Plan.</p> <p>(b)(ii) Not applicable. Satisfied by 10.4.6–(A3)(b)(i).</p>
<p>10.4.7 Frontage fences for all dwellings</p>	
<p>10.4.7–(A1) A fence (including a free-standing wall) within 4.5m of a frontage must have a height above natural ground level of not more than:</p> <p>(a) 1.2m if the fence is solid; or</p>	<p>(a) Compliant. A “low” fence is proposed on the Site Plan. A condition is to be applied to the Permit to limit the front fence to 1.2m in height.</p> <p>(b) Not applicable. Satisfied by 10.4.7–(A1)(a).</p>

<p>(b) 1.8m, if any part of the fence that is within 4.5m of a primary frontage has openings above a height of 1.2m which provide a uniform transparency of not less than 30% (excluding any posts or uprights).</p>	
<p>10.4.8 Waste storage for multiple dwellings</p>	
<p>10.4.8–(A1) A multiple dwelling must have a storage area, for waste and recycling bins, that is an area of at least 1.5m² per dwelling and is within one of the following locations:</p> <p>(a) in an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or</p> <p>(b) in a communal storage area with an impervious surface that:</p> <ul style="list-style-type: none"> (i) has a setback of at least 4.5m from a frontage; and (ii) is at least 5.5m from any dwelling; and (iii) is screened from the frontage and any dwelling by a wall to a height of at least 1.2m above the finished surface level of the storage area. 	<p>(a) Non-compliant. Waste storage areas are provided for the exclusive use of each dwelling, however, the waste storage areas for Dwellings 1 and 2 would be located in front of the dwellings. A condition is to be applied to the Permit requiring storage areas to be located to the rear of each dwelling.</p> <p>(b) Not applicable. Satisfied by 10.4.8–A1(a).</p>

10.4.9 Suitability of a site or lot for use or development		
10.4.9–(A1) A site or each lot on a plan of subdivision must:	(a)	Compliant. Site has an area of 1,325m ² .
(a) have an area of not less than 330m ² excluding any access strip; and	(b)(i)	Non-compliant. Development is not clear of rear and side boundary setbacks. Development is clear of the front boundary setback.
(b) if intended for a building, contain a building area of not less than 10.0m x 15.0m:	(b)(ii)	Non-compliant. The rear boundary of the land adjoins the Utilities Zone boundary. The Scheme requires a 10m setback from the Utilities Zone. The development would be setback 3.6m from the Utilities Zone boundary. See “Issues” section below.
(i) clear of any applicable setback from a frontage, side or rear boundary;	(b)(iii)	Not applicable. No registered easement applies to the land. Note: A stormwater main transects the site.
(ii) clear of any applicable setback from a zone boundary;	(b)(iv)	Not applicable. No right of way applies to the land.
(iii) clear of any registered easement;	(b)(v)	Compliant. No restriction is imposed by a Utility on the land. Note: A stormwater main transects the site.
(iv) clear of any registered right of way benefiting other land;	(b)(vi)	Compliant. Development is clear of an access strip.
(v) clear of any restriction imposed by a utility;		
(vi) not including an access strip;		
(vii) accessible from a frontage or access strip; and		

<p>(viii) if a new residential lot, with a long axis within the range 30 degrees east of north and 20 degrees west of north.</p>	<p>(b)(vii) Compliant. Development would be accessible from a frontage to Alexandra Road, Ulverstone.</p> <p>(b)(viii) Not applicable. Not a new lot.</p>
<p>10.4.9–(A2) A site or each lot on a subdivision plan must have a separate access from a road:</p> <p>(a) across a frontage over which no other land has a right of access; and</p> <p>(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</p> <p>(c) by a right of way connecting to a road:</p> <p>(i) over land not required as the means of access to any other land; and</p> <p>(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</p> <p>(d) with a width of frontage and any access strip or right of way of not less than:</p>	<p>(a) Compliant. The development site has a separate, dedicated access to Alexandra Road, Ulverstone.</p> <p>(b) Not applicable. Site is not an internal lot.</p> <p>(c) Not applicable. Satisfied by 10.4.9–(A2)(a).</p> <p>(d)(i) Not applicable. Satisfied by 10.4.9–(A2)(d)(ii).</p> <p>(d)(ii) Compliant. The development would have a 6m access to Alexandra Road and an internal 3.6m wide access strip to Dwellings 2 and 3. A separate, dedicated 3.6m wide access is proposed for Dwelling 1.</p> <p>(e) Compliant. The development site has access to Alexandra Road that is in accordance with the <i>Local Government (Highways) Act 1982</i> and satisfies the requirements of the Road Authority.</p>

<p>(i) 3.6m for a single dwelling development; or</p> <p>(ii) 6.0m for multiple dwelling development or development for a non-residential use; and</p> <p>(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.</p>	
<p>10.4.9–(A3) A site or each lot on a plan of subdivision must be capable of connecting to a water supply provided in accordance with the <i>Water and Sewerage Industry Act 2008</i>.</p>	<p>Compliant.</p> <p>The site would connect to the reticulated water system. The Council’s Planning Permit would require compliance with TasWater’s Submission to Planning Authority Notice TWDA 2016/00423–CC, included as an attachment to the Planning Permit.</p>
<p>10.4.9–(A4) A site or each lot on a plan of subdivision must be capable of draining and disposing of sewage and wastewater to a sewage system provided in accordance with the <i>Water and Sewerage Industry Act 2008</i>.</p>	<p>Compliant.</p> <p>The development would connect to the reticulated sewerage system. The Council’s Planning Permit would require compliance with TasWater’s Submission to Planning Authority</p>

	Notice TWDA 2016/00423-CC, included as an attachment to the Planning Permit.
10.4.9-(A5) A site or each lot on a plan of subdivision must be capable of draining and disposing of stormwater to a stormwater system provided in accordance with the <i>Urban Drainage Act 2013</i> .	Compliant. The site would connect to the reticulated stormwater system.
10.4.10 Dwelling density for single dwelling development	
10.4.10-(A1) (a) The site area per dwelling for a single dwelling must: (i) be not less than 325m ² ; and (ii) be not more than 830m ² ; or (b) The site is approved for residential use on a plan sealed before this planning scheme came into effect.	Not applicable. Not a single dwelling development.
10.4.11 Other development	
10.4.11.1 Location and configuration of development	
10.4.11-(A1) The wall of a building (other than for a dwelling) must be setback from a frontage:	Not applicable. Not "Other" development.

<ul style="list-style-type: none"> (a) not less than 4.5m from a primary frontage; and (b) not less than 3.0m from any secondary frontage; or (c) not less than and not more than the setbacks for any existing building on adjoining sites; (d) not less than for any building retained on the site; (e) in accordance with any building area shown on a sealed plan; or (f) not less than 50.0m if the site abuts the Bass Highway. 	
<p>10.4.11.1–(A2) All buildings (other than for a dwelling) must be contained within a building envelope determined by:</p> <ul style="list-style-type: none"> (a) the applicable frontage setback; (b) a distance of not less than 4.0m from the rear boundary or if an internal lot, a distance of 4.5m from the boundary abutting the rear boundary of the adjoining frontage site; (c) projecting a line at an angle of 45 degrees from the horizontal at a height of 3.0m above natural ground level at each side boundary and at a distance of 4.0m from the rear 	<p>Not applicable.</p> <p>Not “Other” development.</p>

<p>boundary to a building height of not more than 8.5m above natural ground level if walls are setback:</p> <ul style="list-style-type: none"> (i) not less than 1.5m from each side boundary; or (ii) less than 1.5m from a side boundary if: <ul style="list-style-type: none"> a. built against an existing wall of an adjoining building; or b. the wall or walls: <ul style="list-style-type: none"> i. have the lesser of a total length of 9.0m or one-third of the boundary with the adjoining land; ii. there is no door or window in the wall of the building; and iii. overshadowing does not result in 50% of the private open space of an adjoining dwelling receiving less than 3 hours of sunlight between 9.00am and 3.00pm on 21 June. <p>(d) in accordance with any building envelope shown on a sealed plan of subdivision.</p>	
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<p>10.4.11.1–(A3) Site coverage (other than for a dwelling) must:</p> <p>(a) not be more than 50%; or</p> <p>(b) not be more than any building area shown on a sealed plan of subdivision.</p>	<p>Not applicable.</p> <p>Not “Other” development.</p>
<p>10.4.11.1–(A4) A garage, carport or external parking area and any area for the display, handling, or storage of goods, materials or waste (other than for a dwelling), must be located behind the primary frontage of a building.</p>	<p>Not applicable.</p> <p>Not “Other” development.</p>
<p>10.4.11.1–(A5) Other than for a dwelling, the total width of openings in the frontage elevation of a garage or carport (whether freestanding or part of any other building) must be the lesser of:</p> <p>(a) 6.0m; or</p> <p>(b) half the width of the frontage.</p>	<p>Not applicable.</p> <p>Not “Other” development.</p>
<p>10.4.11.2 Visual and acoustic privacy for residential development</p>	
<p>10.4.11.2–(A1) A door or window to a habitable room or any part of a balcony, deck, roof garden, parking space or carport of a building (other than for a dwelling) must:</p>	<p>Not applicable.</p> <p>Not “Other” development.</p>

<p>(a) if the finished floor level is more than 1.0m above natural ground level:</p> <ul style="list-style-type: none"> (i) be not less than 6.0m from any door, window, balcony, deck, or roof garden in a dwelling on the same site; (ii) be not less than 3.0m from a side boundary; (iii) be not less than 4.0m from a rear boundary; and (iv) if an internal lot, be not less than 4.5m from the boundary abutting a rear boundary of an adjacent frontage site; or <p>(b) if less than the setbacks in clause A1(a):</p> <ul style="list-style-type: none"> (i) be off-set by not less than 1.5m from the edge of any door or window of another dwelling; (ii) have a window sill height of not less than 1.8m above floor level; (iii) have fixed glazing or screening with a uniform transparency of not more than 25% in that part of a door or window less than 1.7m above floor level; or 	
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<p>(iv) have a fixed and durable external screen other than vegetation of not less than 1.8m height above the floor level with a uniform transparency of not more than 25% for the full width of the door, window, balcony, deck, roof garden, parking space, or carport.</p>	
<p>10.4.11.2-(A2) An access strip or shared driveway, including any pedestrian pathway and parking area (other than for a dwelling), must be separated by a distance of not less than 1.5m horizontally and 1.5m vertically from the door or window to a dwelling or any balcony, deck, or roof garden in a dwelling.</p>	<p>Not applicable.</p> <p>Not “Other” development.</p>
<p>10.4.11.3 Frontage fences</p>	
<p>10.4.11.3-(A1) The height of a fence, including any supporting retaining wall, on or within a frontage setback (other than for a dwelling) must be:</p> <p>(a) not more than 1.2m if the fence is solid; or</p> <p>(b) not more than 1.8m provided that part of the fence above 1.2m has openings that provide a uniform transparency of not less than 30%.</p>	<p>Not applicable.</p> <p>Not “Other” development.</p>

10.4.12 Setback of development for sensitive use	
<p>10.4.12–(A1) A building containing a sensitive use must be contained within a building envelope determined by:</p> <ul style="list-style-type: none"> (a) the setback distance from the zone boundary as shown in the Table to this clause; and (b) projecting upward and away from the zone boundary at an angle of 45 degrees above the horizontal from a wall height of 3.0m at the required setback distance from the zone boundary. 	<p>Applicable. Residential development adjoins Utility Zone boundary that accommodates the TasRail rail line. The Scheme requires a setback of 10m from the Utilities Zone boundary.</p> <ul style="list-style-type: none"> (a) Non-compliant. Development proposes a setback of 2.6m from the Utilities Zone boundary. See “Issues” section below. (b) Compliant. Development projects at 45 degrees.
<p>10.4.12–(A2) Development for a sensitive use must be not less than 50.0m from:</p> <ul style="list-style-type: none"> (a) a major road identified in the Table to this clause; (b) a railway; (c) land designated in the planning scheme for future road or rail purposes; or (d) a proclaimed wharf area. 	<ul style="list-style-type: none"> (a) Compliant. The development would be approximately 1.45km from the Bass Highway. (b) Non-compliant. The development adjoins the boundary of a railway. See “Issues” section below. (c) Not applicable. No land is designated for future road or rail line. (d) Not applicable. The closest Proclaimed Wharf Area is Devonport which is more than 15km away.

10.4.13 Subdivision	
<p>10.4.13–(P1) Each new lot on a plan of subdivision must be:</p> <p>(a) intended for residential use;</p> <p>(b) 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; or</p> <p>(c) for a purpose permissible in the zone.</p>	<p>Not applicable.</p> <p>Not a subdivision.</p>
<p>10.4.13–(P2)</p> <p>(a) A lot must have a frontage to a road; or</p> <p>(b) An internal lot on a plan of subdivision must be:</p> <p>(i) reasonably required for the efficient use of land as a result of a restriction on the layout of lots with a frontage imposed by:</p> <p>a. slope, shape, orientation and topography of land;</p> <p>b. an established pattern of lots and development;</p>	<p>Not applicable.</p> <p>Not a subdivision.</p>

<ul style="list-style-type: none"> c. connection to the road network; d. connection to available or planned utilities; e. a requirement to protect ecological, scientific, historic, cultural or aesthetic values, including vegetation or a watercourse; or f. exposure to an unacceptable level of risk from a natural hazard; and <p>(ii) without likely impact on the amenity of adjacent land.</p>	
10.4.14 Reticulation of an electricity supply to new lots on a plan of subdivision	
10.4.14–(A1) Electricity reticulation and site connections must be installed underground.	<p>Not applicable.</p> <p>No subdivision proposed.</p>
CODES	
E1 Bushfire-Prone Areas Code	Not applicable. Code does not apply in the General Residential Zone.
E2 Airport Impact Management Code	Not applicable.

E3 Clearing and Conversion of Vegetation Code	Not applicable.
E4 Change in Ground Level Code	Not applicable.
E5 Local Heritage Code	Not applicable.
E6 Hazard Management Code	Not applicable.
E7 Sign Code	Not applicable.
E8 Telecommunication Code	Not applicable.
E9 Traffic Generating Use and Parking Code	
E9.2 Application of this Code	Applicable. Applies to all use or development.
E9.4 Use or development exempt from this Code	Not exempt. No Local Area Parking Scheme applies.
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) Non-compliant. The Scheme requires two on-site car parking spaces for each dwelling and one visitor space for every four dwellings.</p> <p>The application makes provision for six parking spaces. The development proposes one internal garage space</p>

<p>(b) motor bike parking at a rate of one space for every 20 vehicle parking spaces;</p> <p>(c) parking spaces for people with disabilities at the rate of one space for every 20 parking spaces or part thereof; and</p> <p>(d) bicycle parking at the rate of one space for every 20 vehicle parking spaces or part thereof.</p>	<p>and one external car park for each dwelling, with no provision for visitor car parking on site. Further, one space for Dwelling 1 is directly behind another and is not considered to be a “legitimate” parking space for the purposes of meeting the Code requirements.</p> <p>See “Issues” section below.</p> <p>(b) Compliant. Requirement not triggered until 20 vehicle parking spaces are required or proposed.</p> <p>(c) Compliant. Requirement not triggered until 20 vehicle parking spaces are required or proposed.</p> <p>(d) Compliant. Requirement not triggered until 20 vehicle parking spaces are required or proposed.</p>
<p>E9.5.2 Provision for loading and unloading of vehicles</p>	
<p>E9.5.2–(A1) There must be provision within a site for:</p> <p>(a) on-site loading area in accordance with the requirement in the Table to this Code; and</p> <p>(b) passenger vehicle pick-up and set-down facilities for business, commercial, educational and retail use at the rate of one space for every 50 parking spaces.</p>	<p>(a) Not applicable. On-site loading not required in the General Residential Zone.</p> <p>(b) Not applicable. Passenger pick-up and set-down facilities not required for Residential use.</p>

E9.6 Development Standards	
E9.6.1 Road access	
<p>E9.6.1–(A1) There must be an access to the site from a carriageway of a road ^{R36}:</p> <p>(a) permitted in accordance with the <i>Local Government (Highways) Act 1982</i>;</p> <p>(b) permitted in accordance with the <i>Roads and Jetties Act 1935</i>; or</p> <p>(c) permitted by a license granted for access to a limited access road under the <i>Roads and Jetties Act 1935</i>.</p>	<p>(a) Compliant. Access to Alexandra Road would be permitted in accordance with the <i>Local Government (Highways) Act 1982</i>.</p> <p>(b) Not applicable. Satisfied by E9.6.1–(A1)(a).</p> <p>(c) Not applicable. Satisfied by E9.6.1–(A1)(a).</p>
E9.6.2 Design of vehicle parking and loading areas	
E9.6.2 A1.1 All development must provide for the collection, drainage and disposal of stormwater.	Compliant. Development would be required to connect to a reticulated stormwater system.
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 maneuvering area must –	(a) Compliant. Circulation aisles, parking areas and vehicle maneuvering areas would be in accordance with AS/NZ 2890.1 (2004).

<p>(a) Be in accordance with AS/NZS 2890.1 (2004) – Parking Facilities – Off-Street Car Parking;</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>(b) Not applicable. Applies where 20 spaces are proposed or required.</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) Non-compliant. One parking space is shown to be one behind another. See “Issues” section below.</p> <p>(f) Non-compliant. Dwelling 1 does not meet this standard, with vehicles on-site required to reverse onto Alexandra Road. Dwellings 2 and 3 are compliant. See “Issues” section below.</p> <p>(g) Compliant although not indicated on the Site Plan. A condition is to be applied to the Permit requiring the construction of an all-weather surface to all vehicle parking and maneuvering areas.</p>
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COMMUNITY SERVICES

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.	Not applicable. Provisions do not apply as development is in the General Residential Zone.
E10 Water and Waterways Code	Not applicable.
Specific Area Plans	Not applicable. No Specific Area Plans apply to this location.

Issues –

1 Rear and side boundary setbacks and variation to side boundary development length –

The Scheme's Acceptable Solution standard 10.4.2–(A3) "Setbacks and Building Envelope for all Dwellings" requires development to be setback 4.5m from a rear boundary and 1.5m from a side boundary. The side boundary setback may be relaxed to be less than 1.5m, providing development inside the 1.5m setback does not exceed 9m in length.

Proposed Dwelling 2 would be setback 2.6m from the rear boundary and Dwelling 3 would be 3.6m from the rear boundary.

Further, Dwellings 1 and 2 would be setback 1m from the western side boundary for a development length totaling 29m.

Performance Criteria 10.4.2–(P3) states the siting and scale of a dwelling must:

- (a) not cause unreasonable loss of amenity by:
 - (i) reduction in sunlight to a habitable room; or
 - (ii) overshadowing the private open space of a dwelling on an adjoining lot; or
 - (iii) overshadowing an adjoining vacant lot; or
 - (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and
- (b) provide separation between dwellings on adjoining lots that is comparable with that prevailing in the surrounding area.

The Performance Criteria requires that there is no unreasonable loss of amenity by overshadowing and visual impact and, that there is separation between buildings that is compatible with that prevailing in the surrounding area. The Criteria are addressed below:

Overshadowing –

The subject site is an unusual scalene, triangular shaped allotment, with the rear boundary of the site facing north.

Rear boundary setback – no overshadowing of adjoining property would occur because of the rear boundary setback due to the orientation of the site. Shadow would fall predominantly on the subject site, but would not impact on habitable rooms or private open space areas of the proposed dwellings.

Side boundary setback – proposed Dwellings 1 and 2 would be setback 1m from the western side boundary for a development length totaling 29m. The wall would be interfaced with laundry doors, bedroom windows and a utility “gap” (clothes line). Shadow diagrams submitted with the application indicate that on the shortest day of the year (21 June), shadow from the proposed development would cause shading of the adjoining property at 45 Alexandra Road for about three hours a day. However, the adjoining dwelling is setback 9.2m from the subject property boundary (and 1m from its far western boundary). The shadow effect would primarily be on an area of land that is used for car parking and access to Alexandra Road.

A portion of the northern private open space area of 45 Alexandra Road would lose some morning sunlight, from 9.00am to approximately 12.00pm. The loss of up to three hours of sunlight is considered to be fair and reasonable. The Scheme incorporates Standards in other sections that require the habitable rooms and private open space of dwellings on the same site, and on adjoining sites, receive not less than three hours of sunlight between 9.00am and 3.00pm on 21 June. This is an appropriate standard to apply in this case also.

The shading impact of the development would not be unreasonable in relation to its impact on habitable rooms and the northern private open space of adjoining property. This is a consequence of the development being of low impact, single-storey construction. Further, any shadow that would be cast, would primarily fall on a driveway and car parking area of the adjoining property to a degree not excessively greater than that of the existing boundary fence shadow impact.

It is considered the Performance Criteria 10.4.2–(P3) (a)(i), (ii) and (iii) are satisfied and an exercise of discretion, to allow the 1m side boundary setback, is justifiable.

Visual impact –

The Scheme requires that walls within 1.5m of the side boundary should not exceed 9m in length. In this case, the proposal includes side walls of 29m in length, within 1m of the western side boundary. The wall would principally contain laundry doors, bedroom windows and clothes lines.

The visual result of the proposal would be a sustained length of wall development along the western side of the property. In the context of the Scheme's residential provisions, this is not an unusual or necessarily inappropriate outcome of multiple dwelling development. It is also the result of a higher dwelling density being Permitted by the Scheme.

The surrounding area is developed at a typical urban density, where single-storey, single dwelling buildings are located at various distances from side boundaries. It is fair to say that the proposed dwellings would be single-storey and present as average, small dwelling bulk development. The visual presence of the proposed development would be noticeable from the street however, given the Permitted status of such development in the General Residential Zone, the visual impact would be as expected of multiple dwelling development and on this basis is considered to be acceptable.

2 *Proximity to a rail line and setback from a Utilities Zone –*

Clause 10.4.12–(A2) of the Scheme requires sensitive development be setback 50m from a railway line and Clause 10.4.12–(A1) requires a 10m setback from a Utility Zone boundary. The proposed multiple dwelling development would be approximately 2.6m south of a Utility Zone boundary that supports the TasRail western rail line that passes through Ulverstone.

Performance Criteria 10.4.12 (P1) and (P2) are as follows:

10.4.12–(P1) – The location of a building containing a sensitive use must–

- (a) minimise likelihood for conflict, constraint or interference by the sensitive use on existing and potential use of land in the adjoining zone;
- (b) minimise likely impact from existing and potential use of land in the adjoining zone on the amenity of the sensitive use.

10.4.12–(P2) – Development for a sensitive use must–

- (a) have minimal impact for safety and efficient operation of the transport infrastructure; and
- (b) incorporate appropriate measures to mitigate likely impact of light, noise, odour, particulate, radiation or vibration emissions; or
- (c) be temporary use or development for which arrangements have been made with the relevant transport infrastructure entity for removal without compensation within 3 years.

The application was referred to TasRail who made no comment.

In summary, the Performance Criteria require that development will not adversely impact on the safety and efficiency of the rail line and must take into consideration mitigation measures to reduce potential conflict and interference of residential development with the operations of the rail line. The application includes a statement advising that all dwellings would be constructed with double glazed windows and that sound batts would be installed in external walls facing south, west and north.

Such measures are considered appropriate. A condition on the Permit, requiring the use of double glazed windows and sound insulation batts in construction, is a means of mitigating noise impacts on future residents.

3 *Provision for car parking –*

The E9 Traffic Generating Use and Parking Code of the Scheme requires that two on-site car parking spaces be provided for each dwelling and one visitor space for every four dwellings. A parking space is defined in the Code as, “an area allocated and marked out for the parking of one vehicle and includes any manoeuvring space and access to it.” This means the development needs to make provision for seven car parking spaces, including car park access space and maneuvering area so vehicles can egress from the site in a forward direction.

The application does not meet Code standards for car parking.

The development proposes one internal garage space and one external car park for each dwelling. However, one space is directly behind

another (Dwelling 1) and is not a legitimate parking space under the Code.

Further, there is no allocation of visitor car parking on the site.

The applicant has submitted an explanation for the car parking arrangements, addressing the lesser parking provision on site. However, the explanation allocates only one space per dwelling and one visitor space per dwelling.

Performance Criteria E9.5.1–(P1) requires that the Council be satisfied that:

- “(a) It must be unnecessary or unreasonable to require arrangements for the provision of vehicle parking; or
- (b) Adequate and appropriate provision must be made for vehicle parking to meet –
 - (i) anticipated requirement for the type, scale, and intensity of the use;
 - (ii) likely needs and requirements of site users; and
 - (iii) likely type, number, frequency, and duration of vehicle parking demand.”

The proposal to allocate a car space directly behind another space is not a legitimate placement of car parking on-site for the purposes of assessment under the Code. However, this “piggy back” arrangement in relation to Dwelling 1 may be acceptable where matters such as likely pedestrian numbers, line of sight distances, traffic volumes and traffic speed are taken into account and provide no impediment to vehicles safely reversing out onto the road network. Given the 50km/h zone limit, the residential character of this area and the existing pattern of access to Alexandra Road, the proposal is not dissimilar to existing arrangements, in this, and other residential areas of Ulverstone. To increase safety of egress, a condition on the Permit, requiring that the height of eastern and western boundary fences are angled, so as to allow line of sight for vehicles reversing onto Alexandra Road, is recommended.

In relation to visitor car parking on site, there is sufficient area in front of the internal garage of Dwelling 2 for “piggy back” parking dedicated

to that dwelling. This is considered to be a satisfactory arrangement, as space for turning and vehicular manoeuvrability within the site is adequate and it is more likely the occupant of Dwelling 2 will use a space that would be in close proximity to the dwelling, rather than that allocated on the Site Plan, near Dwelling 3. The proposed arrangement would have the benefit of allowing proposed private open space areas for each dwelling to remain unchanged and would allow the space nominated as "Parking Bay 2" to be allocated to visitor parking.

It is considered that the proposed parking and manoeuvring arrangements would be acceptable given the limited number and frequency of vehicular movements on the site. It would be appropriate 'Parking Bay 2' be delineated as a visitor parking space, in order to avoid it being regarded as belonging to any one dwelling.

Referral advice –

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

SERVICE	COMMENTS/CONDITIONS
Environmental Health	No conditions required.
Infrastructure Services	Conditions required. Refer to Statement of Compliance from the Road Authority and the Stormwater Authority. Refer Annexure 6.
TasWater	Refer to Submission to Planning Authority Notice TWDA 2016/00423-CC.
Department of State Growth	Referral was not required.
Environment Protection Authority	Referral was not required.
TasRail	No conditions required.
Heritage Tasmania	Referral was not required.
Crown Land Services	Referral was not required.
Other	Referral was not required.

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 –

Two representations were received within the prescribed time, copies of which are provided at Annexure 3. The representations are summarised and responded to as follows:

MATTER RAISED		RESPONSE
REPRESENTATION 1		
1	The representor is concerned with the number of dwellings proposed for the site and the number of people living in a confined area.	The proposed development meets Scheme site density standards for the development of multiple dwellings in a General Residential Zone.
2	The representor advises that, historically, stormwater from Quiggins Grove, George Street and Alexandra Road drained through properties at 47, 49, 51 and 59 Alexandra Road and connected to an open culvert near the railway line. This system ceased when the Council installed a stormwater main at Quiggins Grove, directing the line through 47 Alexandra Road and the railway culvert. The line is covered with approximately 30 inches of sand and cement. Drainage from 51 and 57	<p>The Council acknowledges that there may be stormwater issues on the subject and adjoining sites. The existence of a small stormwater line to the east of the proposed development site has recently been brought to the attention of the Council's staff. The Council will undertake maintenance on the line and if necessary take the opportunity to improve drainage in the area by renewing, replacing or relocating the pipeline.</p> <p>The developer is not required to address existing stormwater</p>

	Alexandra Road still blocks or is slow, due to elevation or perhaps a blockage.	drainage issues on adjoining property.
3	The proposed development would be built over the stormwater main.	The existing Council stormwater main and any other existing Council or private stormwater infrastructure on the subject property would need to be relocated to be clear of the proposed development. This would be the developer's responsibility.
REPRESENTATION 2		
1	Concern at the loss of privacy as a result of the proposed development, including increased traffic and "looking" directly at proposed patios and proposed bedrooms.	The proposed development meets Scheme site density standards for the development of multiple dwellings in a General Residential Zone. The development also meets privacy provisions as required under the Scheme.
2	Concern that the development will reduce the value of a State heritage listed property.	<p>It is not a matter for the Council to determine if the development would reduce or increase property values in the area. Whilst the adjoining property to the east is a heritage listed property, there is no statutory requirement to refer the proposed development to the Tasmanian Heritage Council for assessment and comment. The Council's Town Planner confirmed this matter with the Tasmanian Heritage Council.</p> <p>Further, the Scheme does not require any specific assessment of impact on heritage listed property.</p>
3	Loss of streetscape with introduction of "new townhouses".	<p>The proposed development would result in a change to the streetscape.</p> <p>However, multiple dwellings is a "Permitted" Use Class in the General</p>

	Residential Zone and the resulting dwellings would be low impact, single-storey development, typical of other residential development in Alexandra Road.
4 What are the rules for driveways? Is the driveway built too close to fence lines?	<p>The Scheme sets out standard widths for access crossovers and internal roadways. A 6m crossover is required for multiple dwelling sites and 3.6m for single dwelling crossovers and internal driveways. Driveways may be built to the property boundary.</p> <p>The Council's Infrastructure Services Department advises the following:</p> <p>The existing single 3.6m wide access on the eastern side of the Alexandra Road frontage would be replaced with a 6.0m wide access, as shown on the Site Plan and in accordance with the Scheme's requirements.</p> <p>A single 3.6m wide access would be installed on the western side of the Alexandra Road frontage, as shown on the Site Plan and in accordance with the Scheme's requirements.</p> <p>Refer to Statement of Compliance from Road Authority and Stormwater Authority at Annexure 6.</p>
5 There will be noise pollution from the proposed development during demolition and construction.	Some noise is not uncommon during the demolition and construction phase of development. This is manageable. Due to the proximity of surrounding residences, a condition should be applied requiring works on site to be

	between the hours of 7.00am and 7.00pm.
6 Is there asbestos in the house that would be demolished?	It is unknown if asbestos material is on the site. If asbestos material is identified on the site, then the matter must be reported immediately to WorkSafe Tasmania and the material disposed of in accordance with national Workplace Codes of Practice for the management, control and removal of asbestos.
7 What is the height of the new fences? Will they provide privacy?	<p>Lightweight side and rear boundary fences to a height of 2.1 m, and front boundary fences to a height of 1.2m, are “exempt” from requiring a Planning Permit and do not form part of the development approval by Council.</p> <p>The proposed heights of rear and side boundary fences are not detailed in the application, but may be up to 2.1m in height. The front fence would be “low”, as shown on the Site Plan.</p> <p>The <i>Boundary Fences Act 1908</i> sets out legal responsibilities relating to the erection and repair of boundary fences. In summary, if a person wants to erect or repair a boundary fence and wants the neighbour to help out with the cost, the person must serve a notice on the neighbour before works start. The neighbour may object and the matter may have to be resolved through mediation. The height of boundary fences is also a matter for discussion and</p>

	agreement between neighbouring parties.
8 Concern about the management of stormwater in relation to existing properties and the proposed development.	<p>The Council's Infrastructure Services Department advises the following works would be required to manage stormwater on the site:</p> <ol style="list-style-type: none"> 1 An underground stormwater connection would need to be provided to the property. 2 Suitable on-site stormwater detention would be required to be incorporated into the internal property drainage system. <p>Refer to Statement of Compliance from Road Authority and Stormwater Authority at Annexure 6.</p>

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 representations received are deemed not to have sufficient merit on planning grounds to justify any site specific related measures by the Council, other than designating hours of operation for works on site. Matters raised in relation to fencing and asbestos materials are regulated under the *Boundary Fences Act 1908* and in accordance with Workplace Codes of Practice that are overseen by WorkSafe Tasmania.

The land is zoned General Residential. In summary, the key Local Area Objectives for the zone are:

- 1 Suburban residential areas make efficient use of land and optimise available and planned infrastructure provision through a balance of infill and redevelopment of established residential areas and the incremental release of new land.
- 2 Suburban residential areas provide equivalent opportunity for single dwelling and multiple dwelling developments and for shared and supported accommodation through private, public and social investment.
- 3 Suburban residential areas enable opportunity for convenient access to basic level services and facilities for education, health care, retail, social and recreational purposes.

The proposal is deemed to satisfy these Objectives, as well as key Acceptable Solutions and Performance Criteria. As a result, it is considered appropriate the proposed development be approved, subject to conditions.

Recommendation –

It is recommended that the application for Residential (multiple dwellings) – variations to car parking standards, setback to rear and side boundaries, setback to Utilities Zone boundary and rail line at 47 Alexandra Road, Ulverstone be approved subject to the following conditions:

- 1 The development must be substantially in accordance with the application for this Permit, unless modified by a condition of this Permit.
- 2 The development must be in accordance with the conditions of the Submission to Planning Authority Notice from TasWater, Reference No. TWDA 2016/000423–CC (copy attached).
- 3 The development must be in accordance with the conditions of the “Statement of Compliance for Vehicular Access and Drainage Access” dated 18 April 2016, issued by the Council acting in its capacity as the Road Authority and the Stormwater Authority (copy attached).
- 4 Double glazed windows and sound insulation batts must be employed in the construction of each of the three dwellings.

- 5 Demolition and construction works on-site must not occur before 7.00am and not after 7.00pm on any day.
- 6 Eastern and western boundary fences are to be angled so as to allow line of sight for vehicles reversing onto Alexandra Road in accordance with AS/NZS 2890.1 (2004) Figure 3.3 to the satisfaction of the Council's Director Community Services.
- 7 All parking and internal roadways must be formed and constructed with compacted sub-base and an all-weather surface.
- 8 The front boundary fence must be 1.2m or less in height.
- 9 Prior to issue of a Building Permit, a revised Site Plan must be submitted to the Council showing:
 - (a) the car park designated as "Parking Bay 2" to be designated "Visitor Car Park";
 - (b) all waste storage areas must be located to the rear of each dwelling.

Please note:

- 1 A Planning Permit remains valid for two years. If the use or development has not substantially commenced within this period an extension may be granted if a request is made before this period expires. If the Permit lapses, a new application must be made.
- 2 "Substantial commencement" is the submission and approval of a Building Permit or engineering drawings and the physical commencement of infrastructure works on the site, or an arrangement of a Private Works Authority or bank guarantee to undertake such works.
- 3 Building and Plumbing Permits are required for the proposed development. A copy of this Planning Permit should be given to your building surveyor.
- 4 Any damage or disturbance to footpaths, kerb and channel, roads, nature strips, stormwater infrastructure or existing services must be rectified, noting that this work will be undertaken by the Council at the applicant's expense, unless alternative arrangements are approved by the Council's Director Infrastructure Services, or his representative.'

The report is supported.”

The Executive Services Officer reported as follows:

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

■ Cr Broad moved and Cr van Rooyen seconded, “That the application for Residential (multiple dwellings) – variations to car parking standards, setback to rear and side boundaries, setback to Utilities Zone boundary and rail line at 47 Alexandra Road, Ulverstone be approved subject to the following conditions:

- 1 The development must be substantially in accordance with the application for this Permit, unless modified by a condition of this Permit.
- 2 The development must be in accordance with the conditions of the Submission to Planning Authority Notice from TasWater, Reference No. TWDA 2016/000423–CC (copy attached) (a copy being appended to and forming part of the minutes).
- 3 The development must be in accordance with the conditions of the “Statement of Compliance for Vehicular Access and Drainage Access” dated 18 April 2016, issued by the Council acting in its capacity as the Road Authority and the Stormwater Authority (copy attached) (a copy being appended to and forming part of the minutes).
- 4 Double glazed windows and sound insulation batts must be employed in the construction of each of the three dwellings.
- 5 Demolition and construction works on-site must not occur before 7.00am and not after 7.00pm on any day.
- 6 Eastern and western boundary fences are to be angled so as to allow line of sight for vehicles reversing onto Alexandra Road in accordance with AS/NZS 2890.1 (2004) Figure 3.3 to the satisfaction of the Council’s Director Community Services.
- 7 All parking and internal roadways must be formed and constructed with compacted sub-base and an all-weather surface.
- 8 The front boundary fence must be 1.2m or less in height.
- 9 Prior to issue of a Building Permit, a revised Site Plan must be submitted to the Council showing:
 - (a) the car park designated as ‘Parking Bay 2’ to be designated ‘Visitor Car Park’;
 - (b) all waste storage areas must be located to the rear of each dwelling.

Please note:

- 1 A Planning Permit remains valid for two years. If the use or development has not substantially commenced within this period an extension may be granted if a request is made before this period expires. If the Permit lapses, a new application must be made.
- 2 'Substantial commencement' is the submission and approval of a Building Permit or engineering drawings and the physical commencement of infrastructure works on the site, or an arrangement of a Private Works Authority or bank guarantee to undertake such works.
- 3 Building and Plumbing Permits are required for the proposed development. A copy of this Planning Permit should be given to your building surveyor.
- 4 Any damage or disturbance to footpaths, kerb and channel, roads, nature strips, stormwater infrastructure or existing services must be rectified, noting that this work will be undertaken by the Council at the applicant's expense, unless alternative arrangements are approved by the Council's Director Infrastructure Services, or his representative."

Carried unanimously

INFRASTRUCTURE SERVICES

132/2016 Submission – Ulverstone Skate Park

The Director Infrastructure Services reported as follows:

“The Assets & Facilities Group Leader has prepared the following report:

PURPOSE

The purpose of this report is to respond to a submission received in relation to "Get a New Skate Park in Ulverstone, Tasmania". A copy of the submission is appended to this report.

BACKGROUND

The Ulverstone Skate Park was first developed in the early 1980s. It has had some enhancements undertaken in the time since with the installation of concrete ramps and other steel ramps.

In 1986 the “Hang Ten” skate bowl was added adjacent to the Skate Park and in 1988 the concrete launch structure was added.

There have been a number of approaches over the years for further works to be undertaken but when information was requested from those proposing the upgrade nothing was received.

There has been a figure of \$200,000 allocated in the Long-term Financial Plan for the 2023–2024 financial year.

DISCUSSION

There have been a few new skate parks constructed along the coast in the last few years in Latrobe, Devonport and Burnie.

Investigations have identified costs of these varying between approximately \$200,000 and \$300,000 for the design and construction.

As mentioned in the submission there is a large tree within the boundary of the Skate Park and this can be problematic due to leaf and bark drop and the impact on the usage.

The submission indicates that, “The current Ulverstone Skate Park uses road-like concrete, which makes it almost unbearable to roll around when on small

wheels". It is not entirely clear what this means but it is presumed to mean there is a mixture of concrete and hotmix and as all new skate parks are substantially constructed only of concrete it would appear the hotmix section makes it difficult particularly for smaller wheeled apparatus.

The submission also talks about the relocation of the Skate Park to a suitable location within the CBD. Investigations have been undertaken and there is not another suitable location within the CBD area.

The existing location is considered the most appropriate due to the proximity to toilet facilities, parking, and other playground and open space facilities. This is also the location identified for the proposed Pump and Jump Park as well as the Bike Safety Park which will complement each other.

The submission suggests that a new skate park will bring customers to local businesses and attract skateboarders, BMX riders and scooter riders from all over the State to visit Ulverstone. As there are a number of new facilities around the State it is doubtful if this would occur to any other degree other than if an annual program of events were to be arranged for the facility.

Design of skate parks is a specialised field and a suitable design company would need to be sourced to undertake the design/consultation process.

It is often hard to reach agreement with skate park users on what should or should not be included in a skate park unless the park is built to cover a variety of styles and age groups. Skate parks by their nature are a static facility and once built tend to remain the same for some years. As users grow/age they tend to look for new experiences and a fixed designed facility will lose its drawing power for many users.

The most successful parks are those that have been designed and are looked after by the skate park users themselves. The appointed design company would need to work with a broad range of users across the community to reach a consensus on the final design. Community Services staff would need to be heavily involved as facilitators in the consultation phase for the design of any new park.

RESOURCE, FINANCIAL AND RISK IMPACTS

The estimated cost for the redesign and construction of the Ulverstone Skate Park is \$200,000 – \$300,000.

A change will need to be made to the time for delivery of the project within the current Long-term Financial Plan if it is deemed appropriate.

CORPORATE COMPLIANCE

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

A Connected Central Coast

- Provide for a diverse range of movement patterns
- Connect the people with services
- Improve community wellbeing

The Shape of the Place

- Improve the value and use of open space

The Environment and Sustainable Infrastructure

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

Council Sustainability and Governance

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

CONCLUSION

It is recommended that the provision of a redesigned and reconstructed Ulverstone Skate Park be investigated, including the availability of grant funding, and that this include reviewing the timing of the project in the current Long-term Financial Plan.'

The Assets & Facilities Group Leader's report is supported."

The Executive Services Officer reported as follows:

"Copies of the submission have been circulated to all Councillors."

■ Cr Howard moved and Cr Viney seconded, "That the provision of a redesigned and reconstructed Ulverstone Skate Park be investigated, including the availability of grant funding, and that this include reviewing the timing of the project in the current Long-term Financial Plan."

Carried unanimously

133/2016 Tenders – Construction of a roundabout at the intersection of Jermyn Street and Leven Street, Ulverstone

The Director Infrastructure Services reported as follows:

“The Engineering Group Leader has prepared the following report:

‘PURPOSE

The purpose of this report is to make recommendation on tenders received for the construction of a roundabout at the intersection of Jermyn Street and Leven Street, Ulverstone.

BACKGROUND

Analysis of crash history at the intersection of Jermyn Street and Leven Street showed repeated “fail to give-way” crashes, generally involving southbound vehicles on Jermyn Street and westbound vehicles on Leven Street. After discussion with traffic engineers from the Department of State Growth, it was decided to install a roundabout to improve the safety at the intersection. In May 2015, the Council was successful in gaining funding of \$230,000 from the Australian Government Black Spot Program.

Works will include kerb and footpath realignment, installation of traffic islands and a roundabout, installation of signage and line marking at the intersection of Jermyn Street and Leven Street Ulverstone.

DISCUSSION

Tenders were called on Saturday, 12 March 2016 and closed at 2.00pm on Wednesday, 13 April 2016.

Tender documents included designs prepared by the Council’s Infrastructure Services Department. The tender was advertised in The Advocate newspaper and also on the Council’s internet portal, Tenderlink, to ensure as wide a coverage as possible.

Two conforming tenders were received as follows (including GST):

TENDERER	PRICE \$
Hardings Hotmix Pty Ltd	192,811.85
Civilscape Contracting Tasmania Pty Ltd	224,459.55
<i>ESTIMATE</i>	<i>218,000.00</i>

A check of documentation revealed calculation errors in the submission from Civilscape Contracting Tasmania Pty Ltd. Correct price was confirmed with the tenderer.

The corrected tender prices are shown as follows (including GST):

TENDERER	PRICE \$
Hardings Hotmix Pty Ltd	192,811.85
Civilscape Contracting Tasmania Pty Ltd	224,038.45

All tenderers would be competent to perform the works.

The Council uses a weighted tender assessment method based on:

- . compliance with tender documents;
- . previous experience;
- . supervisory personnel;
- . construction period;
- . WHS policy and record;
- . tender price.

Based on the detailed assessment undertaken by the Tender Evaluation Panel using the above criteria and weighting process (confidential copy attached), Hardings Hotmix Pty Ltd achieved the highest rating based on this method.

Works are proposed to commence in May 2016. The provided construction program provides for a completion date of seven weeks from possession of site.

CONSULTATION

This item has followed a public tendering process.

Local residents have been notified of the project. Public notice will be provided at the time of construction.

RESOURCE, FINANCIAL AND RISK IMPACTS

The tender from Hardings Hotmix Pty Ltd can be accommodated within the budget which is funded under the Australian Government Black Spot Program.

CORPORATE COMPLIANCE

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

A Connected Central Coast

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

The Environment and Sustainable Infrastructure

- Develop and manage sustainable built infrastructure

Council Sustainability and Governance

- Improve service provision.

CONCLUSION

It is recommended that the tender from Hardings Hotmix Pty Ltd for the sum of \$175,283.50 (excluding GST) [\$192,811.85 (including GST)] for the construction of a roundabout at the intersection of Jermyn Street and Leven Street, Ulverstone be accepted and approved by the Council.'

The Engineering Group Leader's report is supported."

The Executive Services Officer reported as follows:

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

■ Cr Bloomfield moved and Cr Tongs seconded, "That the tender from Hardings Hotmix Pty Ltd for the sum of \$192,811.85 (including GST) for the construction of a roundabout at the intersection of Jermyn Street and Leven Street, Ulverstone be accepted."

Carried unanimously

134/2016 Adoption of the Johnsons Beach Reserve Master Plan 2016

The Director Infrastructure Services reported as follows:

"The Assets & Facilities Group Leader has prepared the following report:

'PURPOSE

The purpose of this report is to seek endorsement of the Johnsons Beach Reserve Master Plan 2016 (refer attachment to this report).

BACKGROUND

In 2012, the Central Coast Council developed the Open Space and Recreation Plan 2012–2022. This Plan required that all Regional and District open space areas have a master planning process carried out to determine future development of such areas.

The first one to be undertaken is for the Johnsons Beach Reserve located at Johnsons Beach Road, Penguin.

DISCUSSION

Over time the Council has received various suggestions from the local community on ways that this area could be improved, these suggestions were put into a master planning process and the Draft Johnsons Beach Reserve Master Plan (the Plan) was developed.

The Plan was workshopped with the Council in May 2015 where further suggestions were made for incorporation into the Plan.

The Plan was again revised to reflect these suggestions and in early December 2015 the community was advised through the “Mayor’s Message” in The Advocate newspaper that the Plan was available for comment. It was also placed on the Council’s website and copies were made available at the Council’s Administration Centre and Penguin Service Centre for viewing and community feedback.

There were 15 suggestions made to enhance the Plan and although some of these were already captured in the Plan the remainder were considered and, if suitable, they were included in the Plan.

CONSULTATION

The development of the draft Plan was undertaken following receipt of numerous comments over time. A Councillors’ Workshop in May 2015 considered the draft Plan and then community consultation undertaken with an invitation for everyone to participate via the “Mayor’s Message” and the Council’s website. Copies of the draft Plan were also made available for comment at the Council’s Administration and Service Centres.

Discussions during this time also took place with a number of interested parties, including Mr Barker at Penguin, who offered many suggestions for consideration.

RESOURCE, FINANCIAL AND RISK IMPACTS

There are a number of actions identified in the Plan (Section 6).

An allocation was made in the 2015–2016 capital Estimates to undertake the first of these actions and these have been completed.

A further allocation of \$15,000 has been proposed within the 2016–2017 capital Estimates.

Allocations will be required over the next four years to complete all the actions and these are:

2017–2018	\$20,000
2018–2019	\$20,000
2019–2020	\$30,000
Longer term	\$20,000

These figures have been included in the Long-term Financial Plan.

There will also be operational budget implications in the amount of \$4,000 per annum to undertake continual weed control and revegetation works.

CORPORATE COMPLIANCE

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

A Connected Central Coast

- Provide for a diverse range of movement patterns
- Connect the people with services
- Improve community wellbeing

The Shape of the Place

- Improve the value and use of open space

The Environment and Sustainable Infrastructure

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

Council Sustainability and Governance

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

CONCLUSION

It is recommended that Johnsons Beach Reserve Master Plan 2016 be adopted.'

The Assets & Facilities Group Leader's report is supported."

The Executive Services Officer reported as follows:

"A copy of the Johnsons Beach Reserve Master Plan 2016 has been circulated to all Councillors."

■ Cr Howard moved and Cr Carpenter seconded, "That the Johnsons Beach Reserve Master Plan 2016 (a copy being appended to and forming part of the minutes) be adopted."

Carried unanimously

ORGANISATIONAL SERVICES

135/2016 Contracts and agreements

The Director Organisational Services reported as follows:

“A Schedule of Contracts and Agreements (other than those approved under the common seal) entered into during the month of April 2016 has been submitted by the General Manager to the Council for information. The information is reported in accordance with approved delegations and responsibilities.”

The Executive Services Officer reported as follows:

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

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

Carried unanimously

136/2016 Correspondence addressed to the Mayor and Councillors

The Director Organisational Services reported as follows:

“PURPOSE

This report is to inform the meeting of any correspondence received during the month of April 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:

- . Letter concerning Council’s assistance to relocate water meters at Revell Lane, Penguin
- . Letter regarding erosion management along the Leven River.

Where a matter requires a Council decision based on a professionally developed report the matter will be referred to the Council. Matters other than those requiring a report will be administered on the same basis as other correspondence received by the Council and managed as part of the day-to-day operations.”

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

Carried unanimously

137/2016 Common seal

The Director Organisational Services reported as follows:

"A Schedule of Documents for Affixing of the Common Seal for the period 19 April 2016 to 16 May 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 reported as follows:

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

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

Carried unanimously

138/2016 Financial statements

The Director Organisational Services reported as follows:

"The following principal financial statements of the Council for the period ended 30 April 2016 are submitted for consideration:

- . Summary of Rates and Fire Service Levies
- . Operating and Capital Statement
- . Cashflow Statement
- . Capital Works Resource Schedule."

The Executive Services Officer reported as follows:

"Copies of the financial statements have been circulated to all Councillors."

- Cr van Rooyen moved and Cr Tongs seconded, “That the financial statements (copies being appended to and forming part of the minutes) be received.”

Carried unanimously

139/2016 Public question time

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

The Mayor advised that written questions had been received prior to the meeting from Mr Shaun Streets. As well as the questions, Mr Streets also wanted to show his appreciation by saying thank you for the new playground that was erected in Heybridge, noting that it has been a highlight for a lot of children and also noted that there has been some work done on the jetty at the Blythe River.

First addressing the written questions received, the Mayor read out the following questions and responses.

Mr Shaun Streets:

Question 1 –

“I would like to bring up the lack of grass cutting and maintenance that does not get done on a regular basis. I would like to know what parts of Heybridge are the Central Coast Council’s responsibility? For example, the areas on, near and around the roundabout on both sides of the highway, and along River Avenue heading towards the Cuprona oval (especially from Blythe Street through to Boathouse Lane).”

Response –

“The areas near the roundabout and on both sides of the highway are the responsibility of the Department of State Growth. River Avenue is a Council road, however, nature strips are maintained by the residents in residential areas. The area south of Blythe Street to the new playground is Crown land or State Government land. At present, the Council mows the recreation ground and surrounds, the traffic island south of Anne Street, the playground area, the traffic island at the bus stop near the highway, and the road verge between the fire station and the highway.”

Question 2 –

“I would like to know why after all these years, Heybridge still does not have any footpaths? Why kids are forced to walk on a busy road at that time of the morning to

the bus stops? Why is it that the path that was put in on the opposite side of the road from the bus stop is all overgrown with weeds and grass?"

Response –

"The Council has been going through a process with footpaths over recent years to ensure current footpaths are replaced, repaired, and made safe prior to constructing any new paths. The "path" on the opposite side to the bus stop is only widening behind the guardrail from when the road was constructed. At the request of local residents who advised it was being used by students and was unsafe, the Council carried out some rectification to help make the area more safe. It was never intended to be maintained by the Council for use as a footpath. If a new path is constructed it will be on the eastern side of River Avenue. A footpath in the area is currently being considered."

Question 3 –

"I would like it brought to the table that the amount of rubbish that is being dumped in the Heybridge and Blythe Heads area is a disgrace. We don't receive any waste or greenwaste tickets annually and for the amount of rubbish that gets dumped out here, maybe the Central Coast Council might consider doing some kind of rubbish voucher in the near future? I can never condone the dumping of rubbish, but I can certainly understand it when it costs as much as it does to take rubbish to the nearest waste transfer station."

Response –

"It is disappointing to hear about the dumping of rubbish in the Heybridge and Blythe Heads area. The Council's Waste Sites Supervisor will be in contact with you shortly to gather information on this situation. This matter will then be pursued with the Environment Protection Agency. The Council does not provide waste or greenwaste tickets for residential properties, although it may be something that could be considered in the future. The fees charged at the Council's Resource Recovery Centre are similar to the fees charged at neighbouring councils."

There being no further written questions, the Mayor invited questions from the floor.

Mr Darryl Barker:

Question 1 –

"I asked two questions at the Council meeting on 21 March 2016 and received a reply on Friday, 13 May."

Your reply re a dead tree on the beach was noted by staff and will be removed when funding and staff resources permit. What is the estimated cost of removing the tree and when did staff first note the tree was there seeing it washed ashore in December 2015?"

Response –

"I will investigate this further and provide a response."

Question 2 –

"The Master Plan for the Johnsons Beach Reserve states in Item 3 – limited car parking. Has the fence erected in November 2015 further reduced car parking and has the Council conducted a Traffic and Parking Survey of the area? If so what was the result and with the increase of tourists visiting the area was that also considered?"

Response –

"I will also have to investigate this further and provide a response."

Questions and replies concluded at 6.47pm.

140/2016 Debtor remissions

The Director Organisational Services reported as follows:

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

<i>DEBTOR NO.</i>	924642
<i>REMISSION</i>	\$3,457.82
<i>REASON</i>	Debts pertaining to CMA Recycling Ltd for scrap metal recovery on behalf of the Central Coast Council (for the period 30 August 2012 to 27 November 2012) regarded as not recoverable as per advice of The Deed Administrators, PPB Advisory, Sydney, NSW 2000

<i>DEBTOR NO.</i>	950615
<i>REMISSION</i>	\$781.05
<i>REASON</i>	Debts pertaining to Megalan Computer Games (c/- AR Young) for the hire of the Turners Beach Hall (for the period 2 July 2009 to 19 February 2010) regarded as not recoverable as per advice from Tasmanian Collection Services, of debtor's bankruptcy."

■ Cr van Rooyen moved and Cr Carpenter seconded, “That the following remissions be approved:

- . Debtor No. 924642 – \$3,457.82
- . Debtor No. 950615 – \$781.05.”

Carried unanimously

141/2016 Rate remissions

The Director Organisational Services reported as follows:

“The following rate remissions are proposed for the Council’s consideration:

<i>PROPERTY NO.</i>	504400.0020
<i>PROPERTY ADDRESS</i>	Copper King Road, Cuprona
<i>REMISSION</i>	\$3,343.20

<i>PROPERTY NO.</i>	504400.0120
<i>PROPERTY ADDRESS</i>	Copper King Road, Cuprona
<i>REMISSION</i>	\$4,483.76

<i>PROPERTY NO.</i>	504400.0140
<i>PROPERTY ADDRESS</i>	Copper King Road, Cuprona
<i>REMISSION</i>	\$3,518.00

<i>PROPERTY NO.</i>	504400.0180
<i>PROPERTY ADDRESS</i>	Copper King Road, Cuprona
<i>REMISSION</i>	\$4,427.82

<i>PROPERTY NO.</i>	504400.0200
<i>PROPERTY ADDRESS</i>	Copper King Road, Cuprona
<i>REMISSION</i>	\$4,427.82

<i>PROPERTY NO.</i>	504400.0220
<i>PROPERTY ADDRESS</i>	Copper King Road, Cuprona
<i>REMISSION</i>	\$4,427.82

<i>PROPERTY NO.</i>	504400.0240
<i>PROPERTY ADDRESS</i>	Copper King Road, Cuprona
<i>REMISSION</i>	\$4,427.82

<i>PROPERTY NO.</i>	504400.0260
<i>PROPERTY ADDRESS</i>	Copper King Road, Cuprona
<i>REMISSION</i>	\$4,427.82
<i>PROPERTY NO.</i>	504400.0280
<i>PROPERTY ADDRESS</i>	Copper King Road, Cuprona
<i>REMISSION</i>	\$4,427.82
<i>PROPERTY NO.</i>	504400.0300
<i>PROPERTY ADDRESS</i>	Copper King Road, Cuprona
<i>REMISSION</i>	\$4,427.82
<i>PROPERTY NO.</i>	504400.0320
<i>PROPERTY ADDRESS</i>	Copper King Road, Cuprona
<i>REMISSION</i>	\$4,427.82
<i>PROPERTY NO.</i>	504400.0340
<i>PROPERTY ADDRESS</i>	Copper King Road, Cuprona
<i>REMISSION</i>	\$4,427.82
<i>PROPERTY NO.</i>	504400.0360
<i>PROPERTY ADDRESS</i>	Copper King Road, Cuprona
<i>REMISSION</i>	\$3,848.00
<i>REASON</i>	Remission of Rates and Fire Service Levies for the period 1 July 1992 to 30 June 2016 charged on the disposal of the Copper King Road properties acquired by Council pursuant to section 137 of the <i>Local Government Act 1993</i> ."

The Executive Services Officer reported as follows:

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

■ Cr Carpenter moved and Cr van Rooyen seconded, "That the following remissions be approved:

- . Property No. 504400.0020 – \$3,343.20
- . Property No. 504400.0120 – \$4,483.76
- . Property No. 504400.0140 – \$3,518.00
- . Property No. 504400.0180 – \$4,427.82
- . Property No. 504400.0200 – \$4,427.82
- . Property No. 504400.0220 – \$4,427.82
- . Property No. 504400.0240 – \$4,427.82

- . Property No. 504400.0260 – \$4,427.82
- . Property No. 504400.0280 – \$4,427.82
- . Property No. 504400.0300 – \$4,427.82
- . Property No. 504400.0320 – \$4,427.82
- . Property No. 504400.0340 – \$4,427.82
- . Property No. 504400.0360 – \$3,848.00.”

Carried unanimously and by absolute majority

142/2016 Adoption of the Investment Policy

The Director Organisational Services reported as follows:

‘PURPOSE

The purpose of this report is to consider the adoption by the Council of the Investment Policy.

BACKGROUND

The Policy provides a framework for Council Officers to operate when investing funds surplus to the Council’s immediate needs. Officers must ensure the maximisation of earnings, whilst managing risk, ensuring compliance with section 75 of the *Local Government Act 1993*, and Part II – Investments of the *Trustee Act 1898*.

DISCUSSION

The main purpose of the Investment Policy is to provide guidance on various matters for consideration when investing Council funds. The Policy provides safeguards for investment management, ensuring compliance with the Policy’s governance and reporting provisions, and outlines the appropriate delegation of authority.

The Policy provides for the prudent investment of Council funds. It details investments that are permitted and those that are prohibited. It further provides for the proper governance of the process whereby quotations for investments are obtained, evaluated and selected.

The selection of investments in which the Council will invest its funds is based on minimising the risk of loss of capital while striving for maximum returns on the investments. This process is governed in the Policy by requiring investment in a mixture of short and long term investments as well as diversifying the investments between financial institutions.

To allow the Council to meet its ongoing financial obligations, regular assessments of the cash flow requirements of the Council are undertaken. This is necessary to ensure that commitments are met timeously with the maturity of investment funds. A further review of cash flow requirements is then undertaken prior to reinvestment of any funds. Such measures will negate unnecessary borrowing to meet funding gaps and eliminate inferior returns.

As trustee of public funds, the Council must ensure that investments are managed with due diligence, providing a regular summary of investment activity and financial performance.

The Policy aligns with the Central Coast Strategic Plan 2014–2024, building upon the Council's strategic direction of sustainability and improved governance. Sound investments will increase the Council's capacity to meet community expectations.

A copy of the Policy is provided as an annexure to this report.

CONSULTATION

Consultation in relation to this Policy has been undertaken with the Senior Leadership Team.

RESOURCE, FINANCIAL AND RISK IMPACTS

Risks associated with non-implementation of the Policy are possible exposure to poor governance relating to the quotation, evaluation, selection and reporting process of investing Council funds. This may lead to the loss of capital funds, reduced returns on investments and adverse cash flow implications.

The ability to invest in varied investments and institutions will mitigate the risks associated with investment, resulting in improved capacity to meet the Council's immediate and ongoing working capital requirements.

There are no additional resource or financial requirements needed to implement this Policy.

CORPORATE COMPLIANCE

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

Council Sustainability and Governance

- . Improve corporate governance
- . Improve service provision

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

CONCLUSION

It is recommended that the Investment Policy May 2016 be adopted."

The Executive Services Officer reported as follows:

"A copy of the Investment Policy May 2016 has been circulated to all Councillors."

■ Cr Broad moved and Cr Tongs seconded, "That the Council adopt the Investment Policy May 2016 (a copy being appended to and forming part of the minutes)."

Carried unanimously

143/2016 Roads and streets nomenclature – Naming of new street off Overall Street, Sulphur Creek

The Director Organisational Services reported as follows:

"PURPOSE

This purpose of this report is to consider the naming of a new street off Overall Street, Sulphur Creek (see attached location plan and plan highlighting the new street).

BACKGROUND

Porky & Co., the developer of a new subdivision off Overall Street, Sulphur Creek approached the Council to formalise the addressing of the properties in the new subdivision. Part of this process was to provide a name for the new street being created. Council staff advised the developer of the general requirements and policy for the naming of a new street and sought suggestions.

Following discussions with the developer, it is proposed that the new street be named Tamworth Street.

The naming of Tamworth Street relates to the developer, who has released a number of subdivisions on the North West Coast, Tamworth Street being the second project within the Central Coast area.

Comments and suggestions were given deliberation prior to final nomination. There is no duplication with other road/street names.

DISCUSSION

The Council's policy for the naming of local roads and streets (Minute No. 472/95 – 18.9.95) is as follows:

‘That ... the Council promote road and street names that:

- (i) are in keeping with the character of the area in which they are located;
- (ii) assist in developing the identity of the area in which they are located;
- (iii) reflect the history of the area in which they are located;
- (iv) do not duplicate other road/street names;
- (v) are not offensive/insulting/irreverent;
- (vi) are not misleading.’

The policy is generally in accordance with rules defined by the Nomenclature Board.

CONSULTATION

The report outlines the consultation undertaken.

RESOURCE, FINANCIAL AND RISK IMPACTS

Apart from the cost of signage, there will be no impact on Council resources.

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

It is recommended that the Council forward a request to the Nomenclature Board of Tasmania that the new street, off Overall Street, Sulphur Creek, be named Tamworth Street.”

The Executive Services Officer reported as follows:

“Copies of the location plan and plan highlighting the new street have been circulated to all Councillors.”

■ Cr Viney moved and Cr Howard seconded, “That the Council request that the Nomenclature Board of Tasmania name the new street, off Overall Street, Sulphur Creek (a copy of the plans identifying the location of the street being appended to and forming part of the minutes), Tamworth Street.”

Carried unanimously

CLOSURE OF MEETING TO THE PUBLIC

144/2016 Meeting closed to the public

The Executive Services Officer reported as follows:

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

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

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

- . Confirmation of Closed session minutes;
- . Minutes and notes of other organisations and committees of the Council; and
- . Dial Regional Sports Complex – Guaranteed Maximum Price Contract process (75/2016 – 21.03.2016).

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; and
- . information that, if disclosed, is likely to confer a commercial advantage or impose a commercial disadvantage on a person with whom the council is conducting, or proposes to conduct, business.”

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

- . information of a personal and confidential nature or information provided to the council on the condition it is kept confidential; and
- . information that, if disclosed, is likely to confer a commercial advantage or impose a commercial disadvantage on a person with whom the council is conducting, or proposes to conduct, business;

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;
 - . Minutes and notes of other organisations and committees of the Council; and
 - . Dial Regional Sports Complex – Guaranteed Maximum Price Contract process (75/2016 – 21.03.2016).”

Carried unanimously and by absolute majority

The Executive Services Officer further reported as follows:

- “1 The *Local Government (Meeting Procedures) Regulations 2015* provide in respect of any matter discussed at a closed meeting that the general manager is to record in the minutes of the open meeting, in a manner that protects confidentiality, the fact that the matter was discussed and a brief description of the matter so discussed, and is not to record in the minutes of the open meeting the details of the outcome unless the council determines otherwise.
- 2 While in a closed meeting, the council is to consider whether any discussions, decisions, reports or documents relating to that closed meeting are to be kept confidential or released to the public, taking into account privacy and confidentiality issues.
- 3 The *Local Government Act 1993* provides that a councillor must not disclose information seen or heard at a meeting or part of a meeting that is closed to the public that is not authorised by the council to be disclosed.

Similarly, an employee of a council must not disclose information acquired as such an employee on the condition that it be kept confidential.
- 4 In the event that additional business is required to be conducted by a council after the matter(s) for which the meeting has been closed to the public have been conducted, the Regulations provide that a council may, by simple majority, re-open a closed meeting to the public.”

The meeting moved into Closed session at 6.57pm.

145/2016 Confirmation of Closed session minutes

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

“The Closed session minutes of the previous ordinary meeting of the Council held on 18 April 2016 have already been circulated. The minutes are required to be confirmed for their accuracy.

...

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

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

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

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

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

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

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

GENERAL MANAGEMENT

146/2016 Minutes and notes of other organisations and committees of the Council

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

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

...

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

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

- (i) the fact that the matter was discussed at the closed meeting; and
- (ii) a brief description of the matter so discussed –

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

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

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

INFRASTRUCTURE SERVICES

**147/2016 Dial Regional Sports Complex – Guaranteed Maximum Price Contract process
(75/2016 – 21.03.2016)**

The Director Infrastructure Services reported (reproduced in part) as follows:

“The Assets & Facilities Group Leader has prepared the following report:

‘PURPOSE

The purpose of this report is to seek the endorsement by the Council of the Guaranteed Maximum Price (GMP) process for the construction of the Dial Regional Sports Complex.

...

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

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

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

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

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

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

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

Closure

There being no further business, the Mayor declared the meeting closed at 7.12pm.

CONFIRMED THIS 20TH DAY OF JUNE, 2016.

Chairperson

(Imm:lb)

Appendices

Minute No. 129/2016	Schedule of Statutory Determinations
Minute No. 131/2016	<ul style="list-style-type: none">– Submission to Planning Authority Notice from TasWater, Reference No. TWDA 2016/00423-CC at 47 Alexandra Road, Ulverstone – Application No. DA215171– ‘Statement of Compliance for Vehicular Access and Drainage Access’ dated 18 April 2016 at 47 Alexandra Road, Ulverstone – Application No. DA215171
Minute No. 134/2016	Johnsons Beach Reserve Master Plan 2016
Minute No. 135/2016	Schedule of Contracts & Agreements
Minute No. 137/2016	Schedule of Documents for Affixing of the Common Seal
Minute No. 138/2016	Financial statements
Minute No. 142/2016	Investment Policy – May 2016
Minute No. 143/2016	Location plan and plan highlighting new street – “Tamworth Street” – Naming of new street off Overall Street, Sulphur Creek

QUALIFIED PERSON'S ADVICE

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

. A general manager must ensure that any advice, information or recommendation given to the council is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation.

. A council is not to decide on any matter which requires the advice of a qualified person without considering such advice unless the general manager certifies in writing that such advice was obtained and taken into account in providing general advice to the council.

I therefore certify that with respect to all advice, information or recommendation provided to the Council within these minutes:

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

(ii) where any advice was directly given by a person who did not have the required qualifications or experience that person has obtained and taken into account in that person's general advice the advice from an appropriately qualified or experienced person.



Sandra Ayton
GENERAL MANAGER

Associated Reports And Documents

Central Coast Council

List of Development Applications Determined

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

Application Number	Property Address	Development Application Type	Description of Proposed Use	Application Date	Decision Date	Day Determined
DA214208	Cuprona Road Cuprona 7316	Discretionary Development Application	Subdivision and consolidation	24-Jun-2015	01-Apr-2016	41
DA215112	105 Main Street Ulverstone 7315	Discretionary Development Application	Residential (multiple dwellings)	11-Feb-2016	22-Apr-2016	38
DA215148	644 Castra Road Abbotsham 7315	Discretionary Development Application	Subdivision	23-Feb-2016	22-Apr-2016	46
DA215136	69 Gawler Road Gawler 7315	Discretionary Development Application	Residential (multiple dwelling and carport)	24-Feb-2016	15-Apr-2016	35
DA215156	Mason Street Ulverstone 7315	Discretionary Development Application	Resource Processing (factory addition and the relocation of tank farm, fat, oil and grease recovery plant and foaming station)	29-Feb-2016	27-Apr-2016	10
DA215155	33 Beach Road Ulverstone 7315	Discretionary Development Application	Residential (dwelling extension)	07-Mar-2016	15-Apr-2016	22
DA215159	9 McKennas Road Gawler 7315	Discretionary Development Application	Residential (dwelling addition and outbuilding)	09-Mar-2016	14-Apr-2016	36
DA215139	130 Raymond Road Gunns Plains 7316	Discretionary Development Application	Visitor Accomodation (guest house)	09-Mar-2016	15-Apr-2016	34
DA215161	244 Preservation Drive Sulphur Creek 7316	Discretionary Development Application	Residential (dwelling addition and outbuilding - carport)	10-Mar-2016	15-Apr-2016	34
DA215158	98 Main Road Penguin 7316	Discretionary Development Application	Service Industry (motor repairs) and Storage	11-Mar-2016	19-Apr-2016	29
DA215157	U 2/47 William Street Ulverstone 7315	Discretionary Development Application	Residential (multiple dwelling - awning)	16-Mar-2016	15-Apr-2016	27
DA215166	46-52 Lovett Street Ulverstone 7315	Permitted Development Application	Emergency Services (Storage)	23-Mar-2016	08-Apr-2016	13
DA213145-1	611 Forth Road Forth 7310	Discretionary Development Application	Minor Amendment - rewording of Condition 2 to allow for Adhesion Order over CT158864/3 and CT 158864/2	01-Apr-2016	08-Apr-2016	6

Application Number	Property Address	Development Application Type	Description of Proposed Use	Application Date	Decision Date	Day Determined
DA215163	156 Preservation Drive Preservation Bay 7316	Permitted Development Application	Visitor Accommodation	01-Apr-2016	15-Apr-2016	12
DA215182	150 Fieldings Road South Riana 7316	Low Risk Permitted DA	Resource Development (Shed)	15-Apr-2016	19-Apr-2016	3
DA215187	684 Forth Road Forth 7310	Permitted Development Application	Residential (dwelling addition)	18-Apr-2016	29-Apr-2016	10

**SCHEDULE OF STATUTORY DETERMINATIONS
MADE UNDER DELEGATION**

Period: 1 April 2016 to 30 April 2016

Building Approvals – 19

<i>Type</i>	<i>No.</i>	<i>Total Value (\$)</i>
Dwellings	5	2,153,866
Flats/Units	0	0
Additions/Alterations	5	412,000
Outbuildings	7	160,500
Other	2	382,400
The estimated cost of building works totalled		\$3,108,766

Amended Building and Plumbing Permits – 2

Minor Works Applications – 3

Plumbing Permits – 16

Special Plumbing Permits (on-site wastewater management systems) – 4

Food Business registrations (renewals) – 8

Temporary Food Business registrations – 3

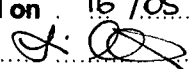
Temporary 12 month Food Business Registrations – 1

Kennel Licences issued – 2

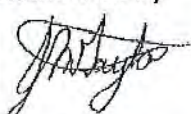
<i>Address</i>	<i>Owner</i>
1704 Pine Road, South Riana	Luke Christopher Williams
2 Fairlight Place, West Ulverstone	Matthew Dean

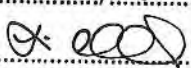


Cor Vander Vlist
DIRECTOR COMMUNITY SERVICES

<p>CENTRAL COAST COUNCIL</p> <p>I certify that this is the schedule referred to in Minute No. <u>129/2016</u> of a meeting of the Council held on <u>16/05/2016</u></p> <p> Executive Services Officer</p>
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Submission to Planning Authority Notice

Council Planning Permit No.	DA215171	Council notice date	6/04/2016
TasWater details			
TasWater Reference No.	TWDA 2016/00423-CC	Date of response	29 April 2016
TasWater Contact	Greg Clausen	Phone No.	(03) 6237 8242
Response issued to			
Council name	CENTRAL COAST COUNCIL		
Contact details	planning.cmw@centralcoast.tas.gov.au		
Development details			
Address	47 ALEXANDRA RD, ULVERSTONE	Property ID (PID)	6937195
Description of development	Multiple dwellings x3		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(2)(a) TasWater does not object to the proposed development and no conditions are imposed.			
Advice			
<p>For information on TasWater development standards, please visit http://www.taswater.com.au/Development/Development-Standards</p> <p>For information regarding headworks, further assessment fees and other miscellaneous fees, please visit http://www.taswater.com.au/Development/Fees---Charges</p> <p>For application forms please visit http://www.taswater.com.au/Development/Forms</p>			
Advice			
<p>Authorised by</p>  <p>Jason Taylor Development Assessment Manager</p>			
TasWater Contact Details			
Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

CENTRAL COAST COUNCIL I certify that this is ^{the Submission to Planning} Authority Notice from ^{Authority Notice from} TasWater ^{TasWater} Reference No. TWDA 2016/00423-CC 47 Alexandra Road, Ulverstone ^{47 Alexandra Road, Ulverstone} Application No. DA 215171 referred to in Minute No. 131/2016 of a meeting of the Council held on 16/05/2016  Executive Services Officer
--

Annexure 6

18 April 2016

Our ref.: DA215171, paa:kaa
Doc ID: 230036

R C Rimmelzwaan
4 Heathcote Street
ULVERSTONE TAS 7315

Dear Robert

LOCAL GOVERNMENT (HIGHWAYS) ACT 1982 and URBAN DRAINAGE ACT 2013
STATEMENT OF COMPLIANCE FOR VEHICULAR ACCESS and DRAINAGE ACCESS
MULTIPLE DWELLING DEVELOPMENT- 47 ALEXANDRA ROAD, ULVERSTONE

I refer to your recent application DA215171 for multiple dwellings at 47 Alexandra Road, Ulverstone, and based on the information supplied with the application make the following determination in respect to vehicular access and the disposal of stormwater.

Access can be provided to the road network at 47 Alexandra Road, Ulverstone subject to the following:

- R1 The existing single 3.6m wide access on the eastern side of the Alexandra Road frontage shall be replaced with a 6.0m wide access, generally as shown on the R D Homes Site Plan Drawing Ref No. 01-16-201 dated 30 January 2016 (copy enclosed);
- R2 A single 3.6m wide access shall be installed on the western side of the Alexandra Road frontage, generally as shown on the R D Homes Site Plan Drawing Ref No. 01-16-201 dated 30 January 2016 (copy enclosed);
- R3 The two reinforced concrete accesses shall be constructed in accordance with Standard Drawing TSD-R09-v1 Urban Roads – Driveways (copy enclosed);
- R4 Any existing street trees likely to be impacted by activity associated with the development must be relocated;
- R5 A Roadworks Authority (RWA) or Private Works Authority (PWA) shall be signed by the developer/property owner for the Council to undertake work relating to existing footpaths, kerb and channel, nature strips, street trees or other Council infrastructure prior to any work associated with the development being undertaken;

- R6 Any damage or disturbance to roads, footpaths, kerb and channel, nature strips, street trees or other existing services resulting from activity associated with the development must be rectified;
- R7 Any work associated with roads, footpaths, kerb and channel or street trees will be undertaken by the Council, unless alternative arrangements are approved by the Council's Director Infrastructure Services or his representative;
- R8 All works or activity listed above shall be completed to the satisfaction of the Council's Director Infrastructure Services or his representative;
- R9 All works or activity listed above shall be at the developer's/property owner's cost;
- R10 A separate conditioned approval from the Council acting in its capacity as the Road Authority will be required for any works or activity in the road reservation, and is to be arranged prior to any work associated with the development being undertaken.

Access can be provided to the Council's stormwater network at 47 Alexandra Road, Ulverstone, subject to the following:

- S1 A DN100 underground stormwater connection shall be provided to the property;
- S2 Suitable on-site stormwater detention shall be incorporated into the internal property drainage system such that the maximum discharge from the property is no greater than the calculated 5% AEP discharge from the existing development on the property, or the capacity of the DN100 connection, whichever is less;
- S3 The existing DN600 Council stormwater main and any other existing Council or private stormwater infrastructure on the property shall be relocated such that it is clear of the proposed buildings;
- S4 Stormwater and associated infrastructure shall be provided in accordance with the Tasmanian Subdivision Guidelines and the IPWEA/LGAT Tasmanian Standard Drawings, unless otherwise required or approved by the Council's Director Infrastructure Services;
- S5 A Private Works Authority (PWA) shall be signed by the developer/property owner for any Council work relating to the provision of the stormwater services prior to any work associated with the development being undertaken;

- S6 Any damage or disturbance to existing stormwater infrastructure resulting from activity associated with the development must be rectified;
- S7 Any work associated with existing stormwater infrastructure will be undertaken by the Council, unless alternative arrangements are approved by the Council's Director Infrastructure Services or his representative;
- S8 All works or activity listed above shall be completed to the satisfaction of the Council's Director Infrastructure Services or his representative;
- S9 All works or activity listed above shall be at the developer's/property owner's cost.

In general the following shall apply in respect to the provision of infrastructure associated with the development.

- I1 Engineering design drawings, including supporting documentation and calculations, for all stormwater infrastructure associated with the development that will become an asset of the Council, shall be submitted for the approval of the Council's Director Infrastructure Services;
- I2 Construction is not to commence until the relevant design drawings have been approved by the Council's Director Infrastructure Services;
- I3 The provision, upgrading, re-routing, relocation or extension of Council infrastructure and services, required as a result of the development, shall be done in accordance with the relevant standards and to the satisfaction of the Council's Director Infrastructure Services or his representative;
- I4 The provision, upgrading, re-routing, relocation or extension of Council infrastructure and services, required as a result of the development, shall be at the property owner's/developer's cost;
- I5 Drainage and/or pipeline easements will be required, to the satisfaction of the Council's Director Infrastructure Services or his representative;
- I6 Any damage or disturbance to existing services resulting from activity associated with the development must be rectified at the property owner's/developer's cost.

This 'Statement of Compliance' is not an approval to undertake work on any access or undertake stormwater drainage works, nor is it a planning permit for the proposed multiple dwelling development. This 'Statement of Compliance' is valid for a period of 12 months from the date shown above.

A copy of this 'Statement of Compliance' has been provided to the Council's Land Use Planning Group for consideration with planning permit application DA215171.

Yours sincerely

Philip Adams
ENVIRONMENTAL ENGINEER

Administrative Assistant – Planning ✓
Public Safety Coordinator

A COPY FOR YOUR INFORMATION

CENTRAL COAST COUNCIL	
I certify that this is <i>the Statement of Compliance</i> for Vehicular Access and	
<i>Drainage Access dated 18 April 2016 at 47 Alexandra Road, Uverstone - Application</i>	
<i>No. DA215171</i>	referred to in
Minute No. <i>131/2016</i> of a meeting of the	
Council held on <i>16/05</i> / 2016	
<i>[Signature]</i>	
Executive Services Officer	



CENTRAL COAST COUNCIL

I certify that this is the Johnsons Beach..
Reserve Master Plan.....

.....referred to in
Minute No. 134/2016.. of a meeting of the
Council held on16/05...../2016.....

Executive Services Officer

Johnsons Beach Reserve

Master Plan



May 2016

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1 Introduction

The Johnson Beach Reserve Master Plan has been developed in conjunction with the Council's Community Services Department and Infrastructure Services Department, to contribute to achieving the requirements of the Central Coast Strategic Plan 2014–2024 and the Open Space and Recreation Plan 2012–2022 that requires a Master Plan to be developed for all Regional and District open spaces.

This process aims to:

- . Enhance the current site amenity;
- . Provide a play space and family/social recreation opportunity;
- . Provide a comprehensive framework for ongoing park improvement;
- . Describe short, medium, long-term and ongoing improvements to be undertaken within budget constraints.

The vision for this Master Plan is to:

- . Provide a play space for the children of the area to enjoy;
- . Facilitate and encourage family/social recreation area for the residents and visitors to the area;
- . Provide a meeting place for the community.

This Master Plan evolved from a series of options developed and discussed by the Council and was determined to be the preferred option based on the varied constraints and opportunities.

The Plan is subject to detailed design development to enable the project stages to be implemented.

It is understood that Johnsons Beach derives its name from a Mr Johnson who lived at the end of Clerke Street near the beach.



2 Technical Information

The Johnsons Beach Reserve (which encompasses the Ron Revell Reserve) is located at Johnsons Beach Road, Penguin. It extends along the foreshore from approximately the Penguin Creek to the Penguin Caravan Park.

This area is zoned Open Space in the Central Coast Interim Planning Scheme 2013.

It has various assets in the area including such things as play equipment, skate park, car barriers, fountain, pathways, roads and car parking.

The Penguin Miniature Railway also has its home at this location. It is the site of the area known locally as the 'Nut'.

The total replacement cost of the assets contained within this area is \$0.58m.

It has been assigned the classification of a District Open Space/Passive Open Space in accordance with the Open Space and Recreation Plan 2012–2022.

Land Details	
Ownership	Crown land (Licence)
Land Area	1.4ha
Public Open Space Classification	
Catchment	District/Linear (foreshore section)
Key Function	Social/family recreation including relaxation and visual amenity
Key Landscape Character	Open Space/Foreshore/Informal parkland
Service Levels	
Fire Management	N/A
Landscape Treatment	Informal landscape
Litter Control	Weekly
Path Class	Recreational Pathway – Area 4
Playground	Local – Weekly informal inspections/monthly programmed inspections/annual inspection
Turf Care	Weekly
Weed Control	Every 8 – 10 weeks approximately
Events	
Miniature Railway	
Skate Park	

3 Pressures and Opportunities

Pressures

- . Limited park furniture
- . No ‘name’ signage
- . Lack of tree protection (car barriers)
- . Limited car parking
- . Limited pathways

Opportunities

- . Provide an enhanced balance of family, social and play to meet the needs of its users through the installation of appropriate assets and facilities.
- . The existing vegetation on the site should be maintained and protected as part of any redevelopment works and further enhanced with additional plantings.
- . Enhance the interpretive opportunities to highlight to users of the facility the native flora and fauna that exists in the park.
- . Pathway networks.

4 Existing Condition Analysis

Whilst the following sections detail the Johnsons Beach Reserve's (including the Ron Revell Reserve) current situation and recommended actions, funding resources will dictate the program for when these can be achieved.

Amenities

There is a toilet block situated adjacent to the Ron Revell area of the Reserve. This toilet block has a useful life of 80 years and is due for renewal in 2072.

Car Parks

There is a formalised five space car park that allows for views over Johnson Beach.

There is a formalised car park that services the boat ramp, Skate Park and the Scout Hall.

There is informal parking available on the grassed areas which provides adequate parking in the area.

Fencing, Bollards, Safety Barriers

There are various car barriers, bollards and safety fencing in the area to restrict the movement of vehicles/pedestrians in the area.

There is a safety fence on the top of the 'Nut' on the eastern side.

Lighting

There are three street lights in the area. One is adjacent to the public toilets, one at the playground and one that services the main car park at the boat ramp.

Park Furniture

There is a wood fired BBQ along with picnic tables at the playground.

There are three other picnic tables and another on top of the 'Nut'.

Pathways/Access Points

There is a pathway that leads from the Penguin Beach Foreshore Reserve at Main Road along the foreshore area to the boat ramp.

There is pathway from the main car park around the foreshore to the Miniature Railway Station.

The proposed shared pathway from Penguin to Sulphur Creek is planned to run from the chicane at Preservation Drive to a crossing point west of the bridge.

Three formal beach accesses with warning signage are available.



There is a timber staircase provided on the eastern side of the 'Nut' near the Scout Hall which provides access to the top of the 'Nut'. There is also a steep unconstructed dirt track on the western side of the 'Nut'.

Playground

There is a playground situated within the Reserve that is classified as a local playground. The assets provided are a double swing, monkey bars and a spring pelican as well as two seats.

This playground has the required number and type of equipment for this category of playground as per the Open Space and Recreation Plan 2012–2022 – Asset Provision.

The Penguin Skate Park is located within this Reserve. The park was upgraded with additional half pipe in 2012.

Signage

There is no main sign indicating the name of this Reserve.

There is signage associated with the boat ramp and its operations.

There is a location sign indicating "Beecraft Point".

Beach warning signs are provided at the beach access points.

Soft Landscaping

There is approximately 3,500m² of good quality grass.

There is a large Macrocarpa tree just east of the small car park.

There is foreshore vegetation around the northern end of the 'Nut' area.

There are various types of vegetation on the 'Nut' both indigenous and introduced species.

Weed species are evident in various sections of the Reserve.

Johnson Beach has Marram grass which needs to be controlled.

Boat Ramp Facilities

There are two boat ramps and an associated jetty at this reserve. One boat ramp is primarily used for launching at low tide and the other at high tide. Both the high and low tide ramps were upgraded by Marine and Safety Tasmania (MAST) in 2010.



The jetty has a renewal date of 2025 however this is subject to review and assessment at that time to determine the use and future requirements of the facility.

There are no designated fish cleaning areas.

Other

The Penguin Scout Hall is situated in the Reserve. The Council has no responsibilities relating to this building.

The Penguin Miniature Railway line runs around the 'Nut' and has associated station and storage facilities.

5 Detailed Actions

The proposed actions comprise a range of potential improvements with varying community and environmental priority.

Funding resources will dictate the program over which these can be achieved. Reference should be made to the Master Plan Drawing No. 1891-1.

Amenities

The amenities are due for renewal in 2072 however will be refurbished in accordance with the Public Toilet Plan refurbishment program.

Installation of an outdoor shower on the outside of the toilet building.

Car Parks

Reseal boat ramp car park when identified within the reseal program.

Resurfacing the small car park.

Increase the size of the small car park by two spaces to the east.

Investigate additional car park on the south side of the road, west of the toilet block.

Fencing, Bollards, Safety Barriers

Installation of car barriers/bollards to prevent vehicles cutting around tree near the chicane.

Installation of barrier fencing around roadside of perimeter of Skate Park.

Reduce height of chain wire fence on the 'Nut'.

Lighting

No action required.

Park Furniture

Refurbish double BBQ at playground.

Investigate the installation of BBQ and shelter.

Install picnic table to north side of the road near Macrocarpa tree.

Install additional picnic table on grassed area near beach access.

Review location and number of rubbish bins.

Install 'parent' seating at Skate Park.

Remove existing picnic table near toilet as it is too close to the toilet facility, and review location of all other picnic tables/seating as and when items are due for renewal.

Pathways/Access Points

Improve connectivity between car park/s, playground, Miniature Railway and Skate Park utilising the proposed shared pathway.

Provide a limited mobility beach access point at the site, by replacing the existing middle access with a constructed ramp to the beach.

Upgrade the existing dirt track on the western side of the 'Nut' by installing stairs.

Playground/Skate Park

Playground equipment is provided to the Asset Provision standard. These pieces of equipment have been identified for renewal at the following times:

- . double swing – 2019;
- . monkey bars – 2021;
- . spring pelican – 2031;
- . Skate Park – 2040.

The type, size and age group catered for will be reviewed upon renewal.

Encourage community engagement at the site by undertaking mural painting at the Skate Park with local youth.

Signage

Install 'Johnsons Beach Reserve' signage at entrance to the open space.

Install 'Public Toilet' signage at the chicane between Preservation Drive and Johnsons Beach Road.

Install signage on the western side of the 'Nut' to indicate stairs on the eastern side.

Replace existing Ron Revell Reserve sign and install interpretive signage beneath detailing Ron's connection with the site in consultation with the Revell family.

Install additional interpretive panel beneath the existing "Beecraft Point" sign to include information regarding Beecraft's contribution to the area, in conjunction with the Penguin History Group.

Investigate interpretive signage for the area (Penguin History Group).

Soft Landscaping

Foreshore garden – gradually replace introduced species with indigenous foreshore species.

Revegetate the side/s of the 'Nut'.

Planting of Norfolk Island Pine trees along the foreshore between the small car park and the caravan park (four trees in total). All effort has been made to reduce any impact additional plantings may have on adjacent properties views.

All trees on the site will continue to be assessed for safety and any maintenance requirements through the Council's Annual Tree Inspection Program.

Undertake Marram grass control on a regular basis. It has been removed on a couple of occasions previously but needs to be controlled on a regular basis.

Undertake revegetation of foreshore areas.

Undertake weed control on a regular basis.

Boat Ramp Facilities

The jetty facility is programmed to be renewed in 2025 however this will be subject to review and assessment at that time.

The Council is undertaking an inspection regime on boat ramps and developing a strategy for their improvement and renewal.

Funding will be sought through MAST's Recreational Boating Fund for any works that need to be undertaken.

6 Implementation Plan

The Implementation Plan is in the form of a schedule which establishes recommended priorities against the activity items.

The priorities will be reviewed annually as part of the budgeting process and considered by the Council for funding to rollout the Master Plan.

The following criterion has been set for the Implementation Plan:

- . Short term (**ST**) (within two years)
- . Medium Term (**MT**) (within four years)
- . Long Term (**LT**) (greater than four years)
- . Ongoing (**OG**).







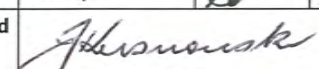


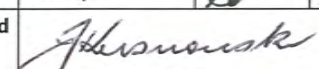


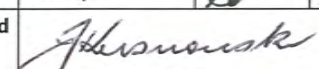
Identified Works	Priority	Estimated costs
Amenities		
Undertake refurbishment in accordance with the Public Toilet Plan refurbishment program	MT	\$10,000
Install an outdoor shower	16/17	\$2,000
Car Park		
Reseal small car park and install line marking	15/16	\$1,000
Reseal boat ramp car park when identified within the reseal program		\$15,000
Increase the size of the small car park by two spaces to the east	18/19	\$4,000
Investigate additional car park on the south side of the road west of the toilet block	18/19	\$12,000
Fencing, bollards, safety barriers etc.		
Install car barriers/bollards to prevent cars from cutting around tree	15/16	Completed
Install barrier fencing around roadside of perimeter of Skate Park	18/19	\$4,000
Reduce height of chain wire fence on the 'Nut'	15/16	Completed
Park Furniture		
Refurbish double BBQ	15/16	Completed
Installation of BBQ and shelter	19/20	\$30,000
Install picnic table to north side of road	16/17	\$2,000
Review location and number of rubbish bins	15/16	TBC
Install additional picnic table on grassed area near beach access	16/17	\$2,000
Install 'parent' seating at Skate Park	15/16	Completed
Remove existing picnic table near toilet facility	16/17	\$400
Pathways/Access Points		
Improve connectivity between car park/s, playground, Miniature Railway and Skate Park	MT	\$20,000
Install limited mobility beach access point	17/18	\$20,000
Install steps on the western side of the 'Nut'	LT	\$20,000
Playground		
Playground equipment meets the Asset Provision standards for this type of playground. To be reviewed when renewed.	LT	Renewal
Signage		
Install toilet signage visible from Preservation Drive		Completed
Install sign on western side of 'Nut' indicating stairs on the eastern side	15/16	Completed

Install 'Johnsons Beach Reserve' signage	15/16	\$3,000
Replace Ron Revell Reserve sign and include interpretive signage beneath (Standard Replas Park Sign)	16/17	\$1,500
Install additional interpretive panel beneath existing "Beecraft Point" sign	16/17	\$1,200
Investigate interpretive signage for the area (Penguin History Group)	18/19	TBC
Soft Landscaping		
Foreshore garden – gradually replace introduced species with indigenous foreshore species	OG	\$500/year
Revegetate the side/s of the 'Nut'	OG	\$500/year
Planting of additional trees along the foreshore between the small car park and the caravan park	16/17	\$3,000
Undertake Marram grass control on Johnsons Beach	OG	\$2,000
Undertake revegetation in the foreshore areas	16/17	\$5,000
Undertake weed removal on annual basis	OG	\$3,000/year
Boat Ramp Facilities		
Undertake renewal works as/when required	LT	TBC
Seek external funding through MAST's Recreational Boating Fund to reconstruct the two existing boat ramps		TBC
General		
Investigate shared 10km/h zone after the bridge	15/16	\$500
Community engagement – painting of murals at Skate Park	MT	TBC



- 1 Refurbish toilet in accordance with Public Toilet Plan/ Install outdoor shower
- 2 Reseal car parks/ Extend small car park east
- 3 Install bollards to protect tree
- 4 Install steps/access, west side of the 'Nut'
- 5 Install fencing around Skate Park and seating
- 6 Reduce height of fence
- 7 Additional picnic tables
- 8 Refurbish BBQ – New BBQ shelter
- 9 Improve connectivity between car park, playground and Skate Park (utilising future shared pathway)
- 10 Review playground equipment when renewed
- 11 Public toilet signage
- 12 Johnsons Beach Reserve signage
- 13 Revegetate sides of the 'Nut'
- 14 Additional tree planting
- 15 Marram grass control
- 16 Foreshore revegetation and weed control
- 17 Install pathway from existing to car park
- 18 Install limited mobility beach access
- 19 Investigate additional car parking, southern side of road

0m 5 10 20 30 40 50 60 70 80 90 100

Revision Table			 CENTRAL COAST COUNCIL  INFRASTRUCTURE SERVICES	 DIAL BEFORE YOU DIG <small>www.1100.com.au</small>  <small>AS/NZS 4801:2001</small> <small>Occupational Health and Safety Management</small> FM 533849	Project Team <table><tr><th>Role</th><th>Name</th><th>Checked</th><th></th></tr><tr><td>Designer</td><td>G. Osborne</td><td></td><td>APRIL 16</td></tr><tr><td>Drafter</td><td>M. Cope</td><td></td><td>APRIL 16</td></tr><tr><td>Approved</td><td></td><td></td><td></td></tr><tr><td colspan="2">John Kersnovski</td><td colspan="2">Director Infrastructure Services</td></tr></table>	Role	Name	Checked		Designer	G. Osborne		APRIL 16	Drafter	M. Cope		APRIL 16	Approved				John Kersnovski		Director Infrastructure Services		Project Details <table><tr><td>Project Name</td><td>JOHNSONS BEACH RESERVE</td></tr><tr><td>Project Address / Description</td><td>MASTERPLAN</td></tr></table>	Project Name	JOHNSONS BEACH RESERVE	Project Address / Description	MASTERPLAN	Sheet Name PLAN		
	Role	Name				Checked																											
	Designer	G. Osborne					APRIL 16																										
	Drafter	M. Cope					APRIL 16																										
	Approved																																
John Kersnovski		Director Infrastructure Services																															
Project Name	JOHNSONS BEACH RESERVE																																
Project Address / Description	MASTERPLAN																																
Project No. ENG1891		Sheet No. 1	Sheet Size A3																														
Drawing Issue INFORMATION																																	

SCHEDULE OF CONTRACTS AND AGREEMENTS
(Other than those approved under the Common Seal)
Period: 1 to 30 April 2016

Contracts

. Nil

Agreements

- . West Ulverstone Cricket Club
Clubrooms lease
West Ulverstone Recreation Ground
- . Ulverstone District Cricket Club
Clubrooms lease
River Park Recreation Ground
- . Turners Beach Cricket Club, Turners Beach
Clubrooms lease
Turners Beach Recreation Ground
- . Sprent Cricket Club, Sprent
Clubrooms lease
Ulverstone Recreation Ground
- . Forth Football Club, Forth
Clubrooms lease
Forth Recreation Ground
- . East Ulverstone Cricket Club, Ulverstone
Clubrooms lease
Haywoods Reserve
- . Agreement to acquire land
Central Coast Council and Desmond Hiscutt
Property at Nine Mile Road, Howth
- . Agreement to amend Sealed Plan for property at Whitegum Way,
Turners Beach
Central Coast Council and Leary Cramond Enterprises Pty Ltd

- . Agreement for exchange of land at Browns Lane, Penguin
The Crown, Central Coast Council and Messrs Natoli and Catney
- . Tenancy Agreement
Unit 8 Ganesway, 51-55 Queen Street, West Ulverstone
- . Tenancy Agreement
Unit 9 Ganesway, 51-55 Queen Street, West Ulverstone
- . Infrastructure Relocation and Works Agreement
Tasmanian Networks Pty Ltd and Central Coast Council
Nine Mile Road, Howth – Project 183344



Sandra Ayton
GENERAL MANAGER

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

Period: 19 April 2016 to 16 May 2016

Documents for affixing of the common seal

- Loan with Tascorp for \$200,000 for 10 years at a fixed rate of no more than 3.11%*.

*Note – interest rate fixed at 3.06%.

Final plans of subdivision sealed under delegation

- Final Survey Plan
1150 Pine Road, Riana
Application No. DA215087
- Strata Plan
28 Overall Street, Sulphur Creek
Application No. DA213225.



Sandra Ayton
GENERAL MANAGER

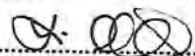
CENTRAL COAST COUNCIL

I certify that this is the Financial
Statements

referred to in

Minute No. 138/2016 of a meeting of the

Council held on 16 / 05 / 2016



Executive Services Officer

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

	2014/2015		2015/2016	
	\$	%	\$	%
Rates paid in Advance	- 743,602.69	-5.34	- 837,326.01	-5.94
Rates Receivable	500,471.99	3.59	295,911.64	2.10
Rates Demanded	14,074,395.59	101.06	14,561,987.40	103.39
Supplementary Rates	94,827.43	0.68	64,302.07	0.46
	13,926,092.32	100.00	14,084,875.10	100.01
Collected	12,551,477.76	90.13	12,783,961.13	90.76
Add Pensioners - Government	862,481.10	6.19	872,112.54	6.19
Pensioners - Council	32,900.00	0.24	36,568.67	0.26
	13,446,858.86	96.56	13,692,642.34	97.23
Remitted	1,492.78	0.01	1,492.86	0.01
Discount Allowed	555,950.95	3.99	548,128.73	3.89
Paid in advance	- 672,046.89	-4.83	- 723,533.34	-5.14
Outstanding	593,836.62	4.27	566,144.51	4.02
	13,926,092.32	100.00	14,084,875.10	100.00

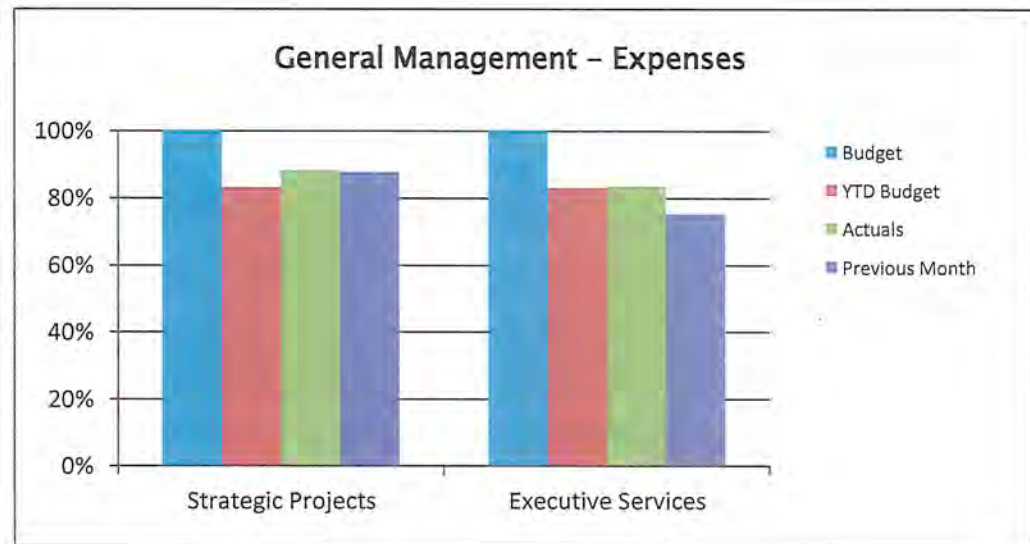
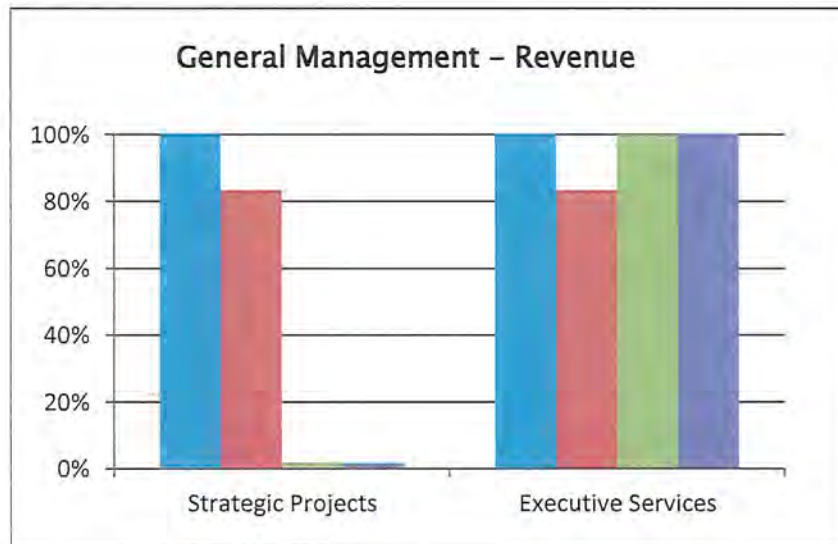


Andrea O'Rourke
ASSISTANT ACCOUNTANT

2-May-2016

Finance Report – April 2016

GENERAL MANAGEMENT	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Revenue							
Strategic Projects	(2,061,000)	(1,717,520)	(34,779)	(33,598)	(1,682,741)	(2,026,221)	2%
Executive Services	(36,000)	(30,006)	(52,645)	(50,909)	22,639	16,645	146%
	\$ (2,097,000)	\$ (1,747,526)	\$ (87,423)	\$ (84,507)	\$ (1,660,103)	\$ (2,009,577)	
Expenses							
Strategic Projects	189,000	157,492	166,753	166,031	(9,261)	22,247	88%
Executive Services	1,512,000	1,257,026	1,263,938	1,138,745	(6,912)	248,062	84%
	\$ 1,701,000	\$ 1,414,518	\$ 1,430,691	\$ 1,304,777	\$ (16,173)	\$ 270,309	



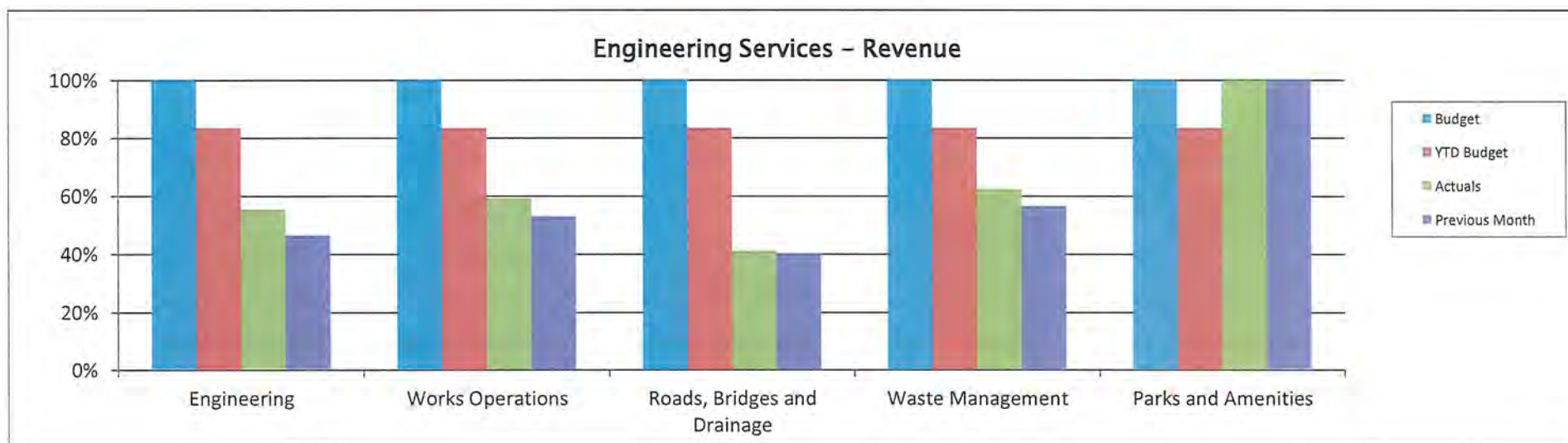
Variance

Strategic Projects
Strategic Projects
Executive Services
Executive Services

Revenue less than YTD budget – Budget timing – sale of property and capital contributions.
Expenditure more than YTD budget – Mersey Leven Food Hub expenses ahead of budget.
Revenue more than YTD budget – Reimbursement of staff costs from Cradle Coast Authority.
Expenditure less than YTD budget – Budget timing in general.

Finance Report – April 2016

ENGINEERING SERVICES	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Revenue							
Engineering	(1,406,000)	(1,171,660)	(779,785)	(652,812)	(391,875)	(626,215)	55%
Works Operations	(1,200,000)	(1,000,014)	(711,637)	(636,821)	(288,377)	(488,363)	59%
Roads, Bridges and Drainage	(3,260,000)	(2,716,680)	(1,342,867)	(1,314,638)	(1,373,813)	(1,917,133)	41%
Waste Management	(652,000)	(543,340)	(406,491)	(369,652)	(136,849)	(245,509)	62%
Parks and Amenities	(412,885)	(344,071)	(447,214)	(432,440)	103,143	34,329	108%
	\$ (6,930,885)	\$ (5,775,765)	\$ (3,687,994)	\$ (3,406,363)	\$ (2,087,771)	\$ (3,242,891)	

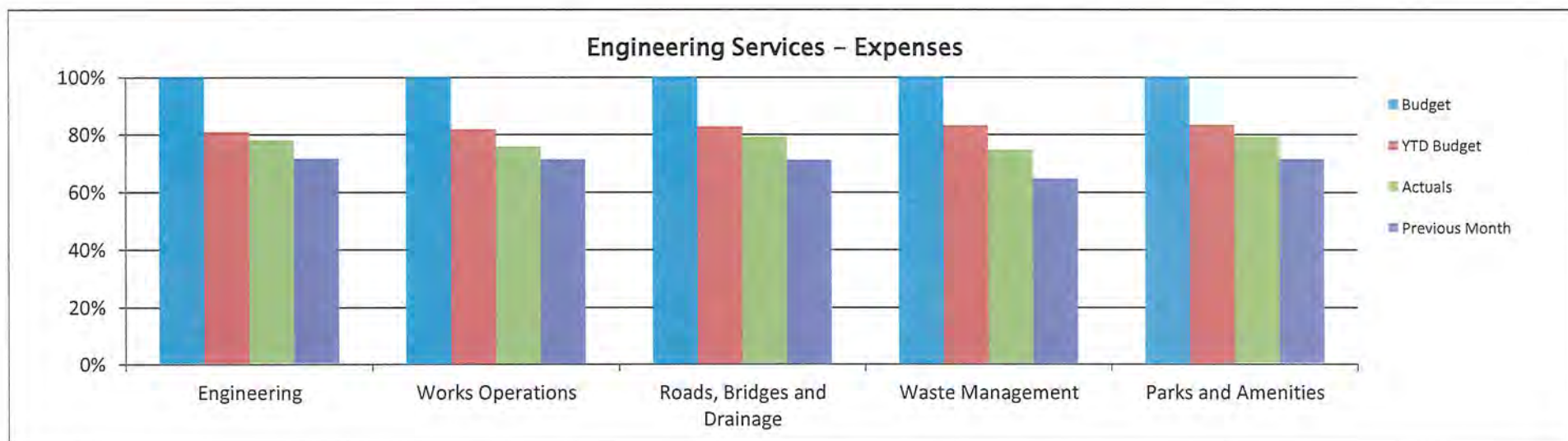


Variance

Engineering	Revenue under YTD budget – Timing – capital and works allocations and plant allocations behind budget.
Works Operations	Revenue under YTD budget – Timing – capital and works allocations and Private Works revenue behind budget.
Roads, Bridges and Drainage	Revenue under YTD budget – Timing – capital grants and contributions not yet received.
Waste Management	Revenue under YTD budget – Mainly Resource Recovery Centre – Entry fees and scrap metal sales behind budget.
Parks and Amenities	Revenue over YTD budget – Proceeds on sale of property ahead of budget.

Finance Report – April 2016

ENGINEERING SERVICES	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Expenses							
Engineering	1,406,000	1,138,360	1,098,198	1,007,557	40,162	307,802	78%
Works Operations	1,238,000	1,013,478	939,058	885,333	74,420	298,942	76%
Roads, Bridges and Drainage	6,900,000	5,717,486	5,469,160	4,920,120	248,326	1,430,840	79%
Waste Management	3,565,000	2,963,690	2,661,048	2,303,830	302,642	903,952	75%
Parks and Amenities	2,528,885	2,107,371	2,002,612	1,808,901	104,759	526,273	79%
	\$ 15,637,885	\$ 12,940,385	\$ 12,170,075	\$ 10,925,741	\$ 770,310	\$ 3,467,810	



Variance

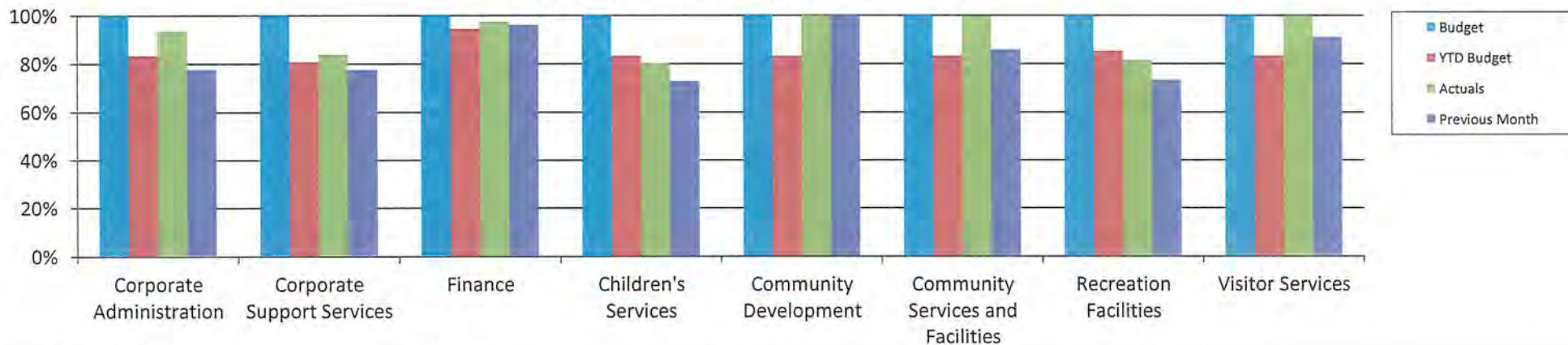
Engineering	Expenditure under YTD budget – Timing – mainly staff costs.
Works Operations	Expenditure under YTD budget – Timing of costs in general.
Roads, Bridges and Drainage	Expenditure under YTD budget – Timing – mainly urban and rural roads.
Waste Management	Expenditure under YTD budget – Garbage and recycling collection costs for March not received.
Parks and amenities	Expenditure under YTD budget – Timing of expenses mainly in Parks.

Finance Report – April 2016

CORPORATE & COMMUNITY SERVICES

	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Revenue							
Corporate Administration	(37,200)	(30,994)	(34,757)	(28,831)	3,763	(2,443)	93%
Corporate Support Services	(3,281,300)	(2,651,058)	(2,752,495)	(2,541,542)	101,437	(528,805)	84%
Finance	(18,378,000)	(17,384,300)	(17,921,861)	(17,682,837)	537,561	(456,139)	98%
Children's Services	(1,323,300)	(1,102,720)	(1,062,135)	(964,396)	(40,585)	(261,165)	80%
Community Development	(46,220)	(38,486)	(67,699)	(63,126)	29,213	21,479	146%
Community Services and Facilities	(1,098,150)	(914,953)	(1,096,300)	(943,711)	181,347	(1,850)	100%
Recreation Facilities	(500,500)	(426,943)	(407,915)	(367,151)	(19,027)	(92,585)	82%
Visitor Services	(154,200)	(128,506)	(157,182)	(140,265)	28,676	2,982	102%
	\$ (24,818,870)	\$ (22,677,960)	\$ (23,500,343)	\$ (22,731,859)	\$ 822,384	\$ (1,318,527)	

Corporate & Community Services – Revenue

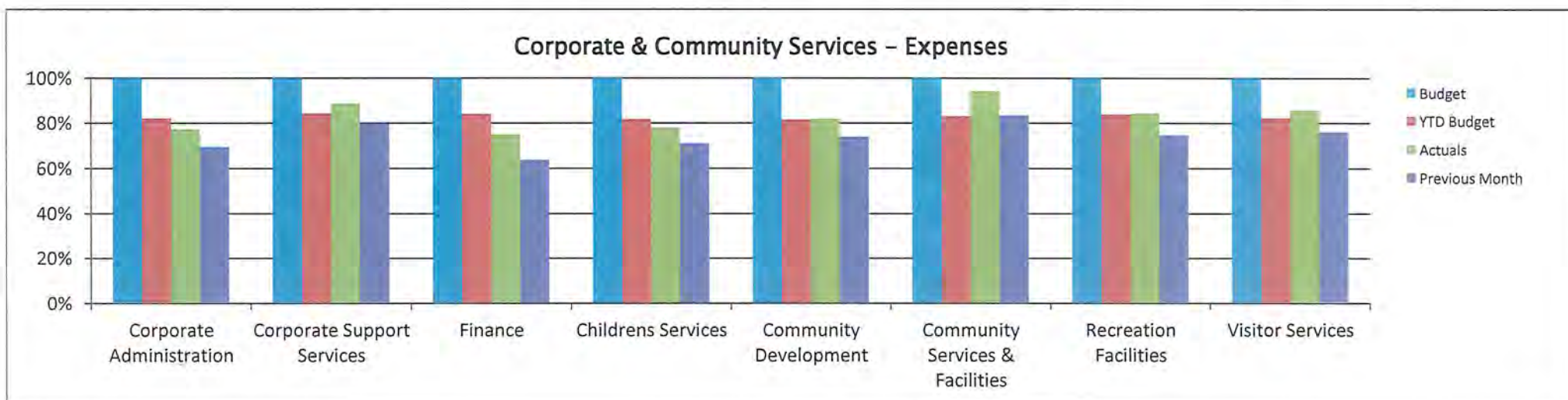


Variance

Corporate Support Services	Revenue greater than YTD budget – Timing differences – labour on-costs ahead of budget.
Finance	Revenue greater than YTD budget – Rates received reflected as gross receipt.
Children's Services	Revenue less than YTD budget – Timing of contribution income.
Community Services and Facilities	Revenue greater than YTD budget – APHU change over receipts (offset by change over expenses).

Finance Report – April 2016

CORPORATE & COMMUNITY SERVICES	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Expenses							
Corporate Administration	693,200	568,836	535,329	481,730	33,507	157,871	77%
Corporate Support Services	4,095,300	3,451,790	3,625,413	3,273,350	(173,623)	469,887	89%
Finance	1,713,000	1,439,652	1,285,911	1,094,713	153,741	427,089	75%
Children's Services	1,319,300	1,077,961	1,029,566	938,709	48,395	289,734	78%
Community Development	717,220	584,781	586,568	531,791	(1,787)	130,652	82%
Community Services and Facilities	1,550,150	1,287,243	1,459,818	1,291,942	(172,576)	90,332	94%
Recreation Facilities	1,907,500	1,598,602	1,605,107	1,425,874	(6,505)	302,393	84%
Visitor Services	354,200	290,956	303,250	269,577	(12,294)	50,950	86%
	\$ 12,349,870	\$ 10,299,821	\$ 10,430,963	\$ 9,307,685	\$ (131,142)	\$ 1,918,907	

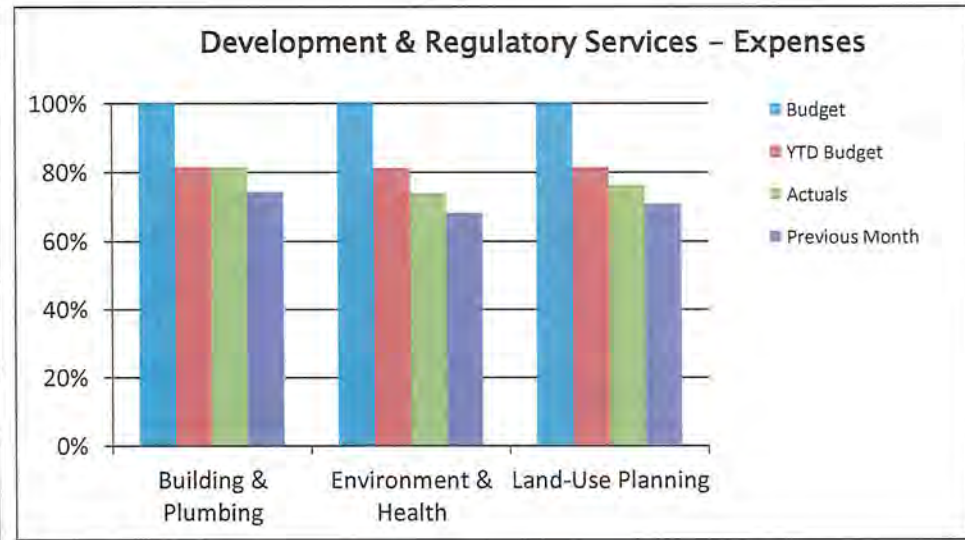
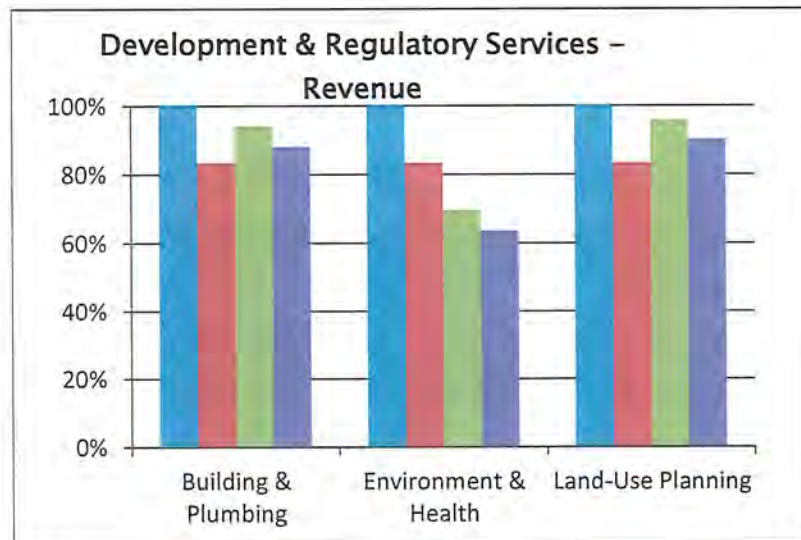


Variance

Corporate Support Services	Actuals greater than YTD budget – Expenses ahead of budget – annual licence fees paid and long service leave taken.
Finance	Actuals less than YTD budget – Timing of expenses – Mainly Fire Service Contribution and Land Tax.
Children's Services	Actuals less than YTD budget – Labor costs reduced to match attendance numbers.
Community Services and Facilities	Actuals greater than YTD budget – Aged Persons Home Units change.

Finance Report – April 2016

DEVELOPMENT & REGULATORY SERVICES	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Revenue							
Building and Plumbing	(294,000)	(245,020)	(276,611)	(258,872)	31,591	(17,389)	94%
Environment and Health	(70,000)	(58,340)	(48,709)	(44,477)	(9,631)	(21,291)	70%
Land-Use Planning	(157,250)	(131,048)	(150,620)	(142,063)	19,572	(6,630)	96%
	\$ (521,250)	\$ (434,408)	\$ (475,941)	\$ (445,412)	\$ 41,533	\$ (45,309)	
Expenses							
Building and Plumbing	578,000	471,150	471,074	428,994	76	106,926	82%
Environment and Health	355,000	287,980	262,527	242,177	25,453	92,473	74%
Land-Use Planning	561,250	456,402	427,813	396,664	28,589	133,437	76%
	\$ 1,494,250	\$ 1,215,532	\$ 1,161,414	\$ 1,067,835	\$ 54,118	\$ 332,836	



Variance

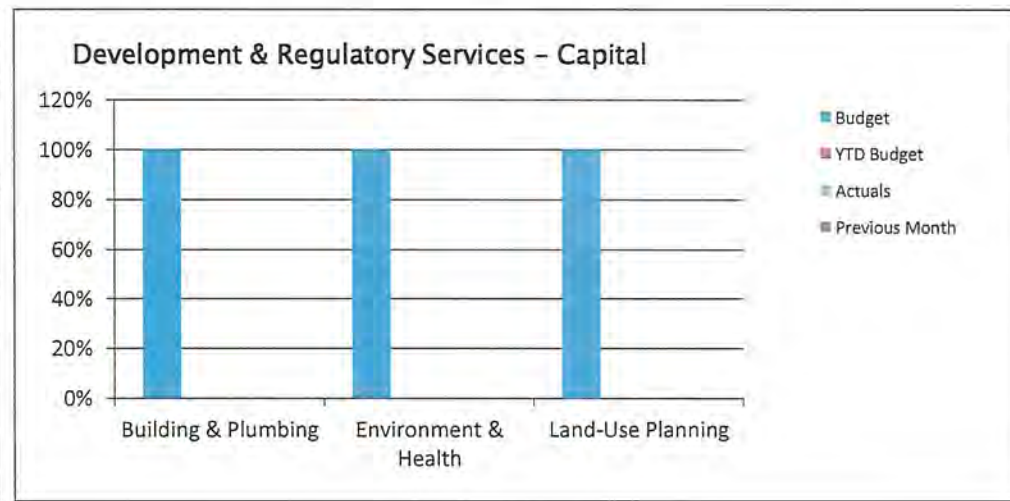
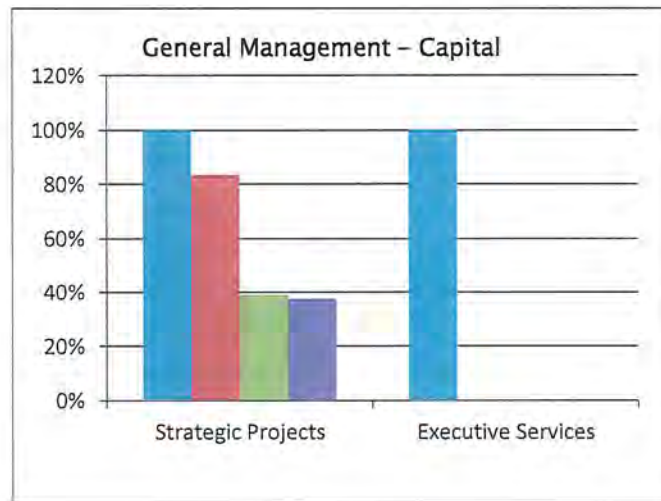
Building and Plumbing	Revenue greater than YTD Budget – Mainly inspection and connection fees and building related fees.
Environment and Health	Revenue less than YTD Budget – Mainly plant allocated and contribution not received as yet.
Environment and Health	Expenses less than YTD Budget – Staff costs lower than budget.
Land-Use Planning	Revenue greater than YTD Budget – Mainly valuation and subdivision fees.
Land-Use Planning	Expenses less than YTD Budget – Timing mainly related to staff costs, planning appeals and Rural Strategy.

Finance Report – April 2016

	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
GENERAL MANAGEMENT							
Strategic Projects	3,138,600	2,615,492	1,218,859	1,175,516	1,396,633	1,919,741	39%
Executive Services	-	-	-	-	-	-	0%
	\$ 3,138,600	\$ 2,615,492	\$ 1,218,859	\$ 1,175,516	\$ 1,396,633	\$ 1,919,741	

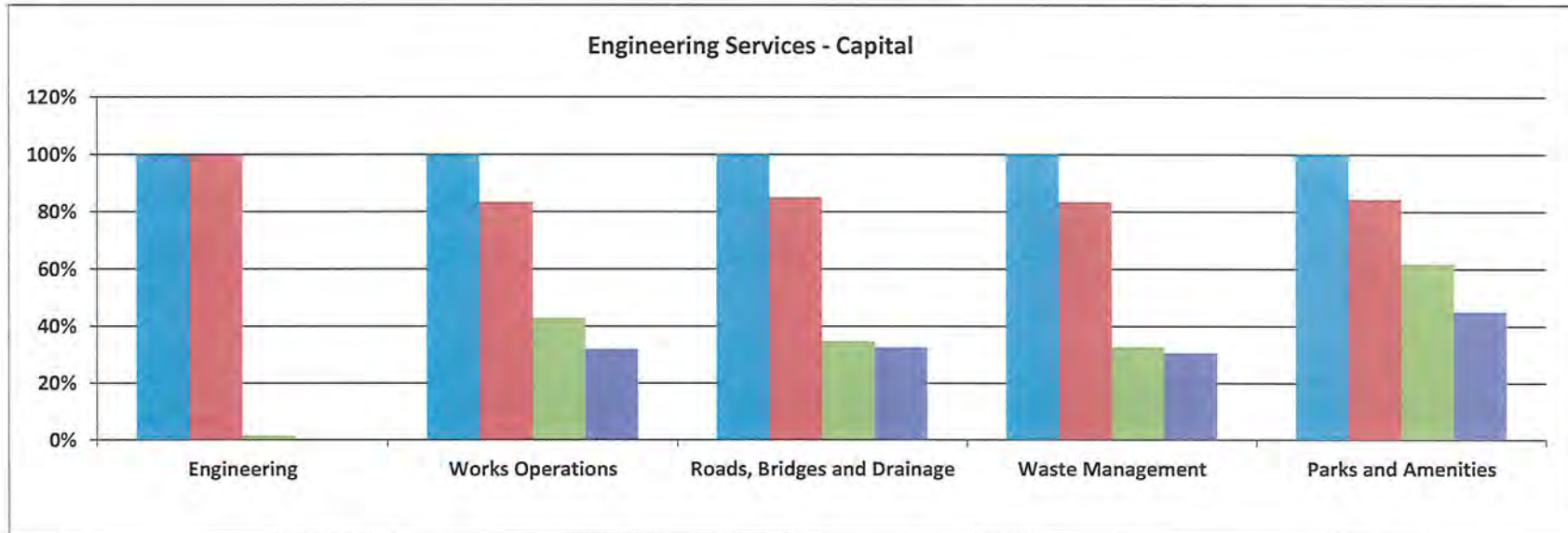
DEVELOPMENT & REGULATORY SERVICES

Building & Plumbing	-	-	-	-	-	-	0%
Environment & Health	30,000	30,000	-	-	30,000	30,000	0%
Land-Use Planning	-	-	-	-	-	-	0%
	\$ 30,000	\$ 30,000	\$ -	\$ -	\$ 30,000	\$ 30,000	



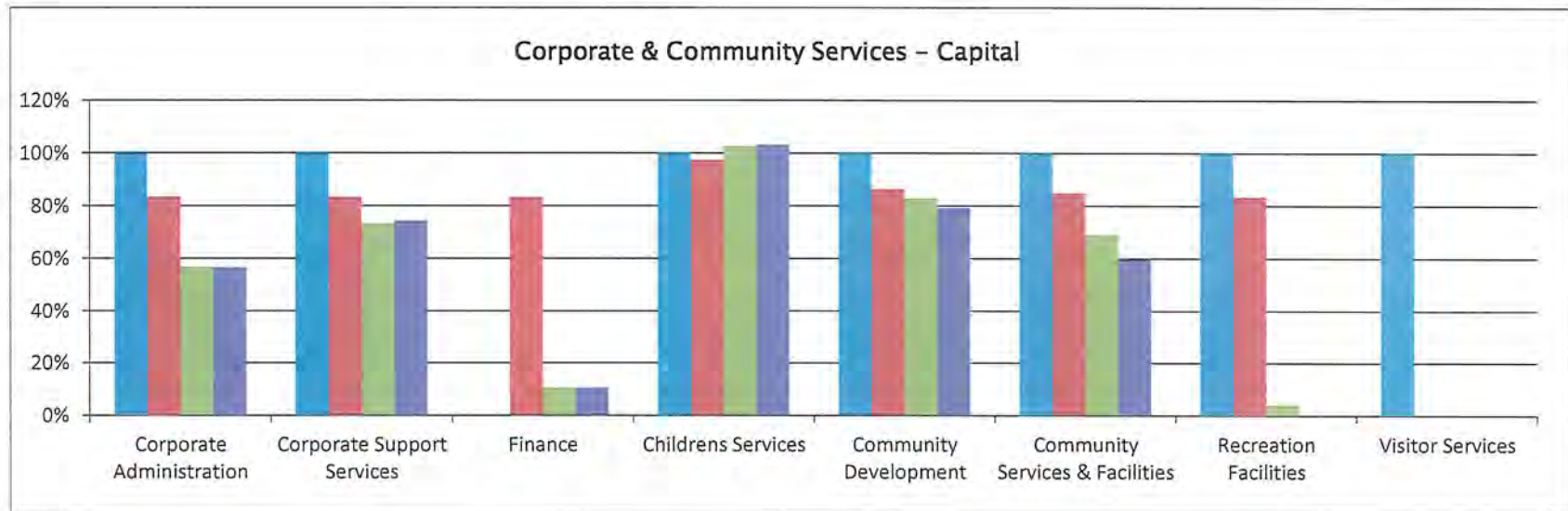
Finance Report – April 2016

	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
ENGINEERING SERVICES							
Engineering	90,000	90,000	1,334	-	88,666	88,666	1%
Works Operations	201,650	168,028	86,469	64,354	81,559	115,181	43%
Roads, Bridges and Drainage	7,161,000	6,079,116	2,487,964	2,334,545	3,591,152	4,673,036	35%
Waste Management	393,000	327,460	128,451	120,149	199,009	264,549	33%
Parks and Amenities	670,000	563,354	412,950	301,211	150,404	257,050	62%
	\$ 8,515,650	\$ 7,227,958	\$ 3,117,168	\$ 2,820,259	\$ 4,110,790	\$ 5,398,482	



Finance Report – April 2016

	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
CORPORATE & COMMUNITY SERVICES							
Corporate Administration	102,000	85,012	57,653	57,585	27,359	44,347	57%
Corporate Support Services	123,500	102,916	90,277	91,760	12,639	33,223	73%
Finance	-	-	-	-	-	-	0%
Childrens Services	35,000	29,160	3,636	-	25,524	31,364	0%
Community Development	258,000	251,172	264,877	266,481	(13,705)	(6,877)	103%
Community Services & Facilities	453,400	391,958	375,760	359,812	16,198	77,640	83%
Recreation Facilities	273,350	231,968	188,366	163,291	43,602	84,984	69%
Visitor Services	10,000	8,340	395	-	7,945	9,605	4%
	\$ 1,255,250	\$ 1,100,526	\$ 980,964	\$ 938,929	\$ 119,562	\$ 274,286	



Strategic Projects
Engineering
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 relating to replacement of vehicles.
Expenses less than budget – Timing of projects relating to works depot.
Expenses less than budget – Timing of projects – Bigger road projects commenced – no major outlays as yet.
Expenses less than budget – Timing of projects at Resource Recovery Centre & Penguin Refuse Disposal Site.
Expenses less than budget – Timing of projects – Mainly Cemeteries & Public Amenities (Coles Toilet renewal)

BANK RECONCILIATION
FOR THE PERIOD 1 APRIL TO 30 APRIL 2016

Balance Brought Forward (31/3/2016)	9,759,090.43
Add, Revenue for month	1,057,314.91
	10,816,405.34

Less, Payments for month	2,013,046.61

Balance as at 30 April 2016	8,803,358.73

Balance as at Bank Account as at 30 April 2016	207,557.47
Less, Unpresented Payments	- 45,314.23

	162,243.24
Cash on Hand	- 111,910.99

Operating Account	50,332.25
Interest Bearing Term Deposits	8,753,026.48

	8,803,358.73



Andrea O'Rourke
ASSISTANT ACCOUNTANT

04-May-2016

Works Program 2015-2016

(Schedule indicates site construction only)

Task Name	Budget	Notes	Scheduling Comments	22/29	6/13	20/27	3/10	17/24	31/7	14/21	28/5	12/19	26/2	9/16	23/30	7/14	21/28	4/11	18/25	1/8	15/22	29/7	14/21	28/4	11/18	25/2	9/16	23/30	6/13	20/27	
Works Schedule 2015-2016	\$10,871,100																														
CAPITAL WORKS PROGRAM 2015-16	\$10,871,100																														
Strategic Projects	\$1,694,600																														
Reibey Street Beautification	\$113,000	Eastern Block																													
Dial Regional Sports Complex	\$649,000	Design/Consultation...																													
Wongi Lane Bus Interchange	\$320,000																														
Leven River Seawall & Pathway	\$319,000																														
Wharf Mooring Bollards	\$40,000	Power & water...																													
Hiscutt Park Pond	\$200,000	Siltation & weir improvements																													
Leven River Wharf - Pontoon	\$53,600	C/O																													
Property Management	\$527,000																														
Dial Road Development	\$422,000																														
East Ulverstone Industrial Estate	\$105,000																														
Works Depot	\$116,000																														
Painting Program	\$5,000																														
Office Building	\$25,000	External Refurbishment																													
Training/Meeting Room	\$20,000																														
Washdown Bay	\$66,000	Stage 1 - Taswater issues																													
Emergency Services	\$12,000																														
Buttons Creek - Flood Resilience Program	\$5,000																														
SES Building and Equipment	\$7,000																														
Roads - Urban Sealed	\$2,617,000																														
Street Resealing	\$50,000	Preparation Works																													
Street Resealing	\$190,000	Sealing Works																													
Traffic Management/Safety Improvements	\$18,000																														
Victoria Street Laneway	\$2,000																														
Hobbs Parade	\$362,000	Tasma Parade to Queen Street Rehab																													
McDonald Street	\$310,000	Dunning Street to Leven Street																													
Trevor Street	\$195,000	Laurel Place to Reservoir																													
Leighlands Avenue	\$175,000	Cluan Crescent to Tongs Court																													
Thomas Street	\$185,000	Leighlands Avenue to Cluan Crescent																													
Ironcliffe Road Retaining Wall	\$80,000	No.58 replacement																													
Safe Cycling Routes	\$5,000																														
Railway Crossings	\$39,000	Crossing improvements - Sulphur Creek																													
Kerb Ramp Improvements	\$42,000																														
Crescent Street/Reibey Street/Kings Parade	\$104,000																														
Kings Parade/Queen's Gardens	\$250,000																														
Queen Street	\$190,000	Blackspot Project																													
Jermyn Street/Leven Street Intersection	\$230,000	Blackspot Project																													
Main Road Pedestrian Crossing	\$190,000	Vulnerable Road User																													
Roads - Rural Sealed	\$2,146,000																														
Road Resealing	\$100,000	Preparation Works																													
Road Resealing	\$526,000	Sealing Works																													
Pine Road Geofabric Reseal	\$105,000	Sealing Works																													
Raymond Road Landslip	\$10,000																														
Penguin Road Landslip	\$50,000	Lonah																													
South Road Guardrail	\$35,000	No.530 Extension																													
Gunns Plains Road	\$200,000	Bank Stabilisation																													
Raymond Road Landslip	\$90,000	West																													
Raymond Road Parking	\$5,000	Preston Falls																													
Nine Mile Road	\$1,000,000	Widening & Safety Improvements																													
Intersection Improvements	\$20,000	Ironcliffe Road/Gardiner Place Bench																													
Traffic Management	\$5,000																														
Footpaths	\$417,000																														
Dial Street	\$3,000	Interpretation signage																													
Victoria Street	\$184,000	Deferred...																													
Midway Point	\$30,000	Link Formation - Preservation Drive	Awaitng DSG Approval																												
West Ulverstone Shared Pathway	\$80,000	Complete link behind tennis courts																													
Arnold Street	\$30,000	Northern end																													
Reibey Street	\$40,000	Paver Replacement	Unable to source clay pavers																												
Trevor Street	\$50,000	East of Lovett St																												</	

Works Program 2015-2016

(Schedule indicates site construction only)

Status	Task Name	Budget	Notes	Scheduling Comments	22/29	6/13	20/27	3/10	17/24	31/7	14/21	28/5	12/19	26/2	9/16	23/30	7/14	21/28	4/11	18/25	1/8	15/22	29/7	14/21	28/4	11/18	25/2	9/16	23/30	6/13	20/27
	West Ulverstone Recreation Ground	\$80,000	Reseal																												
	Disabled Parking Spaces	\$50,000																													
	Car Park Signage	\$50,000																													
	Strategy Items	\$91,000	Safety, On-street linemarking																												
	Ulverstone CBD	\$450,000	Furners/Coles																												
	Drainage	\$176,000																													
	Side Entry Pits	\$20,000																													
	Leven Street	\$20,000	Alexandra Road to James Street																												
	Risby Street	\$9,000	Side Entry Pits																												
	Deviation Road	\$10,000	No.63 Improvements																												
	South Road/Lyndara Drive	\$40,000	1A Lyndara Drive Augmentation																												
	Fairway Park	\$20,000	Outfall Extension																												
	Main Road	\$20,000	No.160 Improvements																												
	Bertha Street	\$10,000	Outfall Improvements																												
	Forth Road	\$15,000	No.1-3 Pipe Open Drain																												
	Seaside Crescent	\$12,000																													
	Miscellaneous Drainage	\$0																													
	Household Garbage	\$393,000																													
	Penguin Refuse Disposal Site	\$210,000	Site Rehabilitation																												
	Resource Recovery Centre - Site Development	\$50,000	Layout Improvements																												
	Resource Recovery Centre - Rehabilitation	\$30,000	Environmental Improvements																												
	Resource Recovery Centre - Leachate Improvements	\$50,000	Subsoil Drainage																												
	Castra Transfer Station - Site & Rehabilitation	\$3,000	Environmental Improvements																												
	Preston Transfer Station - Site & Rehabilitation	\$3,000	Environmental Improvements																												
	South Riana Transfer Station - Site & Rehabilitation	\$2,000	Environmental Improvements																												
	Preston Transfer Station - Safety Improvements	\$20,000	Fall Arrest Gate																												
	Preston Transfer Station - Retaining Wall	\$20,000	Replacement																												
	Ulverstone Transfer Station - Site & Rehabilitation	\$5,000	Environmental Improvements																												
	Parks	\$308,000																													
	Playground Renewals	\$100,000	West Beach, Fairway Park, Beach Road BB Ho	Awaiting equipment arrival																											
	Parks Asset Renewals	\$7,000	Taylors Flats - BBQ, Car Barriers - Johnsons B																												
	Fairway Park - Beach Road	\$10,000																													
	Beach Access Upgrades	\$10,000	Deck replacement with FRP - west Beach Road																												
	Flagpole Replacements	\$5,000	Deferred																												
	Park Signage Upgrade	\$10,000																													
	Heybridge Playground	\$60,000																													
	Nicholsons Point Redevelopment - Stage 2	\$20,000	Second stage is planting and weather dependant																												
	Industrial Estate	\$15,000	Greenbelt - weather dependant																												
	Forth Recreation Ground	\$10,000	Tree Planting - weather dependant																												
	Sulphur Creek Hall Reserve	\$7,000	Tennis Court Removal																												
	Johnsons Beach Master Plan	\$12,000	Stage 1																												
	Ulverstone Rowing Club	\$5,000	Car Barriers																												
	Josephine Street Beach Access	\$30,000	Design completed - arranging quotes																												
	Public Amenities	\$234,000																													
	Toilet Refurbishments	\$30,000																													
	Bus Shelter Renewals	\$10,000	To be determined																												
	Coles Toilet Renewal	\$120,000	The toilets have been purchased and constructi	Linked to Car Park works																											
	Nicholsons Point Boat Ramp	\$25,000																													
	Toilet Furniture Upgrade	\$5,000																													
	Public Toilets	\$5,000	Minor Works External																												
	Drinking Water Stations	\$6,000	on order - waiting for the item to arrive																												
	Public Toilet	\$3,000	Lighting Upgrade/Sulphur Creek Toilets																												
	Cemeteries	\$60,000																													
	Memorial Park - Watering System	\$10,000																													
	Memorial Park - New Plinths	\$15,000																													
	Memorial Park - Seating	\$5,000																													
	Ulverstone General Cemetery - Signage	\$2,000																													
	Memorial Park - Path System	\$15,000																													
	Master Plan	\$3,000																													
	Administration Centre	\$82,000																													
	Painting Program	\$5,000																													
	Carpet Replacement Program	\$10,000	Walkway/planning																												
	Office Furniture	\$2,000																													
	Council Chamber Chair Replacement	\$5,000																													
	Lighting Upgrade	\$10,000																													

Works Program 2015-2016

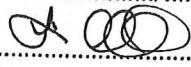
(Schedule indicates site construction only)

Status	Task Name	Budget	Notes	Scheduling Comments	22/29	6/13	20/27	3/10	17/24	31/7	14/21	28/5	12/19	26/2	9/16	23/30	7/14	21/28	4/11	18/25	1/8	15/22	29/7	14/21	28/4	11/18	25/2	9/16	23/30	6/13	20/27
	Heat Pump Renewals	\$10,000	Deferred...																												
	Electrical Upgrade	\$40,000	Stage 1 (RCD Protection)																												
	Community Development	\$15,000																													
	Ulverstone Entry Signage	\$15,000	waiting on information from Community Service																												
	Cultural Activities	\$246,000																													
	Ulverstone History Museum - Clock Display	\$10,000	Deferred...																												
	Ulverstone History Museum - Insulation & Electrical	\$220,000																													
	Ulverstone Band	\$13,000	Instruments																												
	Art Gallery	\$3,000	Acquisitions																												
	Housing	\$140,000																													
	Aged Persons Home Units - Internal Rehabilitation	\$50,000																													
	Aged Persons Home Units - HWC Renewal	\$15,000																													
	Aged Persons Home Units - External Rehabilitation	\$50,000																													
	Aged Persons Home Units - Electrical Replacements	\$15,000																													
	Aged Persons Home Units - Fencing/Surrounds	\$10,000	Fencing at Cooida,Howe Lane/Carroo Court g																												
	Cultural Amenities	\$179,000																													
	Wharf Building - Gnomon/River Room Renewal	\$10,000																													
	Wharf Building - Storage Roller Door	\$5,000																													
	Wharf Building - Decking	\$20,000	Sanding undertaken - requires sealing																												
	Wharf Building - Operable Door	\$5,000																													
	Wharf Building - Tables and Chairs	\$10,000																													
	Wharf Building - Western Wall Blinds	\$5,000																													
	Wharf Building - Waste Fence	\$25,000																													
	Sustainability Assessment	\$2,000																													
	Public Halls and Buildings	\$86,000																													
	Ulverstone Surf Club	\$25,000	Balcony Structure Repair																												
	Turners Beach Hall - Stage 1	\$20,000	Roof Renewal - Contractor engaged	Awaiting contractor availability																											
	Sustainability Assessment	\$5,000																													
	Caravan Parks	\$15,000																													
	Amenities	\$5,000	Deferred...																												
	Ulverstone Caravan Park	\$10,000	Electrical Upgrade																												
	Swimming Pool and Waterslide	\$5,000																													
	Waterslide	\$5,000	Fencing & Surrounds																												
	Active Recreation	\$182,500																													
	Turners Beach Recreation Ground	\$15,000	Goal Post Renewals																												
	Poultry Pavilion Renewal	\$40,000																													
	Asset Renewal	\$2,500																													
	Cricket Wicket Renewals	\$10,000																													
	Ulverstone Showground	\$20,000	Surface Renewals																												
	River Park Resurfacing	\$10,000																													
	Showgrounds - Community Precinct Car Park	\$25,000																													
	Ulverstone Tennis Club	\$25,000	Court Removal - Planting weather dependant	Awaiting favourable conditions for planting																											
	Showgrounds - Ground Lighting (design)	\$10,000	Stage 2...																												
	Showgrounds - Fencing	\$20,000																													
	Ulverstone Recreation Ground - bird management	\$5,000																													
	Recreation Centres	\$68,000																													
	Ulverstone Stadium 2	\$40,000	Guttering and External Refurbishment	Works split - guttering completed																											
	Ulverstone Sports & Leisure Centre - Squash Court	\$10,000	Lighting Upgrade																												
	Ulverstone Sports & Leisure Centre - Security/Wifi Review	\$10,000	review of existing systems																												
	Sustainability Assessment	\$3,000																													
	Risk Assesment - Outcomes	\$5,000																													
	Visitor Information Services	\$10,000																													
	Ulverstone Visitor Information Centre Panels	\$10,000																													
	Child Care	\$35,000																													
	Ulverstone Childcare Internal/External Painting	\$5,000																													
	Penguin Playcentre - Internal Painting	\$5,000	Deferred	Awaiting contractor availability																											
	Ulverstone Childcare - Box Gutter	\$10,000		Awaiting contractor availability																											
	Young Endeavours Fence	\$10,000	Deferred...																												
	Childcare Car Park	\$5,000	Deferred...																												
	LEGEND	\$0																													
	Not Started	\$0																													
	Commenced (Construction or Preliminaries)	\$0																													
	Complete	\$0																													
	Deferred	\$0																													

CENTRAL COAST COUNCIL

I certify that this is the Investment
Policy - May 2016

.....referred to in
Minute No. 142/2016 of a meeting of the
Council held on 16/05/2016


Executive Services Officer

Investment Policy

May 2016



CENTRAL COAST COUNCIL

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POLICY

The Investment Policy governs the manner in which the Council invests its funds.

PURPOSE

The purpose of this Policy is to provide a framework for the prudent investment of the Council's funds, with the aim of maximising investment returns within the approved risk profile and legal responsibilities.

STANDARDS (INCLUDING RELEVANT LEGISLATION)

All investments are to be made and managed in accordance with the provisions of the:

- . *Local Government Act 1993*, section 75; and
- . *Trustee Act 1898*, Part II – Investments.

SCOPE

The Council has, at times, funds that are in excess of its immediate operational requirements. These funds are available for investment in terms of this Policy.

This Policy does not cover equity investments in associated entities or joint ventures.

DEFINITIONS

AUTHORISED DEPOSIT TAKING INSTITUTION

Authorised Deposit Taking Institution (ADTI) means a body corporate granted the authority to carry on a banking business in terms of section 9 of the *Banking Act 1959* as amended).

LONG-TERM INVESTMENT

Long-term investment means an investment of longer than 12 months.

SHORT-TERM INVESTMENT

Short-term investment means an investment of less than 12 months.

SECURITY

Security Means:

- . debentures, stocks, shares, bonds or notes issued or proposed to be issued;
- . any right or option in respect of any such debentures, stocks, shares, bonds or notes;
- . a prescribed interest instrument such as a unit trust.

In particular, without limiting the generality of the foregoing, this includes:

- . bills of exchange;
- . promissory notes;
- . certificates of deposit issued by an ADTI; and
- . any money or securities for money paid into or deposited in Court to the credit of any cause, matter, or account.

REVIEW

This Policy will be reviewed bi-annually, unless organisational and legislative changes require modifications that are more frequent.

RESPONSIBILITIES

The General Manager has the delegated responsibility for the implementation of the Policy from the Council in terms of the *Local Government Act 1993*.

The General Manager may delegate this authority to the Director Organisational Services to manage the day-to-day investments and the cash requirements of the Council.

INVESTING COUNCIL FUNDS

AUTHORISED INVESTMENTS

- . Interest bearing deposits issued by a licensed bank, building society or credit union that are ADTIs;
- . Securities or public funds issued by or guaranteed by the Commonwealth or any State or Territory;
- . Funds managed by fund managers having a Standard and Poor's Issue Credit Rating of AA- or better.

PROHIBITED INVESTMENTS

- . Derivative based financial instruments;
- . Principal only investments that have a risk of nil or negative cash flow;
- . Investments in, or having underlying futures, options, forward contracts or swaps; and
- . Leveraged investments;

INVESTING COUNCIL FUNDS

- . The Council may invest funds with any authorised ADTI having the prescribed rating.
- . The Council shall endeavour at all times to invest funds at the most advantageous interest rate available to it at the time of the investment.
- . At least three quotations are to be obtained from ADTIs whenever a new investment is proposed.

- The best quote on the day will be successful after allowing for administrative and banking costs, minimum and maximum balances as well as having regard to the limits set in this Policy.
- At the time of assessing the best quote, regard must be given to the interest rate offered, the credit rating of the institution and the term of the investment.
- The term of maturity of any investments can range from 'on call' to 12 months.
- An assessment of the Council's cash flow requirements up until maturity of the next investment must be completed before funds are invested or reinvested.
- Adequate funds must be available in the Council's operating bank account or on call accounts to meet the Council's immediate working capital requirements.

INVESTMENTS WITH FUND MANAGERS

- Investments in managed funds will only include those with a Standard and Poor's credit rating of at least A1+ (short-term) or AA- (long-term).
- Products will only include cash funds for funds invested for up to six months and cash-plus/cash enhanced funds for funds available for investment over six months.
- The Council may deposit funds with the manager of a cash fund, cash enhanced fund or bond fund, provided the manager invests the funds so that the Council retains beneficial ownership in a security authorised by the Trustee Act.
- Limits apply to the amount of the Council's investment funds, which can be invested with any single fund. The amount invested with any one rated fund should not exceed 50% of the total funds invested.
- Investment advisors utilised by the Council to identify and select recommended managed fund investments must be licenced by the Australian Securities and Investments Commission.

GOVERNANCE

- As trustees of public monies, the investments must be managed with due care, diligence and skill that a prudent person would exercise.
- The Council must establish and maintain an Investment Register in which documentary evidence of the approved financial institutions, investment transactions, quotes and details of each investment is held.
- Certificates of deposit must be obtained annually at 30 June to satisfy audit requirements.
- Investments are to be subject to annual internal audit procedures to ensure compliance with this Policy.

- . New investment accounts must be approved by the General Manager. Reinvestment into existing investments may be approved by the Director Organisational Services.
- . All transfers of funds relating to investments must be authorised by account signatories and comply with the delegated authority.
- . Any staff member or Councillor who has a conflict of interest or a potential conflict of interest relating to any investment or potential investment of the Council must disclose this to the General Manager. In the case of the General Manager a conflict of interest must be disclosed to the Mayor.

RISK MANAGEMENT

- . In order to satisfy the purpose of the Policy, the Council must take into consideration the following factors when carrying out investment functions:
 - (a) Existence of guarantees or security;
 - (b) Credit rating of the institution;
 - (c) Interest rate;
 - (d) Prior service history of the institution; and
 - (e) Any social or community benefit.
- . Risk mitigation must comply with the following criteria:
 - (a) Preservation of capital – the requirement for the prevention of loss in the investments total portfolio's value;
 - (b) Diversification – the requirement to place investments in a broad range of products so as not to be over exposed to a particular sector of the investment market;
 - (c) Market risk – risk that the fair value of the investment or the future cash flows from the investment will fluctuate due to changes in market prices;
 - (d) Liquidity risk – risks that the Council will be unable redeem the fair value of the investment on demand;
 - (e) Maturity risk – risks relating to the term to maturity of the investment thereby exposing the investment to market volatility.

To mitigate the risks detailed above, the amount invested in any financial institution or managed fund should not exceed the following percentages of average annual funds invested.

Standard & Poor's Rating Maximum %				
Long-Term	Short-Term	Of Total Investment	Maximum % with any one ADTI	Maximum term to maturity
AAA to AA-	A1 +	100%	50%	3 years
A+ to A-	A1	75%	50%	1 year
BBB+ to BBB-	A2	50%	50%	180 days

- If any of the funds/securities held are downgraded such that they no longer fall within the Council's Investment Policy guidelines, they will be divested within 30 days or as soon as is practicable.
- The Council will invest its funds within the following term to maturity constraints:

Term to Maturity	Minimum	Maximum
Less than 1 year	50%	100%
Greater than 1 year	0%	50%
Greater than 3 years	0%	25%

REPORTING

On a quarterly basis a report will be prepared for the Senior Leadership Team which summarises for each investment:

- Amount and performance of each investment to the respective benchmark reported on an after fees basis;
- Comparison of the investment portfolio with exposure limits; and
- Comparison of year-to-date investment income performance to budget.

A monthly reconciliation of the Investment Ledger to the General Ledger must be produced.

Annual reports are to account for investments in accordance with the provisions of the current Accounting Standard relating to the presentation and disclosure of financial instruments.

For audit purposes, certificates must be obtained, from all financial institutions confirming the amounts held on the Council's behalf at 30 June annually.

PERFORMANCE BENCHMARKS

Type of Fund	Benchmark
Cash	11am Cash Rate
Term Deposit	Australian Term Deposit Index (ATDI)
Fixed Interest	Australian UBS Composite Bond Index
Alternative Investments	UBS Australia Bank Bill Index

VARIATIONS TO POLICY

The General Manager and Director Organisational Services are authorised to approve variations to this Policy in exceptional circumstances, if the investment is to the Council's advantage and/or is due to revised legislation.

Any such variations to this Policy are to be listed on the next Council meeting agenda for review.

APPENDIX 1 – STANDARD AND POOR'S RATING DEFINITIONS

- . Issue Credit Ratings
- . Long-Term Issue Credit Ratings
- . Short-Term Issue Credit Ratings

Sandra Ayton
GENERAL MANAGER

Standard & Poor's Ratings Definitions

ISSUE CREDIT RATING DEFINITIONS

ISSUE CREDIT RATINGS

A Standard & Poor's issue credit rating is a forward-looking opinion about the creditworthiness of an obligor with respect to a specific financial obligation, a specific class of financial obligations, or a specific financial program (including ratings on medium-term note programs and commercial paper programs). It takes into consideration the creditworthiness of guarantors, insurers, or other forms of credit enhancement on the obligation and takes into account the currency in which the obligation is denominated. The opinion reflects Standard & Poor's view of the obligor's capacity and willingness to meet its financial commitments as they come due, and may assess terms, such as collateral security and subordination, which could affect ultimate payment in the event of default.

Issue credit ratings can be either long-term or short-term. Short-term ratings are generally, assigned to those obligations considered short-term in the relevant market. In the U.S., for example, that means obligations with an original maturity of no more than 365 days—including commercial paper. Short-term ratings are also used to indicate the creditworthiness of an obligor with respect to put features on long-term obligations. Medium-term notes are assigned long-term ratings.

LONG-TERM ISSUE CREDIT RATINGS

Issue credit ratings are based, in varying degrees, on Standard & Poor's analysis of the following considerations:

- . Likelihood of payment—capacity and willingness of the obligor to meet its financial commitment on an obligation in accordance with the terms of the obligation;
- . Nature of and provisions of the obligation; and the promise we impute.
- . Protection afforded by, and relative position of, the obligation in the event of bankruptcy, reorganization, or other arrangement under the laws of bankruptcy and other laws affecting creditors' rights.

Issue ratings are an assessment of default risk, but may incorporate an assessment of relative seniority or ultimate recovery in the event of default. Junior obligations are typically rated lower than senior obligations, to reflect the lower priority in bankruptcy, as noted above. (Such differentiation may apply when an entity has both senior and subordinated obligations, secured and unsecured obligations, or operating company and holding company obligations.)

TABLE 1	
Long-Term Issue Credit Ratings*	
Category	Definition
AAA	An obligation rated 'AAA' has the highest rating assigned by Standard & Poor's. The obligor's capacity to meet its financial commitment on the obligation is extremely strong.
AA	An obligation rated 'AA' differs from the highest-rated obligations only to a small degree. The obligor's capacity to meet its financial commitment on the obligation is very strong.
A	An obligation rated 'A' is somewhat more susceptible to the adverse effects of changes in circumstances and economic conditions than obligations in higher-rated categories. However, the obligor's capacity to meet its financial commitment on the obligation is still strong.
BBB	An obligation rated 'BBB' exhibits adequate protection parameters. However, adverse economic conditions or changing circumstances are more likely to lead to a weakened capacity of the obligor to meet its financial commitment on the obligation.
BB; B; CCC; CC; and C	Obligations rated 'BB', 'B', 'CCC', 'CC', and 'C' are regarded as having significant speculative characteristics. 'BB' indicates the least degree of speculation and 'C' the highest. While such obligations will likely have some quality and protective characteristics, these may be outweighed by large uncertainties or major exposures to adverse conditions.
BB	An obligation rated 'BB' is less vulnerable to non-payment than other speculative issues. However, it faces major ongoing uncertainties or exposure to adverse business, financial, or economic conditions which could lead to the obligor's inadequate capacity to meet its financial commitment on the obligation.
B	An obligation rated 'B' is more vulnerable to non-payment than obligations rated 'BB', but the obligor currently has the capacity to meet its financial commitment on the obligation. Adverse business, financial, or economic conditions will likely impair the obligor's capacity or willingness to meet its financial commitment on the obligation.
CCC	An obligation rated 'CCC' is currently vulnerable to non-payment, and is dependent upon favourable business, financial, and economic conditions for the obligor to meet its financial commitment on the obligation. In the event of adverse business, financial, or economic conditions, the obligor is not likely to have the capacity to meet its financial commitment on the obligation.

CC	An obligation rated 'CC' is currently highly vulnerable to non-payment. The 'CC' rating is used when a default has not yet occurred, but Standard & Poor's expects default to be a virtual certainty, regardless of the anticipated time to default.
C	An obligation rated 'C' is currently highly vulnerable to non-payment, and the obligation is expected to have lower relative seniority or lower ultimate recovery compared to obligations that are rated higher.
D	An obligation rated 'D' is in default or in breach of an imputed promise. For non-hybrid capital instruments, the 'D' rating category is used when payments on an obligation are not made on the date due, unless Standard & Poor's believes that such payments will be made within five business days in the absence of a stated grace period or within the earlier of the stated grace period or 30 calendar days. The 'D' rating also will be used upon the filing of a bankruptcy petition or the taking of similar action and where default on an obligation is a virtual certainty, for example due to automatic stay provisions. An obligation's rating is lowered to 'D' if it is subject to a distressed exchange offer.
NR	This indicates that no rating has been requested, or that there is insufficient information on which to base a rating, or that Standard & Poor's does not rate a particular obligation as a matter of Policy.
*The ratings from 'AA' to 'CCC' may be modified by the addition of a plus (+) or minus (-) sign to show relative standing within the major rating categories.	

TABLE 2	
Short-Term Issue Credit Ratings	
Category	Definition
A-1	A short-term obligation rated 'A-1' is rated in the highest category by Standard & Poor's. The obligor's capacity to meet its financial commitment on the obligation is strong. Within this category, certain obligations are designated with a plus sign (+). This indicates that the obligor's capacity to meet its financial commitment on these obligations is extremely strong.
A-2	A short-term obligation rated 'A-2' is somewhat more susceptible to the adverse effects of changes in circumstances and economic conditions than obligations in higher rating categories. However, the obligor's capacity to meet its financial commitment on the obligation is satisfactory.
A-3	A short-term obligation rated 'A-3' exhibits adequate protection parameters. However, adverse economic conditions or changing circumstances are more likely to lead to a weakened capacity of the obligor to meet its financial commitment on the obligation.
B	A short-term obligation rated 'B' is regarded as vulnerable and has significant speculative characteristics. The obligor currently has the capacity to meet its financial commitments; however, it faces major ongoing uncertainties which could lead to the obligor's inadequate capacity to meet its financial commitments.
C	A short-term obligation rated 'C' is currently vulnerable to non-payment and is dependent upon favourable business, financial, and economic conditions for the obligor to meet its financial commitment on the obligation.
D	A short-term obligation rated 'D' is in default or in breach of an imputed promise. For non-hybrid capital instruments, the 'D' rating category is used when payments on an obligation are not made on the date due, unless Standard & Poor's believes that such payments will be made within any stated grace period. However, any stated grace period longer than five business days will be treated as five business days. The 'D' rating also will be used upon the filing of a bankruptcy petition or the taking of a similar action and where default on an obligation is a virtual certainty, for example due to automatic stay provisions. An obligation's rating is lowered to 'D' if it is subject to a distressed exchange offer.

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