

Notice of Ordinary Council Meeting and

Agenda

16 MAY 2016

To all Councillors

NOTICE OF MEETING

In accordance with the *Local Government (Meeting Procedures) Regulations 2015*, notice is given of the next ordinary meeting of the Central Coast Council which will be held in the Council Chamber at the Administration Centre, 19 King Edward Street, Ulverstone on Monday, 16 May 2016. The meeting will commence at 6.00pm.

An agenda and associated reports and documents are appended hereto.

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

Dated at Ulverstone this 11th day of May 2016.

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



Lisa Mackrill
EXECUTIVE SERVICES OFFICER

CENTRAL COAST COUNCIL

CODE OF CONDUCT OF COUNCILLORS

This Code of Conduct should be read in conjunction with the *Local Government Act 1993*, the *Local Government (General) Regulations 2015* and the *Local Government (Meeting Procedures) Regulations 2015*.

A person may make a complaint to the Council in relation to an alleged failure of a Councillor to comply with any provision of this Code.

This Code does not sit in place of the Act and Regulations above-mentioned, or any other relevant legislation. A Code of Conduct panel or Standards Panel established to deal with complaints will accordingly only consider matters that are not otherwise subject to action for offences under relevant legislation.

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| <ol style="list-style-type: none">1 Councillors are expected to familiarise themselves with, and conduct themselves in accordance with, the principles and values outlined in the Code of Conduct. A Councillor has an obligation at all times to comply with the spirit, as well as the letter, of the law.2 A Councillor must not participate at any meeting of the Council, Council committee, special committee, controlling authority, single authority or joint authority 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. A Councillor must, in all dealings, put the interests of the community to which the Council is accountable, foremost.3 A Councillor must not disclose, without consent, confidential information or any other information which has been acquired as a result of the office of Councillor. A Councillor must actively protect all confidential and other information of the Council which comes into the possession or knowledge of a Councillor.4 A Councillor must not give or receive, or seek to give or receive, a gift, benefit or advantage for the Councillor or for any other person for which they are not legally entitled or that could reasonably be perceived as intended or likely to influence a Councillor to act, or fail to act, in a particular way.5 A Councillor must not procure the doing or not doing of anything by the Council to gain, directly or indirectly, an advantage or to | <ol style="list-style-type: none">avoid, directly or indirectly, a disadvantage for the Councillor or a close associate of the Councillor or a member of the Councillor's family.6 A Councillor, Mayor or Deputy Mayor has a duty to use due care and diligence in fulfilling the functions of office and exercising the powers attached to their office.7 A Councillor has an obligation to ensure that he or she brings an impartial and unprejudiced mind to all matters decided upon in the course of Council duties.8 A Councillor must not direct or attempt to direct an employee of the Council in relation to the discharge of the employee's duties. A Councillor must show respect, courtesy, fairness and dignity when dealing with other Councillors, Council employees and the public.9 A Councillor must not use any resources of the Council in a manner other than provided by legislation or authorised by the Council.10 A Councillor should not engage in conduct likely to bring discredit upon the Council.11 Council resources, equipment, email and internet facilities are provided to assist Councillors in the performance of their functions and must only be used by the Councillors for purposes consistent with the carrying out of their functions of office and must not be used for accessing, downloading or distributing inappropriate material. |
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QUALIFIED PERSON'S ADVICE

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

- . A general manager must ensure that any advice, information or recommendation given to the council is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation.
- . A council is not to decide on any matter which requires the advice of a qualified person without considering such advice unless the general manager certifies in writing that such advice was obtained and taken into account in providing general advice to the council.

I therefore certify that with respect to all advice, information or recommendations provided to the Council in or with the following agenda:

- (i) the advice, information or recommendation is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation; and
- (ii) where any advice is directly given by a person who did not have the required qualifications or experience that person has obtained and taken into account in that person's general advice the advice from an appropriately qualified or experienced person.



Sandra Ayton
GENERAL MANAGER

AGENDA

COUNCILLORS ATTENDANCE

COUNCILLORS APOLOGIES

EMPLOYEES ATTENDANCE

MEDIA ATTENDANCE

PUBLIC ATTENDANCE

OPENING PRAYER

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

BUSINESS

See Contents – Page 2

Contents

1	CONFIRMATION OF MINUTES OF THE COUNCIL	4
2	COUNCIL WORKSHOPS	4
3	MAYOR'S COMMUNICATIONS	5
3.1	Mayor's communications	5
3.2	Mayor's diary	5
3.3	Pecuniary interest declarations	7
3.4	Public question time	8
4	COUNCILLOR REPORTS	8
5	APPLICATIONS FOR LEAVE OF ABSENCE	9
6	DEPUTATIONS	9
7	PETITIONS	10
8	COUNCILLORS' QUESTIONS	10
8.1	Councillors' questions without notice	10
8.2	Councillors' questions on notice	12
9	DEPARTMENTAL BUSINESS	15
	GENERAL MANAGEMENT	15
9.1	Minutes and notes of committees of the Council and other organisations	15

COMMUNITY SERVICES	17
9.2 Statutory determinations	17
9.3 Council acting as a planning authority	17
9.4 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	18
INFRASTRUCTURE SERVICES	67
9.5 Submission – Ulverstone skate park	67
9.6 Tenders – Construction of a roundabout at the intersection of Jermyn Street and Leven Street, Ulverstone	70
9.7 Adoption of the Johnsons Beach Reserve Master Plan 2016	72
ORGANISATIONAL SERVICES	77
9.8 Contracts and agreements	77
9.9 Correspondence addressed to the Mayor and Councillors	77
9.10 Common seal	78
9.11 Financial statements	79
9.12 Debtor remissions	79
9.13 Rate remissions	80
9.14 Adoption of the Investment Policy	82
9.15 Roads and streets nomenclature – Naming of new street off Overall Street, Sulphur Creek	84
10 CLOSURE OF MEETING TO THE PUBLIC	87
10.1 Meeting closed to the public	87
10.2 Confirmation of Closed session minutes	89
GENERAL MANAGEMENT	91
10.3 Minutes and notes of other organisations and committees of the Council	91
INFRASTRUCTURE SERVICES	93
10.4 Dial Regional Sports Complex – Guaranteed Maximum Price Contract process (75/2016 – 21.03.2016)	93

1 CONFIRMATION OF MINUTES OF THE COUNCIL

1.1 Confirmation of minutes

The Executive Services Officer reports as follows:

“The minutes of the previous ordinary meeting of the Council held on 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.

A suggested resolution is submitted for consideration.”

- “That the minutes of the previous ordinary meeting of the Council held on 18 April 2016 be confirmed.”
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2 COUNCIL WORKSHOPS

2.1 Council workshops

The Executive Services Officer reports as follows:

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

- . 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. A suggested resolution is submitted for consideration.”

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- “That the Officer’s report be received.”
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3 MAYOR’S COMMUNICATIONS

3.1 Mayor’s communications

The Mayor to report:

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3.2 Mayor’s diary

The Mayor reports 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

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- . 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)
 - . Department of Education Learning Services Northern Region – NAPLAN celebration (Penguin)
 - . Shared Services Regional Working Group – meeting (Burnie)
 - . Coast FM/Radio 7AD – community report.”

Cr Broad reports 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 reports 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 Surf Life Saving Club – Annual Presentation Dinner.”

Cr Bloomfield reports 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 reports 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.”

The Executive Services Officer reports as follows:

“A suggested resolution is submitted for consideration.”

- “That the Mayor’s, Cr Broad’s, Cr Howard’s, Cr Bloomfield’s and Cr Carpenter’s reports be received.”
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3.3 Pecuniary interest declarations

The Mayor reports 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 reports as follows:

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

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

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

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3.4 Public question time

The Mayor reports as follows:

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

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

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4 COUNCILLOR REPORTS

4.1 Councillor reports

The Executive Services Officer reports as follows:

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

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

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5 APPLICATIONS FOR LEAVE OF ABSENCE

5.1 Leave of absence

The Executive Services Officer reports as follows:

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

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

There are no applications for consideration at this meeting.”

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6 DEPUTATIONS

6.1 Deputations

The Executive Services Officer reports as follows:

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

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7 PETITIONS

7.1 Petitions

The Executive Services Officer reports as follows:

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

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8 COUNCILLORS' QUESTIONS

8.1 Councillors' questions without notice

The Executive Services Officer reports as follows:

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

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

- (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.

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

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

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

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

[illegible]

8.2 Councillors' questions on notice

The Executive Services Officer reports as follows:

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

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

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

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

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

No questions on notice have been received."

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9 DEPARTMENTAL BUSINESS

GENERAL MANAGEMENT

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

The General Manager reports as follows:

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

- . Central Coast 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 having been circulated to all Councillors, a suggested resolution is submitted for consideration.”

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

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COMMUNITY SERVICES

9.2 Statutory determinations

The Director Community Services reports 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 reports as follows:

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

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

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9.3 Council acting as a planning authority

The Mayor reports as follows:

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

The Director Community Services has submitted the following report:

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

The Executive Services Officer reports as follows:

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

A suggested resolution is submitted for consideration.”

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

9.4 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 reports as follows:

“The Town Planner has prepared the following report:

‘DEVELOPMENT APPLICATION NO.:’	DA215171
PROPOSAL:	Residential (multiple dwellings) – variations to car parking standards, setback to rear and side boundaries, setback to Utilities Zone boundary and rail line
APPLICANT:	RD Homes
LOCATION:	47 Alexandra Road, Ulverstone
ZONE:	General Residential
PLANNING INSTRUMENT:	Central Coast Interim Planning Scheme 2013 (the Scheme)
ADVERTISED:	7 April 2016
REPRESENTATIONS EXPIRY DATE:	23 April 2016
REPRESENTATIONS RECEIVED:	Two
42-DAY EXPIRY DATE:	16 May 2016
DECISION DUE:	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	
10.3.1-(P1) Discretionary permit use must:	Compliant.
(a) be consistent with local area objectives;	Residential use class is Permitted.
(b) be consistent with any applicable desired future character statement; and	
(c) minimise likelihood for adverse impact on amenity for use on adjacent land in the zone.	
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> <ul style="list-style-type: none"> (a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4C): <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. (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>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		
(viii) if a new residential lot, with a long axis within the		

<p>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 boundary to 	<p>Not applicable.</p> <p>Not “Other” development.</p>

<p>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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COMMUNITY SERVICES

<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> <ul style="list-style-type: none"> (a) intended for residential use; (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 (c) for a purpose permissible in the zone. 	<p>Not applicable.</p> <p>Not a subdivision.</p>
<p>10.4.13–(P2)</p> <ul style="list-style-type: none"> (a) A lot must have a frontage to a road; or (b) An internal lot on a plan of subdivision must be: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> a. slope, shape, orientation and topography of land; b. an established pattern of lots and development; 	<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.</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>The development proposes one internal garage space 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.
<p>E9.6.2 A1.2 Other than for development for a single dwelling in the General Residential, Low Density Residential, Urban Mixed Use and Village zones, the layout of vehicle parking area, loading area, circulation aisle and maneuvering area must –</p> <p>(a) Be in accordance with AS/NZS 2890.1 (2004) – Parking</p>	<p>(a) Compliant. Circulation aisles, parking areas and vehicle maneuvering areas would be in accordance with AS/NZ 2890.1 (2004).</p> <p>(b) Not applicable. Applies where 20 spaces are proposed</p>

<p>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>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.</p> <p>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.</p> <p>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>
<p>E9.6.2-(A2) Design and construction of an access strip and vehicle circulation, movement and standing areas for use or development on land within the Rural Living, Environmental Living, Open Space, Rural</p>	<p>Not applicable. Provisions do not apply as development is in the General Residential Zone.</p>

COMMUNITY SERVICES

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.	
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	The Council acknowledges that there may be stormwater issues on the subject and adjoining sites. The existence of a small stormwater line

	<p>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 Alexandra Road still blocks or is slow, due to elevation or perhaps a blockage.</p>	<p>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 drainage issues on adjoining property.</p>
3	<p>The proposed development would be built over the stormwater main.</p>	<p>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.</p>
REPRESENTATION 2		
1	<p>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.</p>	<p>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.</p>
2	<p>Concern that the development will reduce the value of a State heritage listed property.</p>	<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</p>

	<p>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 Residential Zone and the resulting dwellings would be low impact, single-storey development, typical of other residential development in Alexandra Road.</p>
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</p>

	<p>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	<p>There will be noise pollution from the proposed development during demolition and construction.</p> <p>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.</p>
6	<p>Is there asbestos in the house that would be demolished?</p> <p>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.</p>
7	<p>What is the height of the new fences? Will they provide privacy?</p> <p>Lightweight side and rear boundary fences to a height of 2.1m, 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 agreement between neighbouring parties.</p>
<p>8 Concern about the management of stormwater in relation to existing properties and the proposed development.</p>	<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 reports as follows:

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

■ “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."

NOTES

INFRASTRUCTURE SERVICES

9.5 Submission – Ulverstone Skate Park

The Director Infrastructure Services reports 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 reports as follows:

"Copies of the submission having been circulated to all Councillors, a suggested resolution is submitted for consideration."

- "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."

9.6 Tenders – Construction of a roundabout at the intersection of Jermyn Street and Leven Street, Ulverstone

The Director Infrastructure Services reports 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 reports as follows:

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

- “That the 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.”

9.7 Adoption of the Johnsons Beach Reserve Master Plan 2016

The Director Infrastructure Services reports 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 reports as follows:

"A copy of the Johnsons Beach Reserve Master Plan 2016 having been circulated to all Councillors, a suggested resolution is submitted for consideration."

- "That the Johnsons Beach Reserve Master Plan 2016 (a copy being appended to and forming part of the minutes) be adopted."

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NOTES

ORGANISATIONAL SERVICES

9.8 Contracts and agreements

The Director Organisational Services reports as follows:

“A Schedule of Contracts and Agreements (other than those approved under the common seal) entered into during the month of 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 reports as follows:

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

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

The Director Organisational Services reports as follows:

“PURPOSE

This report is to inform the meeting of any correspondence received during the month of 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.”

The Executive Services Officer reports as follows:

“A suggested resolution is submitted for consideration.”

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

9.10 Common seal

The Director Organisational Services reports 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 reports as follows:

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

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

9.11 Financial statements

The Director Organisational Services reports 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 reports as follows:

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

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

9.12 Debtor remissions

The Director Organisational Services reports 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.

A suggested resolution is submitted for consideration."

■ "That the following remissions be approved:

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

9.13 Rate remissions

The Director Organisational Services reports 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 reports 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.

A suggested resolution is submitted for consideration.”

■ “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.”
-
-
-

9.14 Adoption of the Investment Policy

The Director Organisational Services reports 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 having been circulated to all Councillors, a suggested resolution is submitted for consideration."

- "That the Council adopt the Investment Policy May 2016 (a copy being appended to and forming part of the minutes)."

9.15 Roads and streets nomenclature – Naming of new street off Overall Street, Sulphur Creek

The Director Organisational Services reports 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 reports as follows:

“Copies of the location plan and plan highlighting the new street having been circulated to all Councillors, a suggested resolution is submitted for consideration.”

- “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.”

10 CLOSURE OF MEETING TO THE PUBLIC

10.1 Meeting closed to the public

The Executive Services Officer reports as follows:

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

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

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

- . Confirmation of Closed session minutes;
- . 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.

A suggested resolution is submitted for consideration.”

■ “That the Council close the meeting to the public to consider the following matters, they being matters relating to:

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

The Executive Services Officer further reports as follows:

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

Associated Reports And Documents



**Central Coast
Youth Engaged Steering Committee
Minutes of a meeting held at
Central Coast Council, Council Chamber,
19 King Edward Street, Ulverstone
Thursday 24 March 2016 at 8.30am**

Doc ID:

PRESENT:

Sandra Ayton (General Manager –(CCC); **Melissa Budgeon** (Community Wellbeing Officer – Central Coast Council [CCC]); **Philip Viney** (Councillor/Accountant/Ulverstone Lions Club); **Mike Walsh** (Leven Training); **Kellie Conkie** (Work Placement Coordinator – UHS); **Jenny Ashton** (Teacher – PDS); **Noel Eagling** (Principal – LCS); **Barrie Bidmead** (Teacher – NWCS); **Susan Nystrom** (UniLink Coordinator, North West); **Ashlin Badger** (Student Rep. – NWCS); **Brooke Farrelly, Poppy Giddings and Zoe Watts** (Student Reps. – PDS); **Adam Knapp, Rebekah Lee and Samantha Evans** (Student Reps. – UHS); **Ella Lamplugh and Kale Mansour** (Student Reps. – LCS).



1 WELCOME

Sandra Ayton chaired the meeting and welcomed everyone. Introductions were undertaken.

Sandra acknowledged the meeting that was held on 18 February 2016 as an informal meeting due to there being no representation outside of the schools. The Committee accepted the meeting notes taken from that meeting as true and correct.

2 APOLOGIES

Rowen Tongs (Community Rep. /Councillor); **Glen Lutwyche** (Principal – UHS); **Wayne Pepper** (Acting Principal – NWCS); **Lynda McKay** (Beacon Foundation); **Amy Archer** (Student Reps. – NWCS); **Jonathon Sijl** (Student Reps. – LCS) and **Chris Nichols** (Principal – PDS).

3 MINUTES OF THE PREVIOUS MEETING

Mike Walsh moved and **Cr Phil Viney** seconded, “That the Minutes of the meeting held on 19 November 2015 be confirmed”. **Carried**

4 INTRODUCTION

The first meeting of the Committee for 2016 was designed to be a meeting for Committee members to meet each other, as well as learn and understand about ideas the Committee have identified to undertake over the next 12 months.

5 MEETING DISCUSSION

5.1 Role and Scope of the Youth Engaged Steering Committee

Cr Viney explained the role of the Youth Engaged Steering Committee. He advised that the four points of the terms of reference are:

- . Coordinating and supporting existing relationships, initiatives and programs between schools and the business and community sectors;
- . Provides leadership in the development of new initiatives and programs, including mentoring in the workplace;
- . Develop activities that engage young people currently not in employment, training or education.
- . Promote leadership potential within the schools

He explained that the committee provides the youth of the Central Coast Municipality a voice on issues that affect them in their community in regards to the terms of reference.

5.2 Discussion on role of the Committee

Jenny Ashton questioned the purpose of the committee in relation to how the young people of the group can contribute. Adult are able to work at a strategic level.

Points that were raise from the discussion were:

- . activities provided for the youth;
- . career pathways for youth and unskilled people in the community; and
- . networking and relationships between schools.

The committee discussed holding a careers/jobs expo/forum. The students were asked to provide feedback to the next meeting on what students would like to see as part of this project.

Sandra explained that the committee meetings are run by following an agenda and encouraged students to contribute to the agenda. Any items for the agenda should be sent into the Council prior to a meeting.

Mike Walsh requested if an extra item can be added relating to meeting outcomes. He wanted to record comments on how the committee members felt the meeting ran and if it achieved anything.

5.3 Outcomes from Community Survey

The survey result was that the Council was performing well but identifies gaps between service priorities and level of service satisfaction. The survey highlighted community concern around lack of employment opportunity for young or unskilled people.

Sandra suggested that there is an opportunity for this committee to work with the Chamber of Commerce to facilitate a business breakfast to raise awareness of the support that is available to prospective employers.

Sandra advised that Cr Carpenter is holding an open day at his robotic dairy, to show how it all works and highlighting the types of jobs and traineeships that are available in this area. Sandra is to approach Cr Carpenter to see when he could hold a day for schools.

5.4 National Youth Week 8 – 15 April, outdoor cinema

Melissa encouraged students to take back to their school information/flyers and encourage peers to create a short film which would be shown prior to the main feature of the outdoor cinema which is being held on Sunday, 10 April at 6pm.

5.5 National Leadership Camp 2016 – Sydney

Melissa advised that she would register any students wishing to attend the National Leadership Camp in Sydney. Sandra advised that airfares and accommodation are paid by the Council. Details need to be confirmed by 30 March.

6 MEMBER CONTRIBUTIONS

Penguin District School Student Representatives reported on school events:

- . Rehearsals for 'Popstars' the musical have started
- . Surf carnival was held, Dial Thunder won
- . New vivace members from grade 3–10 have started
- . Preparation for cross country has started
- . Student Board has been sworn in
- . Grade 10 students went to jobs fair in Burnie.

Leighland Christian School Student Representatives reported on school events:

- . Our 40 Year celebrations went very well with lots of people involved
- . Grade 11 and 12 adventurers have now had two treks and it will culminate in a 3 day wilderness experience midyear
- . Special Easter assembly today

- . Our principal has recently been away at National Principals Conference Sydney
 - . Primary swimming campaign is completed today
 - . We are working hard in preparation of our fair on April 1
 - . All is ready for our duathlon carnival on the second last day of this term – years 3–6 students from Devonport and Burnie are coming to join us
 - . Our school student leaders have been appointed and will be presented with their badges and blazers today.
-

North West Christian School Student Representatives reported on school events:

- . Students have been involved in personality testing to help their goal setting;
 - . Good behavior day is on Friday 1 April at the V8 Supercars;
 - . Art class was fortunate enough to be able to visit the Michelangelo exhibition in Burnie;
 - . Year 9 and 10 were able to attend the Jobs Fair in Burnie on 23 March.
-

Ulverstone High School Student Representative reported on school events:

- . Boardies Day to raise money for the Ulverstone Surf Life Saving Club;
 - . 40 Grade 10 students attended the Burnie Jobs Fair on Tuesday;
 - . Activities Week is coming will be held the week of April 5, 6 and 7;
 - . We recently held a successful school social;
 - . Discussing the possibility of Ulverstone High School going to Years 11 and 12 and how that may look;
 - . Selected students from Grade 9 and 10 travelled to Queenstown to compete against students from Mountain Heights School in Football and Netball recently;
 - . Some of our students competed well at the recent Rowing Championships.
-

7 GENERAL BUSINESS

7.1 Students visit to Council

Greg Osborne – Asset Management, Vernon Lawrence – Finance, Ian Sansom – Planning spoke to the students and gave them an overview of the responsibilities of their area within the Council and highlighted the types of employment that is also available within council. Students then toured the Council's Administration building.

The meeting concluded at 9.45pm.

The Committee agreed to the next meeting being held at the NW Christian School on **Thursday 19 May, 2016** commencing at **8.30am**.



Central Coast Community Shed Management Committee

Minutes of the General Meeting held at the Community Shed
on Monday, 4 April 2016 at 1.05pm

1 PRESENT/APOLOGIES

Members Present:

Rob McKenzie (Chair), Len Blair, David Dunn, Cr Philip Viney, Colin Perry, Peter Evans, Greg Layton, Sam Caberica, John Klop, Kevin Douglas, Len Carr, Melissa Budgeon (CCC Coordinator/Admin)

Apologies: John Deacon, Jack Eaton, Norm Frampton

2 MINUTES OF PREVIOUS MEETING

Greg Layton moved and Sam Caberica seconded, "That the meeting notes from the meeting held on Monday, 7 March 2016 be confirmed as correct."

Carried

3 MATTERS ARISING FROM PREVIOUS MINUTES

- (a) **Upgrade** – electrician has finished works and did a great job. Equipment has been moved into the space and it will be operational in the coming weeks. Acoustics are challenging at the moment. Grant funding has been applied for to assist with the roofing upgrade.
- (b) **Ladies afternoon to start tomorrow (5 April: 1 – 3pm)** – Five ladies, plus three apologies attended the meeting at the Community Shed on Wednesday, 9 March.

4 CORRESPONDENCE

An invitation has been received for a representative from the Shed Committee to be part of the Central Coast Community Safety Partnership Committee.

The Tasmanian Men's Shed Association (TMSA), in conjunction with Tasmanian Primary Health and Tasmanian Council of Social Service (TasCOss), will be surveying interested members of the Men's Shed programs around the State to identify the benefits of the program on men's health and in general.

5 TREASURER'S REPORT

.	Income	\$3,830.17	(Fees/projects/donations)
		\$2,500.00	Extensions contributions
.	Expenses	\$8,485.87	
.	Visits for the month – March 270, 10 days averaged at 27 persons per open day.		

Melissa Budgeon moved and Sam Caberica, "That the Treasurer's report be accepted."

Accepted

6 GENERAL BUSINESS

Investigation into the possible installation of a phone line into the shed.

Heavy duty 15 Amp extension cord to be purchased.

Enquiring into the hiring of a skip bin or discounts for accessing the refuse centre at Lobster Creek.

Melissa was interviewed on ABC radio regarding the Ladies group starting tomorrow.

Bus trip for the 29 April – interested persons to nominate to come along.

First Aid training is now available for volunteer supervisors – Len to investigate.

Computer upgrade – investigate opportunities for grant support.

Len Blair nominated and Greg Layton seconded that Len Carr be a supervisor of the Community Shed, subject to all checks being approved. Len Blair is to follow up with relevant nomination procedures and induction process.

7 NEXT MEETING

The next ordinary meeting of the Committee will be held on Monday, 2 May at 1.00pm.

Future 2016 meetings to be held on 6 June and 4 July.

8 CLOSURE

As there was no more business to discuss the meeting closed at 1.45pm.

Central Coast Community Shed – Financial Statement 2015–2016

as at 4 April

<i>Revenue</i>		<i>Estimates</i> \$	<i>Actual</i> \$
11413.03			
	Fees	3,000.00	2,557.44
	Material Donations	–	136.36
	Project Donations	3,000.00	1,136.37
	GST allocation	–	–
	Estimate	\$6,000.00	\$3,830.17
11413.06	Building Fund		\$2,500.00
<i>Expenditure</i>			
11481			
1	Aurora	2,200.00	1,385.87
2	Telstra/Internet	650.00	\$560.23
3	Groceries/BBQ Meat	200.00	–
4	Bus	300.00	–
5	Testing and tagging	580.00	\$574.19
6	Petty Cash	300.00	–
7	Police Checks	50.00	–
8	Membership	170.00	\$338.18
9	Room Hire	100.00	
10	Repairs and Maintenance	550.00	\$523.54
11	Safety Equipment	250.00	–
12	Project Materials	2,000.00	\$2,490.53
	Insurance	–	\$121.80
	Water/Sewage	–	\$28.16
13	Inspections/Building Maintenance Checks	250.00	–
14	Conference	2,400.00	\$2,393.37
	Plans	–	\$70.00
	Estimate	\$10,000.00	\$8,485.87

Ulverstone Wharf Precinct Advisory Committee

Minutes of a meeting held in the Council Chamber
Central Coast Council, 19 King Edward Street, Ulverstone

Wednesday, 6 April 2016, commencing at 4.15pm

PRESENT

Jackie Merchant (Central Coast Council), **Georgina Harvey** (UHS), **Heather Davidson** (Live@theWharf Inc), **Tony O'Neil** (Central Coast Farmers Market), and **Matthew Waller** (Pier01).

1 WELCOME/APOLOGIES

Apologies received from **Bruce Mansfield** (Community), **Rod White** (Pedro's), **Lee Cole** (Artinzano) and **Maree Gleeson** (Health Promotions).

2 PREVIOUS MINUTES

Minutes from the previous meeting were approved.

Tony O'Neil moved and Matthew Waller seconded, "That the minutes of the Ulverstone Wharf Precinct Advisory Committee meeting held on 3 February 2016 be approved."

Carried

3 MATTERS ARISING

3.1 Wet floor issue

Brittany is enquiring about appropriate mats for this area.

3.2 Bins for seagulls

This problem will be fixed once the appropriate bins have been sourced. Meeting suggestion to look at the option of adding recycle bins to the area.

3.2 Pontoon promotion/walking track promotion

Jackie is currently working on new walking track brochures and working with the library re displays on walking track.

4 REPORTS

Reports from Groups:

4.1 Georgina Harvey – Ulverstone High

Georgina reported the production of Fame was going well and the short performance that was done at Live@the Wharf would have assisted with bookings for the production at the Civic Centre.

4.2 Tony O'Neil – Farmers Market

Tony reported all is going well with the Farmers Market.

4.4 Matthew Waller – Pier01

Nothing to report at this time.

4.5 Maree Gleeson – Tasmanian Primary Health.

No report an apology to the meeting.

5 OTHER ITEMS

5.1 Opportunities for the Wharf Precinct

“In my life time, I want” art installation

9–15 October is Mental Health Week – Jackie suggested placing an interactive installation at the Wharf Precinct, where people are able to interact with the display. She ran a small slideshow showing the committee some ideas for a type of installation that is not expensive to run.

5.2 MEETING CLOSURE

Meeting closed – 4.36pm

Next meeting scheduled – Wednesday, 8 June 2016 at 4.15pm in the Council Chamber.

Minutes of an ordinary meeting of the Development Support Special Committee held in the Council Chamber of the Administration Centre, 19 King Edward Street, Ulverstone on Tuesday, 26 April 2016 commencing at 6.00pm

Members attendance

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

Cr Shane Broad
Cr Tony van Rooyen
Ms Sandra Ayton

Employees attendance

Director Community Services (Mr Cor Vander Vlist)
Director Infrastructure Services (Mr John Kersnovski)
Director Organisational Services (Mr Vernon Lawrence)
Land Use Planning Group Leader (Mr Ian Sansom)

Public attendance

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

CONFIRMATION OF MINUTES OF THE COMMITTEE

7/2016 Confirmation of minutes

The Director Community Services reported as follows:

“The minutes of the previous meeting of the Development Support Special Committee held on 29 February 2016 have already been circulated. The minutes are required to be confirmed for their accuracy.

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

- Cr Viney moved and Cr Broad seconded, “That the minutes of the previous meeting of the Development Support Special Committee held on 29 February 2016 be confirmed.”

Carried unanimously

MAYOR'S COMMUNICATIONS

8/2016 Mayor's communications

The Mayor reported as follows:

“Under the terms of appointment of the Development Support Special Committee, it acts in agreed circumstances as if it were the Council and, accordingly, as a planning authority under the *Land Use Planning and Approvals Act 1993*.

Members 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.

In the event that items listed for consideration are referred, under the terms of the Committee's appointment, to the Council (e.g. any matter the Committee cannot determine unanimously), or if the Committee is unable to make a determination within the relevant statutory time limit, such items will be referred to a meeting of the Council for a decision.”

- Cr Carpenter moved and Cr Viney seconded, “That the Mayor's report be received.”

Carried unanimously

PECUNIARY INTEREST DECLARATIONS

9/2016 Pecuniary interest declarations

The Mayor reported as follows:

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

The Director Community Services reported as follows:

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

Members 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 member 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.

ADJOURNMENT OF MEETING

10/2016 Adjournment of meeting

The Mayor reported as follows:

“In order to effectively consider the reports before this meeting of the Committee it is appropriate that I adjourn the meeting to enable the related documents to be workshopped prior to resumption of the meeting and formal resolution of the agenda items.”

The workshop commenced at 6.02pm. The workshop having been concluded, the Mayor resumed the meeting at 6.06pm.

DEPUTATIONS

11/2016 Deputations

The Director Community Services reported as follows:

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

OPEN REPORTS

12/2016 Residential (dwelling) and outbuildings (shed and two containers) – variations to standards for use of right-of-way, rear boundary setback, structures sited on the ridgeline, parking within 10m of a boundary and waste and stormwater generation – Application No. DA215168

The Director Community Services reported as follows:

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

<i>'DEVELOPMENT APPLICATION NO.:</i>	DA215168
<i>PROPOSAL:</i>	Residential (dwelling) and outbuildings (shed and two containers) – variations to standards for use of right-of-way, rear boundary setback, structures sited on the ridgeline, parking within 10m of a boundary and waste and stormwater generation
<i>APPLICANT:</i>	Mr Jeffrey Grimme
<i>LOCATION:</i>	9A Revell Lane, Penguin
<i>ZONE:</i>	Rural Living
<i>PLANNING INSTRUMENT:</i>	<i>Central Coast Interim Planning Scheme 2013</i> (the Scheme)
<i>ADVERTISED:</i>	23 March 2016
<i>REPRESENTATIONS EXPIRY DATE:</i>	9 April 2016
<i>REPRESENTATIONS RECEIVED:</i>	One
<i>42-DAY EXPIRY DATE:</i>	29 April 2016
<i>DECISION DUE:</i>	26 April 2016

PURPOSE

The purpose of this report is to consider an application for Residential (dwelling) and outbuildings (shed and two containers) – variations to standards for use of right-of-way, rear boundary setback, structures sited on the ridgeline, parking within 10m of a boundary and waste and stormwater generation at 9A Revell Lane, Penguin.

Accompanying the report are the following documents:

- . Annexure 1 – location plan;
- . Annexure 2 – application documentation;
- . Annexure 3 – representation;
- . Annexure 4 – photographs.

BACKGROUND

Development description –

It is proposed to extend an existing shed located in the north-west corner of the lot and convert it to a dwelling. The shed was previously unlawfully converted to a dwelling but has not been occupied for over two years. The building is setback 1.7m from the western boundary.

It is also proposed to erect a metal clad shed sited some 11m south of the dwelling and two temporary storage containers a further 10m to the south-

east. The shed would be setback 2m from the western boundary, be 52m² in area and stand 3.2m in height.

The dwelling building is 13.5m x 7.6m in dimension and stands approximately 4.5m high. The building is sited 1.7m from the western boundary and approximately 53m from the northern boundary. It is clad in “Colorbond” steel sheeting and roofing.

The two proposed storage containers would be 6.06m x 2.40m in area and would stand 2.4m in height. Both are steel rectangular structures and would be sited 17m from the southern boundary.

Site description and surrounding area –

The site is 2.594ha in area with a right-of-way access from Revell Lane. The site has been heavily modified and was previously farmland, along with other surrounding lots.

Most lots in the area around the site are developed for residential purposes. While there is some limited agricultural activity on one adjacent property, the general use and character is large lot residential, more closely aligned with the purpose of the Rural Living Zone to which it has been recently changed from Rural Resource.

The area is also characterised by the risk of landslide, regarding which development needs to be appropriately designed and the land suitably managed, particularly in relation to the disposal of water.

History –

The history of events relating to an application for a dwelling on the subject land is summarised as follows:

- . Approval for a shed on the land was issued in October 2003.
- . An application for a dwelling was approved by the Council on 28 February 2011, but refused by the Resource Management and Planning Appeal Tribunal on 2 September 2011.
- . The Council issued an order to vacate the building from use as a dwelling on 20 December 2012.
- . The Council took an action under Section 64 of the *Land Use Planning and Approvals Act 1993* (LUPAA) to cease occupation of the dwelling on 7 February 2013. The negotiated outcome was that Mr Grimme

would move out of the building and seek approval for a rezoning of the property to Rural Living.

- . A Scheme Amendment to rezone the land was certified by the Council on 20 July 2013. The Tasmanian Planning Commission (the Commission) conducted a hearing on 5 September 2013, but the process was truncated due to the introduction of the *Central Coast Interim Planning Scheme 2013*.
- . It was not possible to achieve the rezoning through the Scheme process due to the Solicitor-General's advice that the Interim Planning Scheme process could not be used to change land use policy.
- . The Commission advised that a Scheme Amendment should be initiated. At its meeting on 18 April 2015, the Council decided to initiate such an Amendment.
- . On 1 July 2015, Mr Grimme made another application for approval of a dwelling, shed and two containers. The land was still zoned Rural Resource. The application was assessed under the provisions of that zone. The application was withdrawn because the Council could not approve a rear boundary setback less than the 10m mandatory standard.
- . On 22 June 2015 the Council initiated an application to amend the Scheme whereby the Revell Lane Precinct is rezoned to Rural Living. The proposal was advertised in accordance with the Amendment provisions of LUPAA and considered by the Commission.
- . On 29 February 2016, the Commission advised that it had approved an Amendment to the Scheme whereby the properties comprising the Revell Lane Precinct were rezoned to Rural Living and a Specific Area Plan would be added to the ordinance. The Amendment came into effect on 7 March 2016.
- . The current application was lodged on 18 March 2016 and advertised on 23 March 2016. The advertisement and site notice included reference to a variation of a Scheme standard for parking within 10m of a boundary. During detailed assessment of the application, it was determined that an alternative provision applied and was satisfied. There is no exercise of discretion required on this standard.

DISCUSSION

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

13.0 Rural Living Zone

CLAUSE	COMMENT
13.3 Use Standards	
13.3.1 Discretionary permit use	
13.3.2-(P1) Discretionary permit use must: (a) be consistent with local area objectives; (b) be consistent with any applicable desired future character statement; and (c) minimise likelihood for adverse impact on amenity for residential use on adjacent land in the zone.	Not applicable. Use is Permitted.
13.3.2 Impact of use	
13.3.2-(A1) Use that is not a residential use must not occur on more than two adjoining sites.	Not applicable. Use would be Residential.
13.3.2-(A2) The site for a use that is not a residential use must not require pedestrian or vehicular access from a no-through road.	Not applicable. Use would be Residential.

13.3.2–(A3) Other than for emergency services, residential, and visitor accommodation, hours of operation must be between 6.00am and 9.00pm.	<p>Not applicable.</p> <p>Use would be Residential.</p>
13.4.1 Suitability of a site or lot for use or development	
<p>13.4.1–(A1) Each site or each lot on a plan of subdivision must:</p> <p>(a) have an area not less than:</p> <p style="margin-left: 40px;">(i) 1.0 hectares excluding any access strip; or</p> <p style="margin-left: 40px;">(ii) if in a locality shown in the Table to this clause, not less than the site area shown for that locality; and</p> <p>(b) if intended for a building, contain a building area:</p> <p style="margin-left: 40px;">(i) of not more than 1,000m²;</p> <p style="margin-left: 40px;">(ii) clear of any applicable setback from a frontage, side, or rear boundary;</p> <p style="margin-left: 40px;">(iii) clear of any applicable setback from a zone boundary;</p> <p style="margin-left: 40px;">(iv) clear of any registered easement;</p> <p style="margin-left: 40px;">(v) clear of any registered right of way benefiting other land;</p>	<p>Compliant.</p> <p>(a) Lot size is 2.594ha.</p> <p>(b) Building area of 1,000m² which satisfies requirements (i) to (ix).</p>

<ul style="list-style-type: none"> (vi) clear of any restriction imposed by a utility; (vii) not including any access strip; (viii) clear of any area required for the on-site disposal of sewage or stormwater; and (ix) accessible from a frontage or access strip. 	
<p>13.4.1–(A2) A site or each lot on a subdivision plan must have a separate access from a road:</p> <ul style="list-style-type: none"> (a) across a frontage over which no other land has a right of access; and (b) if an internal lot, by an access strip connecting to a frontage over land not required as the means of access to any other land; or (c) by a right-of-way connecting to a road <ul style="list-style-type: none"> (i) over land not required as the means of access to any other land; and (ii) not required to give the lot of which it is a part the minimum properties of a lot in accordance with the acceptable solution in any applicable standard; and 	<p>Non-compliant.</p> <ul style="list-style-type: none"> (a) Frontage to Preservation Drive, but no access to lot (at this stage). (b) Not applicable. Lot is internal, but no access strip to a frontage. (c) Right-of-way connection to Revell Lane, but is a shared right-of-way. (d) Right-of-way is 6m wide. (e) Lot has an existing and previously approved access between frontage and carriageway. <p>See “Issues” section below.</p>

<p>(d) with a width of frontage and any access strip or right of way of not less than 6.0m; 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>13.4.1 –(A3) A site or each lot on a plan of subdivision must be capable of connecting to a water supply:</p> <p>(a) from a connection to a water supply provided in accordance with the <i>Water and Sewerage Industry Act 2008</i>; or</p> <p>(b) from a rechargeable drinking water system ^{R6} with a storage capacity of not less than 10,000 litres if:</p> <p>(i) there is not a reticulated water supply; and</p> <p>(ii) development is for:</p> <p>a. a single dwelling; or</p> <p>b. a use with an equivalent population of not more than 10 people per day.</p>	<p>Compliant.</p> <p>The site is connected to the reticulated water system.</p>

<p>13.4.1–(A4) A site or each lot on a plan of subdivision must be capable of draining and disposing of sewage and trade waste:</p> <p>(a) to a reticulated sewer system provided in accordance with the <i>Water and Sewerage Industry Act 2008</i>; or</p> <p>(b) by on-site disposal if:</p> <p>(i) sewage or trade waste cannot be drained to a reticulated sewer system; and</p> <p>(ii) the development:</p> <p>a. is for a single dwelling; or</p> <p>b. provides for an equivalent population of not more than 10 people per day; or</p> <p>c. creates a total sewage and waste water flow of not more than 1,000 litres per day; and</p> <p>(iii) the site has capacity for on-site disposal of domestic waste water in accordance with AS/NZS1547:2012 On-site domestic–wastewater management clear of any defined building area or access strip.</p>	<p>Compliant.</p> <p>(a) Not applicable.</p> <p>(b) The site is provided with an on-site sewage treatment and disposal system for the purpose of a single dwelling. Connection to reticulated system would be impractical.</p>
<p>13.4.1–(A5) A site or each lot on a plan of subdivision must be capable of draining and disposing of stormwater:</p>	<p>Compliant.</p> <p>Stormwater would be piped to nearby watercourse. Details</p>

<p>(a) for discharge to a stormwater system provided in accordance with the <i>Urban Drainage Act 2013</i>; or</p> <p>(b) if stormwater cannot be drained to a stormwater system:</p> <p>(i) for discharge to a natural drainage line, water body, or watercourse; or</p> <p>(ii) for disposal within the site if:</p> <p>a. the site has an area of not less than 5,000m²;</p> <p>b. the disposal area is not within any defined building area;</p> <p>c. the disposal area is not within any area required for the disposal of sewage;</p> <p>d. the disposal area is not within any access strip; and</p> <p>e. not more than 50% of the site is impervious surface; and</p> <p>(iii) the development is for a single dwelling.</p>	<p>of treatment and associated infrastructure to be determined at the building stage.</p>
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13.4.2 Dwelling density	
13.4.2-(A1) The site area per dwelling must:	Compliant.
(a) be not less than 1.0 hectare; or	(a) Site area per dwelling is one per 2.954 ha.
(b) if the site is in a locality shown in the Table to this clause, the site area for that locality.	(b) Not applicable.
13.4.3 Location and configuration of development	
13.4.3-(A1) A building, utility structure, garage, carport or an external car parking area and any area for the display, handling, or storage of goods, materials or waste, must be setback from a frontage;	Compliant.
(a) not less than 20.0m;	(a) Setback from Preservation Drive frontage (east) would be 200m.
(b) not less than or not more than the setbacks for any existing building on each of the immediate adjoining sites;	(b) Not applicable. Satisfied by (a).
(c) not less than for any building retained on the site;	(c) Not applicable. Satisfied by (a).
(d) in accordance with any building area shown on a sealed plan of subdivision; or	(d) Not applicable. Satisfied by (a).
(e) not less than 50.0m if the site abuts the Bass Highway.	(e) Not applicable. Satisfied by (a).

<p>13.4.3–(A2) All buildings must be contained within a building envelope determined by:</p> <ul style="list-style-type: none"> (a) the applicable frontage setback; (b) a setback of not less than 10.0m from each side boundary; (c) a setback of not less than 10.0m from the rear boundary; (d) a setback of not less than 20.0m from any designated building area on each adjacent site; or (e) any building area shown on a sealed plan; and (f) building height of not more than 8.5m. 	<ul style="list-style-type: none"> (a) Compliant. Setback from Preservation Drive frontage (east) is 200m. (b) Compliant. Side setback (north) is 53m and side setback (south) is 17m. (c) Non-compliant. Rear setback (west) is 1.7m (dwelling) and 2m (shed). (d) Not applicable. No designated building area on an adjacent site. (e) Not applicable. No building area on a sealed plan. <p>See “Issues” section below.</p>
<p>13.4.3–(A3) Site coverage must:</p> <ul style="list-style-type: none"> (a) be not more than 500m²; and (b) not include any part of a site required for the disposal and drainage of sewage or stormwater; or (c) be not more than any building area shown on a sealed plan. 	<p>Compliant.</p> <ul style="list-style-type: none"> (a) Proposed site coverage is 184m². (b) Does not include wastewater disposal areas. (c) Not applicable. No building area on a sealed plan.
<p>13.4.3–(A4) A building or utility structure must be:</p> <ul style="list-style-type: none"> (a) not less than 15.0m below the level of any adjoining ridgeline; 	<ul style="list-style-type: none"> (a) Non-compliant. Proposed structures would be on a ridgeline, i.e. less than 15m below ridgeline.

<p>(b) not less than 30.0m from any shoreline to a marine or aquatic water body, watercourse, or wetland; and</p> <p>(c) clad and roofed in non-reflective materials.</p>	<p>(b) Compliant. Dwelling would be sited approximately 50m from a watercourse.</p> <p>(c) Compliant through condition. Structures would be clad in non-reflective materials.</p> <p>See "Issues" section below.</p>
<p>13.4.4 Acoustic and visual privacy for residential development</p>	
<p>13.4.4-(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 must:</p> <p>(a) be not less than 10.0m from a side boundary and 10.0m from a rear boundary to adjoining land in any zone for residential purposes; or</p> <p>(b) be not less than 10.0m from a door or window to a habitable room or any part of a balcony, deck, or roof garden in an adjacent dwelling.</p>	<p>Compliant.</p> <p>(a) Not applicable. Satisfied by (a).</p> <p>(b) Parking space would be 48m from closest adjacent dwelling (9 Revell Lane).</p>
<p>13.4.4-(A2) An access strip or shared driveway, including any pedestrian pathway and parking area, must be separated by a distance of not less than 5.0m horizontally from the door or window to a dwelling or any balcony, deck, or roof garden in a dwelling.</p>	<p>Compliant.</p> <p>Revell Lane is a shared access strip located 54m from the proposed dwelling and 7.5m from the adjacent (and closest) dwelling.</p>

13.4.5 Private open space for multiple dwelling residential use	
<p>13.4.5-(A1) Each dwelling in a multiple dwelling must have external private open space that:</p> <ul style="list-style-type: none"> (a) is accessible from the dwelling; (b) comprises an area of not less than 50.0m²; (c) has a minimum dimension of 5.0m; and (d) has a gradient of not more than 1 in 10. 	<p>Not applicable.</p> <p>No multiple dwellings proposed.</p>
<p>13.4.5-(A2) The required minimum private open space area must be capable of receiving at least three hours of sunlight between 9.00am and 3.00pm on 21 June.</p>	<p>Not applicable.</p> <p>No multiple dwellings proposed.</p>
13.4.6 Setback of development for sensitive use	
<p>13.4.6-(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 on 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 setback distance from the zone boundary. 	<p>Compliant.</p> <ul style="list-style-type: none"> (a) Required setback to Utilities Zone (Preservation Drive) is 10m. Proposed is approximately 200m. (b) Structures would fit within required building envelope.

<p>13.4.6–(A2) Development for a sensitive use must be not less than 50.0m from:</p> <ul style="list-style-type: none"> (a) the Bass Highway; (b) a railway; (c) land designated in the planning scheme for future road or rail purposes; or (d) a proclaimed wharf area. 	<p>Compliant.</p> <ul style="list-style-type: none"> (a) Distance to Bass Highway is 200m. (b) Distance to Western Line is 545m. (c) Not applicable. No road or rail land designated for future purposes. (d) Distance to Burnie Wharf is 15km.
13.4.7 Subdivision	
<p>13.4.7–(P1) Each new lot on a plan of subdivision must be:</p> <ul style="list-style-type: none"> (a) intended for residential use; (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 (c) for a purpose permissible in the zone. 	<p>Not applicable.</p> <p>No subdivision proposed.</p>
<p>13.4.7–(P2)</p> <ul style="list-style-type: none"> (a) A lot must have a frontage to a road; or 	<p>Not applicable.</p> <p>No subdivision proposed.</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> <ul style="list-style-type: none"> a. slope, shape, orientation and topography of land; b. an established pattern of lots and development; 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>	
13.4.8 Reticulation of an electricity supply to new lots on a plan of subdivision	
<p>13.4.8-(A1) Electricity reticulation and site connections must be installed underground.</p>	<p>Not applicable.</p> <p>No subdivision proposed.</p>

CODES	
E1 Bushfire-Prone Areas Code	Not applicable. For residential dwellings.
E2 Airport Impact Management Code	Not applicable. No Code in this Scheme.
E3 Clearing and Conversion of Vegetation Code	Not applicable. No removal of any significant vegetation proposed.
E4 Change in Ground Level Code	Not applicable. No cut or fill proposed.
E5 Local Heritage Code	Not applicable. No sites or places of local significance listed.
E6 Hazard Management Code	Code applies. Areas of low and moderate risk indicated on the property. Risk Assessment Report provided.
E6.5 Use Standards	
E6.5.1 Use on potentially contaminated land	
<p>E6.5.1-(A1) Use must not occur on land potentially contaminated by a previous use for an activity listed in Table E6.1 unless:</p> <p>(a) soil disturbance and development is carried out in accordance with requirements in a hazard risk assessment for contamination;</p>	Not applicable. Site not of known or suspected contamination.

<p>(b) a hazard risk assessment for potential contamination establishes the site can be remediated to provide a tolerable level of risk for the use; or</p> <p>(c) a hazard risk assessment establishes the site has been remediated to provide a tolerable level of risk.</p>	
E6.5.2 Use likely to be exposed to a natural hazard	
<p>E6.5.2-(A1) If a use is on land within an area of unacceptable risk from exposure to a natural hazard as shown on a map forming part of this planning scheme:</p> <p>(a) use must not be for a critical use, a hazardous use, or a vulnerable use;</p> <p>(b) use must not be residential use if the level of risk is medium or higher; and</p> <p>(c) a hazard risk assessment must demonstrate a tolerable level of risk can be achieved and maintained for the nature and duration of the use.</p>	<p>Compliant.</p> <p>The Landslide maps contained in the Scheme indicate that the proposed building area is not at an unacceptable risk or is at a low level of risk of landslide. Consequently, no hazard risk assessment is required.</p> <p>A geology report submitted with the application recommends that building work occur on areas of slight fall near the western boundary, which is the proposed location for the development.</p> <p>A report commissioned by the Council in relation to a previous proposal to rezone the land (October 2013) indicated that the proposed building area on 9A Revell Lane was not mapped as being at particular risk, though it was just outside an area indicated as 'steep slope zone'. However, for unmapped areas in the Revell Lane Precinct</p>

	<p>(including 9A Revell Lane) the report recommended that:</p> <ul style="list-style-type: none"> · wastewater and stormwater not be disposed of into landslide risk areas; and · water should be disposed of through Council drainage systems, though stormwater could be directed to creek lines through sealed drains. <p>The proposed development incorporates an Aerated Wastewater Treatment System with raised irrigation beds assessed as an appropriate form of treatment and disposal by the On-site Waste Water Assessment (GES, May 2011). Stormwater would be piped to the nearby watercourse.</p>
E6.6 Development Standards	
E6.6.1 Development on potentially contaminated land	
<p>E6.6.1–(A1) Development must not occur on land potentially contaminated by a previous use for an activity listed in the Table E6.1 to this clause unless:</p> <p>(a) soil disturbance and development is carried out in accordance with the requirements of a hazard risk assessment for contamination;</p> <p>(b) a hazard risk assessment establishes the site can be remediated to provide a tolerable level of risk from the development; or</p>	<p>Not applicable. Site not of known or suspected contamination.</p>

<p>(c) a hazard risk assessment establishes the site has been remediated to provide a tolerable level of risk from the development; and</p> <p>(d) if a hazard risk assessment establishes need to involve land on another title to manage risk consistent with the objective, the consent in writing of the owner of that land must be provided to enter into a Part 5 agreement to be registered on the title of the land and providing for the affected land to be managed in accordance with recommendations for contamination management.</p>	
E6.6.2 Development on land exposed to a natural hazard	
<p>E6.6.2–(A1) If the site is within an area of unacceptable risk shown on a natural hazard map forming part of this planning scheme:</p> <p>(a) a hazard risk assessment must determine:</p> <p>(i) there is an insufficient increase in risk to warrant any specific hazard reduction or protection measure; or</p> <p>(ii) a tolerable level of risk can be achieved for the type, form, scale and duration of the development; and</p> <p>(b) if a hazard risk assessment established need to involve land on another title for hazard management consistent with the objective, the consent in writing of the owner of that land must</p>	<p>Compliant.</p> <p>The Landslide maps contained in the Scheme indicate that the proposed building area is not at an unacceptable risk or is at a low level of risk of landslide. Consequently, no hazard risk assessment is required.</p> <p>A geology report submitted with the application recommends that building work occur on areas of slight fall near the western boundary, which is the proposed location.</p> <p>A report commissioned by the Council in relation to a previous proposal to rezone the land (October 2013) indicated that the proposed building area on 9A Revell lane</p>

be provided to enter into a Part 5 agreement to be registered on the title of the land and providing for the effected land to be managed in accordance with recommendations for hazard management.	<p>was not mapped as being at particular risk, though it was just outside an area indicated as 'steep slope zone'. However, for unmapped areas in the Revell Lane precinct (including 9A Revell Lane) the report recommended that:</p> <ul style="list-style-type: none"> · wastewater and stormwater not be disposed of into landslide risk areas; and · water should be disposed of through Council drainage systems, though stormwater could be directed to creek lines through sealed drains. · The proposed development incorporates an Aerated Wastewater Treatment System with raised irrigation beds assessed as an appropriate form of treatment and disposal by the On-site Waste Water Assessment (GES, May 2011). Stormwater would be disposed of into the nearby water course.
E7 Sign Code	Not applicable. No signs proposed.
E8 Telecommunication Code	Not applicable. No telecommunications proposed.
E9 Traffic Generating Use and Parking Code	Code applies to all development.
E9.4 Use or development exempt from this Code	Not exempt. No Local Area Parking Scheme applies to the land.

E9.5 Use Standards	
E9.5.1 Provision for parking	
<p>E9.5.1–(A1) Provision for parking must be:</p> <ul style="list-style-type: none"> (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; (b) motor bike parking at a rate of one space for every 20 vehicle parking spaces; (c) parking spaces for people with disabilities at the rate of one space for every 20 parking spaces or part thereof; and (d) bicycle parking at the rate of one space for every 20 vehicle parking spaces or part thereof. 	<p>Compliant.</p> <ul style="list-style-type: none"> (a) Table E9A requires provision of two on-site car parking spaces. One specific space proposed in garage and another could be provided in the driveway area. (b)–(d) Not applicable. Requirement not triggered until 20 spaces required or proposed.
E9.5.2 Provision for loading and unloading of vehicles	
<p>E9.5.2–(A1) There must be provision within a site for:</p> <ul style="list-style-type: none"> (a) on-site loading area in accordance with the requirement in the Table to this Code; and (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>Compliant.</p> <ul style="list-style-type: none"> (a) Table E9A does not require on-site loading space. None proposed. (b) Not applicable. Use is Residential and does not apply.

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>Compliant.</p> <p>(a) Access is provided to Revell Lane by shared right-of-way.</p> <p>(b) Not applicable. Satisfied by (a).</p> <p>(c) Not applicable. Satisfied by (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.	No details of driveway design provided. Condition of Permit.
<p>E9.6.2 A1.2 Other than for development for a single dwelling in the General Residential, Low Density Residential, Urban Mixed Use and Village zones, the layout of vehicle parking area, loading area, circulation aisle and manoeuvring area must:</p> <p>(a) be in accordance with AS/NZS 2890.1 (2004) Parking Facilities – Off-Street Car Parking;</p>	<p>Compliant.</p> <p>(a) Accepted as complying with AS 2890.1–2004.</p> <p>(b)–(d) Not applicable. Listed parking type not provided.</p> <p>(e) Parking spaces separately accessed from internal</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; and</p> <p>(g) be formed and constructed with compacted sub-base and an all-weather surface.</p>	<p>driveway.</p> <p>(f) Sufficient on-site turning space available to enable forward movement to and from the site.</p> <p>(g) No details of driveway construction provided. Condition of Permit.</p>
<p>E9.6.2–(A2) Design and construction of an access strip and vehicle circulation, movement and standing areas for use or development on land within the Rural Living, Environmental Living, Open Space, Rural Resource, or Environmental Management zones must be in accordance with the principles and requirements for in the current edition of Unsealed Roads Manual – Guideline for Good Practice ARRB.</p>	<p>Compliant through condition.</p> <p>Vehicle standing and manoeuvring areas to be designed and constructed in accordance with the principles and requirements for in the current edition of Unsealed Roads Manual – Guideline for Good Practice ARRB.</p>
<p>E10 Water and Waterways Code</p>	<p>Not applicable. Not within 30m of a watercourse.</p>

SPECIFIC AREA PLANS	
F6.0 Revell Lane Precinct Specific Area Plan	
F6.5 Use Table	Residential (dwelling) is a Permitted use.
F6.6 Use Standards	
F6.6.1 Discretionary use P1 Discretionary use must – <ul style="list-style-type: none"> (a) be consistent with Local Area Objectives for the Rural Living zone and this Specific Area Plan; (b) be consistent with any applicable Statement of Desired Future Character for the Rural Living zone and this Specific Area Plan; (c) minimise likelihood for adverse impact on the amenity for residential use on adjacent land; and (d) be consistent with the capacity of available services, including road access. 	Not applicable. Proposed residential use is Permitted.

F6.7 Development Standards	
F6.7.1 Landslide	
<p>A1</p> <p>Development not involving:</p> <p>(a) More than 100mm depth of soil disturbance;</p> <p>(b) Any generation of waste water; or</p> <p>(c) Generation of any concentrated stormwater run-off or treatment.</p>	<p>Non-compliant.</p> <p>Development would likely involve:</p> <p>(a) Greater than 100mm soil disturbance;</p> <p>(b) Generation of wastewater; and</p> <p>(c) Concentrated stormwater run-off and disposal.</p> <p>A hazard risk assessment for the development was submitted which indicated that a tolerable level of risk would be achieved through recommendations of a geotechnical report by John Scoles and a wastewater report by Geo-Environmental Solutions, both submitted with the application.</p> <p>See "Issues" section below.</p>
F6.7.2 Lot size	
<p>A1</p> <p>Each site or lot on a plan of subdivision must –</p> <p>(a) have an area not less than 2.0ha;</p>	<p>(a) Compliant. Lot is 2.954ha.</p> <p>(b) Non-compliant. Proposed building area is 184m², but dwelling and shed would be less than required rear boundary setback of 10m (i.e. 1.7m and 2m</p>

<p>(b) if intended for a building, contain a building area –</p> <ul style="list-style-type: none"> (i) of not more than 1,000m²; (ii) clear of any applicable setback from a frontage, side or rear boundary; (iii) clear of any applicable setback from a zone boundary; (iv) clear of any registered easement; (v) clear of any registered right of way benefitting other land; (vi) clear of any restriction imposed by a utility; (vii) not including any access strip; (viii) clear of any area required for the on-site disposal of sewage or stormwater; and (ix) accessible from a frontage or access strip. 	<p>proposed). Satisfies other listed requirements (iii) to (ix).</p> <p>See “Issues” section below.</p>
F6.7.3 Siting and design	
<p>A1</p> <p>Buildings must not exceed a height of 5.5m, unless the entire building is at least 15m below the skyline or is below the existing tree canopy, in which case the maximum height is 8.5m.</p>	<p>Compliant.</p> <p>Maximum height of dwelling would be 4.6m. Proposed shed would be 3.6m high and containers 2.4m high.</p>

Issues –

1 Shared right-of-way –

The Acceptable Solution allows for an access from the site to a road by right-of-way but only where no other lot has access. In this case, 9A Revell Lane has access to the Revell Lane roadway by a right-of-way that is shared between three lots; 9A, 10 and 11 Revell Lane.

The Performance Criteria requires that the site must have a reasonable and secure access from a road where, in the case of a shared right-of-way:

- (a) the right-of-way would not cause the lot to be less in area than the minimum lot size;
- (b) the dimensions of the right-of-way are adequate for the expected type and volume of traffic generated; and
- (c) the Road Authority is satisfied that adequate arrangements are made for vehicular access between the road and the site.

In relation to the first test, there is no right-of-way across the subject lot, i.e. 9A Revell Lane, so there is no effective reduction in lot size caused. This criterion is satisfied.

The second test requires that the dimensions of the right-of-way are satisfactory. The arrangement of lots and access for the lots served by the right-of-way currently exists and appears to be adequate for the number of properties and role it serves. However, the carriageway on the right-of-way is comparatively narrow (approximately 4m wide) and with any significant increase in development on 9, 9A, 10, 11 and/or 13 Revell Lane, the capacity of the roadway could well be exceeded.

Provisions included in the Specific Area Plan (SAP) for the Revell Lane Precinct have been crafted to limit the types and level of development, including low traffic generating uses and larger lot size subdivision, to that which would avoid any excessive demand on services, particularly road access.

It is considered that with the SAP provisions in place, the capacity of the right-of-way would be adequate to accommodate the proposed development of the 9A Revell Lane property and ensure the adequacy of its capacity into the future. The second criterion is satisfied.

The third test is for the Road Authority, in this case the Council, to be satisfied that arrangements for traffic are adequate. For the reasons outlined above, it is considered that arrangements regarding the right-of-way and access to Revell Lane would be adequate.

The Council's Environmental Engineer advises that the Council, acting as the relevant Road Authority, is satisfied that adequate arrangements have been made to provide vehicular access between the carriageway of Revell Lane and the right-of-way access strip to the lot at 9A Revell Lane, Penguin. The third test is also satisfied.

As a consequence of the above three tests being satisfied, it is considered that A2/P2 of s.13.4.1 of the Scheme has been satisfactorily complied with and that an exercise of discretion on the shared right-of-way provision would be justified.

2 *Rear boundary setback –*

In this case, there are two buildings that are setback less than the 10m standard; the proposed dwelling and a yet to be built shed. The proposed storage containers comply with the required setback.

The existing shed structure was approved with a 1.7m setback some 12 years ago, under a previous planning scheme. The building exists. Internal modifications and an external deck, which were not part of the original approval have already been completed, and comply with the development standards of the current Scheme.

The principal change is to the use. In this context, it does not seem reasonable or appropriate to again assess the building for compliance with development standards like setbacks, height and siting, unless there is an aspect of the use itself which would trigger such a need for reassessment, as would be appropriate for example in the case of car parking which changes from one use to another. There are no obvious aspects of the building's use as a dwelling that would dictate that such a reassessment should apply. On this basis, there should be no requirement to exercise discretion on the rear boundary setback for the dwelling.

If this view is not correct and the setback needs to be assessed again, then the measure of whether it should be allowed would be based on the Performance Criteria.

At only a 2m setback from the rear boundary, the proposed shed is clearly short of the 10m setback standard and requires an assessment under the Performance Criteria.

For the sake of certainty, both the proposed dwelling and shed structures are assessed against the Performance Criteria of the current Scheme.

The Performance Criteria requires that the height and siting of a building must:

- (a) minimise overshadowing of a habitable room in an adjacent dwelling;
- (b) take account of appearance and design characteristics of the building and any buildings on adjacent land;
- (c) minimise scale, bulk, massing and proportion relative to an adjacent building;
- (d) be consistent with the rural setting and streetscape; and
- (e) respond to the effect of slope and orientation to attenuate impact on adjacent land.

2(a) Overshadowing –

The existing dwelling structure on the subject lot is about 90m away from the closest neighbouring dwelling (9 Revell Lane). The proposed shed on the subject land would be sited about 30m from the neighbouring dwelling. At such distances there would be no overshadowing by either building of any part of the neighbouring dwelling. Criterion (a) satisfied.

2(b) Appearance and design –

While parts of the proposed structures would (and are already) seen from some neighbouring dwellings, particularly the closest dwelling at 9 Revell Lane, the impact could not fairly be considered unreasonable, as might be measured through such matters as character and privacy, particularly in the context of the land's Rural Living zoning and the generally rural-domestic scale, use, form and siting of structures.

It is considered that the proponent has taken adequate account of the appearance and design characteristics of the proposed buildings relative to buildings on adjacent lots, particularly the closest dwelling at 9 Revell Lane. Criterion (b) satisfied.

2(c) Scale, bulk, massing and proportion –

The scale, bulk, massing and proportion of the proposed buildings is considered to be rural-domestic in nature. The same description would also apply to surrounding buildings, which are principally dwellings and outbuildings.

It is considered that the proposed buildings are consistent with the scale, bulk, massing and proportion of surrounding development and on this basis, the application has satisfactorily demonstrated consistency with the requirement to minimise impact in relation to those matters. Criterion (c) satisfied.

2(d) Rural setting and streetscape –

The setting of the Revell Lane Precinct can be described as undulating topography, dwellings spaced generous distances apart and sited on larger size lots. Vegetation comprises a mixture of cleared land and mature trees and understorey along fence lines and watercourses. Buildings are generally limited in their scale and impact. The setting can be reasonably described as ‘rural’.

The proposed buildings on the subject land would, because of their limited scale and impact, be consistent with the setting so described.

The concept of streetscape is generally more appropriate to urban and suburban areas. Nevertheless, in the case of Revell Lane, the streetscape could be described as a narrow roadway with buildings generally setback substantial distances from the road forming an open character with grassed paddocks up to the road edge. Fences are mainly post and wire while dwellings are generally surrounded with garden, including mature exotic species.

The proposed buildings would be setback substantial distances from the roadway; the shed is closest and would be setback 26m from Revell Lane. Vegetation around the dwelling, shed and containers would partially screen views of them from Revell Lane, the Bass Highway and Penguin township.

It is considered that the proposed buildings would be consistent with the rural setting and streetscape. Criterion (d) is satisfied.

2(e) Slope and orientation –

The proposed buildings are and would be set into the slope of the subject site in a manner that downplays their visual impact, from surrounding viewing locations, including adjacent lots. Trees and shrubs on the land further assist in obscuring views of buildings.

It is considered that the design and location of the proposed buildings have responded adequately to the slope and orientation to produce an impact that is consistent with attenuating impacts on adjacent land to a level considered reasonable. Criterion (e) is satisfied.

The development has adequately demonstrated that it satisfies the Performance Criteria for siting. Consequently, it is considered that an exercise of discretion on the rear boundary setback standard 13.4.4–(P2) would be justified.

3 Position on ridgeline –

There are two matters associated with s.26.4.2–(A3) that are at issue; the requirement for the house, shed and containers to be sited at least 15m below the ridgeline and that the buildings be clad and roofed in non-reflective materials.

All buildings would be located on the crest of a small north-east/south-west running ridgeline. The relevant provisions of the Performance Criteria are that the buildings not be visually apparent on the skyline or above the vegetation canopy.

In this respect, there are three principal viewing locations from which the visual impact should be measured; the residential area on the eastern bank above the Penguin Creek, i.e. Sunset Lane, the Penguin town centre and the Bass Highway.

From residences in Sunset Lane and other areas on the ‘east bank’ of Penguin, the existing and proposed buildings would be partially visible but would be set against the backdrop of a more elevated north-south running ridgeline. They would also be beneath the canopy of surrounding vegetation.

From the Penguin town centre, the buildings would be obscured by landforms and foreground vegetation.

From only a couple of points on the Bass Highway the buildings would be visible. While the buildings might appear a little higher than the other two locations, the development would still be situated below the skyline and vegetation canopy behind.

On the basis that from all principal viewing locations the existing and proposed buildings would not project above the skyline or vegetation canopy, the Performance Criteria are deemed to be satisfied.

The proposed dwelling is clad in white painted corrugated metal sheeting walls and a dark grey corrugated metal sheeting roof. The proposed shed would also be clad in corrugated metal sheeting and would be painted in 'Surfmist' which is a light tone, and a black roof.

The coloured nature of the cladding in both cases is likely to be adequate to prevent any adverse glare from any reflected sunlight. In this respect, the requirement for non-reflective materials has been satisfied in the case of these two buildings.

No details regarding the finish of the two storage containers are provided; they are normally dull and darker in tone which would be appropriate. It would be appropriate to require that the structures be provided with a non-reflective finish.

4 Wastewater and stormwater generation –

Development under the Acceptable Solution provision for Landslide of the Revell Lane Precinct SAP is limited to minor site works. More intensive works require assessment under the Performance Criteria and involves an exercise of discretion.

The associated Performance Criteria requires a Hazard Risk Assessment, which indicates that either there is an insufficient increase in risk to warrant any particular protection measures, or that a tolerable level of risk can be achieved.

Reports by Mr John Scoles and Geo-Environmental Solutions indicate that a tolerable level of risk can be achieved through incorporation of certain recommended measures, specifically:

-
- (a) proposed building should be sited in an area of slight fall near the western boundary (this location is reflected in the application);
 - (b) sewer and stormwater should be connected to reticulated systems, or if not available, on-site disposal with soakage trenches away from steeply sloping areas;
 - (c) surface water should not be allowed to collect adjacent to the structure and that significant changes to seasonal soil moisture equilibria do not develop as a consequence of service trench construction or tree root action;
 - (d) the base of all footing or beam excavations should be inspected to ensure that the founding medium meets requirements for strength of founding material; and
 - (e) wastewater disposal should be through an Aerated Wastewater Treatment System (AWTS) in the form of a raised irrigation bed design.

Assessment of the detailed design of the AWTS system would be undertaken at the building approval stage.

A report commissioned by the Council in relation to a previous proposal to rezone the land (October 2013) indicated that the proposed building area on 9A Revell Lane was not mapped as being at particular risk, though it was just outside an area indicated as 'steep slope zone'. For unmapped areas in the Revell Lane Precinct (including 9A Revell Lane) the report recommended that:

- (a) wastewater and stormwater not be disposed of into landslide risk areas; and
- (b) water should be disposed of through Council drainage systems, though stormwater could be directed to creek lines through sealed drains.

The proposed development incorporates an Aerated Wastewater Treatment System with raised irrigation beds. Stormwater would be piped to the nearby watercourse.

On the basis of the specialist reports provided and otherwise available, and a condition requiring stormwater disposal to the nearby watercourse, it is considered that the Performance Criteria relating to

a tolerable level of risk, has been satisfied. An exercise of discretion on F.6.7–(P1)(b) of the Revell Lane Precinct Specific Area Plan would be justified.

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	Stormwater condition provided.
TasWater	No referral required.
Department of State Growth	No issues raised.
Environment Protection Authority	No referral required.
TasRail	No referral required.
Heritage Tasmania	No referral required.
Crown Land Services	No issues raised.
Other	No referral 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 –

One representation was received within the prescribed time, a copy of which is provided at Annexure 3.

The representation was detailed and included numerous facts regarding the

recent history of the site relating to attempts to build a dwelling on the land, certain facts about the current proposal, e.g. siting, and various standards of the Rural Living Zone. The key points of the representation as they relate directly to the proposal are summarised and responded to as follows:

MATTER RAISED	RESPONSE
1 Proposed 1.7m setback from rear boundary is not consistent with provision of an acceptable level of amenity for neighbouring resident.	The proposed dwelling would be 45m away from the representor's house. The proposed shed would be 30m from the representor's dwelling. Such separations are considered adequate to limit impacts such as noise, shading and privacy, to levels that are reasonable.
2 Council changed the frontage of 9A Revell Lane to Preservation Drive.	9A Revell Lane has access to Revell Lane through a shared right-of-way. It also has a frontage to Preservation Drive which is a Limited Access Road and to which there is currently no access. The definition of <i>frontage</i> in the Scheme is, "a boundary of a lot that abuts a road." Classifying the Preservation Drive boundary as frontage is consistent with the Scheme definition.
3 Proposed containers would be visible from Penguin town centre. Not consistent with Desired Future Character Statement for development to be low impact.	Containers and other buildings are likely to be visible in the landscape from numerous viewing locations. However, their impact is not considered unreasonable for the reason that they would not be visible above ridgelines and vegetation canopy situated behind the site.
4 Various provisions of LUPAA have been infringed by the development in the past.	There have been some infringements of legislation associated with past efforts to construct a dwelling. However, those matters have been dealt with

	and a new application has now been put forward, in accordance with the requirements of LUPAA.
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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 application for a dwelling and outbuildings at 9A Revell Lane is the latest in a long process for securing approval by the owner/applicant and the Council, involving a Planning Appeal, a Supreme Court case, two applications for rezoning and submissions on the Scheme.

The zoning of the land has now been changed to Rural Living in which a Residential use is Permitted. However, there are various matters in the application are were not consistent with an Acceptable Solution and require assessment under the associated Performance Criteria, namely use of a shared right-of-way, the rear boundary setback, structures sited on the ridgeline and waste and stormwater generation under the Specific Area Plan for the Revell Lane Precinct.

On each of these matters the application has demonstrated compliance, as discussed in this report. Consequently, it is considered that exercises of discretion in relation to those matters would be appropriate and the application approved.

Recommendation –

It is recommended that the application for a Residential (dwelling) and outbuildings (shed and two containers) – variations to standards for use of right-of-way, rear boundary setback, structures sited on the ridgeline, parking within 10m of a boundary and waste and stormwater generation at

9A Revell Lane, Penguin, be approved subject to the following conditions and notes:

- 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 and management of the property to be undertaken in accordance with the findings and recommendations of the geotechnical investigation report by John Scoles of Scoles Tague and Associates P/L dated 16 February 2000.
- 3 The wastewater treatment and disposal system must be designed and constructed in accordance with the Recommendations of the On-site Waste Water Assessment for 9A Revell Lane, Penguin, prepared by Geo-Environmental Solutions dated May 2011.
- 4 Vehicle manoeuvring areas must be designed and constructed in accordance with Unsealed Roads Manual – Guideline for Good Practice ARRB.
- 5 Vehicle standing and manoeuvring areas must provide for the collection, drainage and disposal of stormwater, and be formed and constructed with compacted sub-base and an all-weather surface.
- 6 Storage containers must be provided with a non-reflective finish, to the satisfaction of the Director Community Services.

Please note:

- 1 A Planning Permit remains valid for two years. If the use or development has not substantially commenced within this period an extension may be granted if a request is made before this period expires. If the Permit lapses, a new application must be made.
- 2 Building and Plumbing Permits are required for the proposed development. A copy of this Planning Permit should be given to your building surveyor.'

The report is supported.”

The Director Community Services reported as follows:

“Copies of the Annexures referred to in the Land Use Planning Group Leader’s report have been circulated to all Councillors.”

■ Cr van Rooyen moved and Cr Carpenter seconded, "That the application for the development of a Residential (dwelling) and outbuildings (shed and two containers) – variations to standards for use of right-of-way, rear boundary setback, structures sited on the ridgeline, parking within 10m of a boundary and waste and stormwater generation at 9A Revell Lane, Penguin be approved subject to the following conditions and notes:

- 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 and management of the property to be undertaken in accordance with the findings and recommendations of the geotechnical investigation report by John Scoles of Scoles Tague and Associates P/L dated 16 February 2000.
- 3 The wastewater treatment and disposal system must be designed and constructed in accordance with the Recommendations of the On-site Waste Water Assessment for 9A Revell Lane, Penguin, prepared by Geo-Environmental Solutions dated May 2011.
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Please note:

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- 2 Building and Plumbing Permits are required for the proposed development. A copy of this Planning Permit should be given to your building surveyor."

Carried unanimously

Closure

There being no further business, the Mayor declared the meeting closed at 6.10pm.

CONFIRMED THIS DAY OF , 2016.

Chairperson

(cvv:km)

Appendices

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 Development Support Special Committee 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



Tasmania

MINERAL RESOURCES TASMANIA

A Division of
DEPARTMENT of INFRASTRUCTURE,
ENERGY and RESOURCES

Enquiries: Ric Donaldson
Phone: (03) 6233 8330
Your Ref:
Our File: 0RCD004:AB

CENTRAL COAST COUNCIL

CENTRAL COAST COUNCIL
ENVIRONMENT & REGULATORY SERVICES

Division.....ENV.....

15 March 2000

Received: 10 MAR 2016

Rec'd 15 MAR 2000

Application No:

File no. 403200/0340

Mr Jason McNeill
Central Coast Council
PO Box 220
ULVERSTONE TAS 7315

Doc. Id. 21759

Dear Mr McNeill

**GEOTECHNICAL REPORT - R DRAPER - LOT 1,
REVELL COURT, PENGUIN**

In response to your request for Mineral Resources Tasmania (MRT) to review the geotechnical report prepared by Scoles, Tague & Associates Pty Ltd in relation to the above property, we wish to make the following brief comment.

The report appears to have addressed the major geotechnical issues normally considered in relation to a proposed urban residential development site. Whilst MRT has no specific site knowledge, we are aware of the presence of fossil landslide activity in the area and concur with the recommendations as outlined in the consultants report with respect to the siting of the proposed dwelling and management of sewer and stormwater.

In summary, we have no objection to the proposed development based on the findings contained in the consultant's report.

Yours sincerely

R C Donaldson
**SENIOR GEOLOGIST
ENGINEERING GEOLOGY & GROUNDWATER**

COUNCIL
ENVIRONMENT & REGULATORY SERVICES

Received: 01 JUL 2015

Application No: 0A215002

Doc. ID: 210807

STA

SCOLES, TAGUE & ASSOC. PTY LTD

CONSULTANT ENGINEERS & PROJECT MANAGERS

A.C.N 065 984 081
Fax: (03) 64372692
Ph: (03) 64372692
12 Hampson St.,
Penguin

Central Coast Council
19 King Edward St.
Ulverstone
7315

February 16, 2000


Dear Mr R. Draper.

RE: Lot 1 Revell Court, Penguin.

The following is the report covering the geotechnical investigation undertaken at Lot 1 Revell Court, Penguin. The results have indicated that the building site is a Class M to AS2870 and that the house location should be restricted to the slightly sloping section at the Western end of the block. The report should be read to get the more detailed requirements.

Should you have any queries please give me a call.

Yours faithfully



John Scoles
MIEAust CPEng.
NPER

1.0 INTRODUCTION

A limited scope geotechnical investigation has been conducted on the site of a proposed residential development at Lot 1 Revell Court, Penguin.

The investigation has been conducted for the purposes of assessing general subsurface conditions at the site and consequently assigning a Site Classification in accordance with AS 2870- 1996 "Residential Slabs and Footings - Construction".

2.0 FIELD INVESTIGATION

The field investigation was conducted on January 25, 2000 and involved the excavation of two test pits to termination depths of 2.20 and 2.50 metres. Insitu vane shear strength tests were conducted in clay layers encountered in the investigation, with sampling of these soils being undertaken for subsequent laboratory testing. The results of field and laboratory tests are shown on the borehole logs.

The logs of the excavation pits are included in the Appendix and their locations are shown on the enclosed drawing.

3.0 SITE CONDITIONS

The site is currently vacant and has a slight fall to the east that increases to steep falls to the north, east and south. It is understood that the proposed building is to be located on the slightly sloping area.

It is understood that up to 1.5 metres is to be excavated off the slightly sloping area.

The Department of Mines Geological Atlas, Devonport sheet (scale 1:50000), shows the site to be underlain by Tertiary aged Basalt deposits with this being generally confirmed by the field data.

Examination of the Mineral Resources Tasmania Land Stability Map, Ulverstone – Kindred sheet (scale 1:25000) shows the eastern section of the site to be located on an 'Ancient (Fossil) Landslide' with the proposed building site located on Tertiary Basalt material to the west of 'Ancient Landslide'.

The investigation indicated that the soil profile is relatively uniform over the site, with full details of soil conditions being presented in the excavation logs.

Laboratory Atterberg Limit and Shrinkage tests conducted on a clay sample from test pit 1 between 1.2 to 1.3 metres indicate that the clay soils at this site possess a moderate shrink/swell potential.

The excavation pits did not reveal any signs of seepage over the investigated depths.

4.0 CLASSIFICATION

After allowing due consideration of the site geology, drainage, soil conditions and known details of the proposed structure, the site has been classified as follows:

CLASS M (AS 2870)

Foundation designs in accordance with this classification are subject to the overriding conditions of Section 5 below.

5.0 DISCUSSION

Particular attention should be paid to the design of footings as required by AS2870 - 1996.

In addition to normal founding requirements arising from the above classification, particular conditions at this site dictate that the founding medium, and minimum depth below existing surface levels, for all footings should be as follows:

**SILTY CLAY, (CH), medium to high plasticity, red/brown,
below 0.50 metres.**

An allowable bearing pressure of 100 kPa is available for edge beams, strips and pads founded as above.

Due to the presence of the ancient landslip, it is recommended that the proposed building is restricted to the areas of slight fall near the western boundary. It is also recommended that sewer and stormwater drainage to be connected to council mains if available. If this is not possible, soakage trenches should not be located on the steeply sloping or ancient landslide areas (ie. to the east of the steep falls).

The site classification presented in section 4 assumes that the current natural drainage and infiltration conditions at the site will not be markedly affected by the proposed site development work. Care should therefore be taken to ensure that surface water is not permitted to collect adjacent to the structure and that significant changes to seasonal soil moisture equilibria do not develop as a result of service trench construction or tree root action.

Attention is drawn to Appendix B of AS 2870 - 1996 and CSIRO pamphlet, 10-91, "Guide to Home Owners on Foundation Maintenance and Footing Performance" as a guide to maintenance requirements for the proposed structure.

Although the auger hole data indicates that site conditions are relatively uniform, variations in soil conditions may occur in areas of the site not specifically covered by the field investigation. The base of all footing or beam excavations should therefore be inspected to ensure that the founding medium meets the requirements referenced herein with respect to type and strength of founding material.

**References: AS 2870 - 1996 Residential Slabs and Footings
- Construction**

STRUCTURAL CERTIFICATE

No. none

To

CENTRAL COAST COUNCIL

Details of location and work to which this certificate applies:-

- (a) Owner's name: Mr G. Grimme
- (b) Location of work: Lot 1 Revell Court
Penguin
- (c) Description of work:
- | | |
|-------------------------|----------------------------|
| i) wind classification | (Wind Classification -N3) |
| ii) site classification | (Site Classification -M) |

for the proposed house.

- (d) Details of the basis on which certificate is given, and specifications, rules, codes of practice, or publications relied on (if any):
- | | |
|----------|--|
| AS1170.1 | Loading Code, Part 1: Dead, live loads and load combinations |
| AS4055 | Wind Loads for Housing |
| AS2870 | Residential Slab and Footing Construction |
- (e) Details of building work not included in this certificate:
ALL OTHER WORK.

I John Scoles of 12 Hampson Street, Penguin, for and on behalf of Scoles, Tague & Associates being a practising structural engineer, hereby certify that the structural design and plans
none)

for the work detailed above, is designed on sound engineering principles and is in accordance with the listed Australian Codes.

Dated this 16-Feb-00


SCOLES, TAGUE & ASSOCIATES
ACN 065-984-081

Signed


No. 406422

DESCRIPTIVE TERMS - BOREHOLE/EXCAVATION LOG

Method			Support
S auger screwing	W washbore	B blade/bucket	*nil
D auger drilling	N natural exposure	C cable tool	C casing
R roller/tricone	E existing excavation	H hammer drill	M mud

Water		not observed observed water level (with date shown) observed water inflow (with date shown) observed water outflow (with date shown) refer to report for details
-------	---	--

Notes, samples, tests, etc

U63	undisturbed sample, 63mm diameter
D	disturbed sample
N*	standard penetration test + sample, figure = results

Structures, additional observations

PP	pocket penetrometer test figure = result (kPa)
V	vane shear test figure = result (kPa)
DCP	dynamic cone test, figure = blows/300mm

Surface

known boundary _____	probable boundary -----	possible boundary -?-?-?-?-?-?-?-?
-------------------------	----------------------------	---------------------------------------

classification of Material based on Unified Classification System (refer SAA Geotechnical Site Investigations Code AS 1726 - 1993 Appendix A)

Moisture Condition

Based on appearance and feel of soil

dry (D)	Looks and feels dry, cohesive soils usually hard, powdery or friable, granular soils run freely through the hands.
moist (M)	Soil feels cool, darkened in colour, cohesive soils usually weakened by m granular soils tend to cohere, no free water on hands when remoulding.
wet (W)	Soil feels cool, darkened in colour, cohesive soils weakened, granular soil to cohere, free water collects on hands when remoulding.

Consistency

based on undrained shear strength, C_u (generally estimated or measured vane shear test).

very soft VS	soft S	firm F	stiff St	very stiff VSt	hard H
C_u (kPa)	12.5	25	50	100	200

If soil crumbles on test without meaningful result it is described as friable.

Density Index

(generally estimated or based on penetrometer results):

very loose VL	loose L	medium dense MD	dense D	very dense VD
15	35	65	85	

density index ID%

**BFP**

Geotechnical engineers

19A Bass Highway Prospect Vale Tas 7250

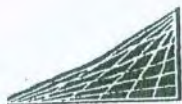
Tel (03) 6340 2155 Fax (03) 6340 2177

**ENGINEERING
EXCAVATION LOG**

Test Pit no. 1
 Sheet no. 1 of 1
 Job no. 23150

Client : SCOLES TAGUE & ASSOCIATES Date : 25/01/00
 Project : LANDSLIP INVESTIGATION Logged By : SEH
 Location : LOT 1 REVELL COURT, PENGUIN
 Excavation equipment type & model : Cat Backhoe RL Surface : Not measured
 Excavation dimensions (m) : 3 Long 1 Wide Datum : -

Material Description	Depth (m)	Graphic log	Water	Moisture condition	Consistency density, index	Structure, additional observations	Notes Samples Tests	Method	Support
CLAYEY SILT, (ML), low plasticity, brown.			*	D	F			D	-
SILTY CLAY, (CH), medium to high plasticity, red/brown, some grey, yellow, trace of medium gravel.	0.25			D	VSt				
	0.50			M		Fissured			
	0.75					V = >130 kPa			
SILTY CLAY, (CH), medium to high plasticity, red/brown.	1.00			M	VSt				
	1.25							D	
	1.50						LL=66% LS=14.5%		
CLAYEY SAND, (SC), fine to coarse, red/brown, medium plasticity fines.	1.75			M	MD				
TP1 - Terminated @ 2.20 metres.	2.00								

**BFP**

geotechnical engineers

369A Bass Highway Prospect Vale Tas 7250

Ph (03) 6340 2155 Fax (03) 6340 2177

**ENGINEERING
EXCAVATION LOG**

Test Pit no. 2
 Sheet no. 1 of 1
 Job no. 23150

Client : SCOLES TAGUE & ASSOCIATES Date : 25/01/00
 Project : LANDSLIP INVESTIGATION Logged By : SEH
 Location : LOT 1 REVELL COURT, PENGUIN
 Excavation equipment type & model : Cat Backhoe RL Surface : Not measured
 Excavation dimensions (m) : 3 Long 1 Wide Datum : -

Material Description	Depth (m)	Graphic log	Water	Moisture condition	Consistency density, index	Structure, additional observations	Notes Samples Tests	Method	Support
CLAY SILT, (ML), low plasticity, brown.			*	D	F			D	-
SILTY CLAY, (CH), medium to high plasticity, red/brown, trace of EW Gravel, grey, yellow.	0.25			M	VSt				
	0.50								
	0.75								
	1.00					V = >130 kPa			
	1.25								
	1.50								
	1.75								
TP2 - Terminated @ 2.50 metres.	2.00								

Revell Court

Gate

TP1

TP2

CLIENT

SCOLES TAGUE & ASSOCIATES

PROJECT

Lot 1 Revell Court, Penguin

BFP CONSULTANTS PTY LTD

SCALE

1:400

JOB No.

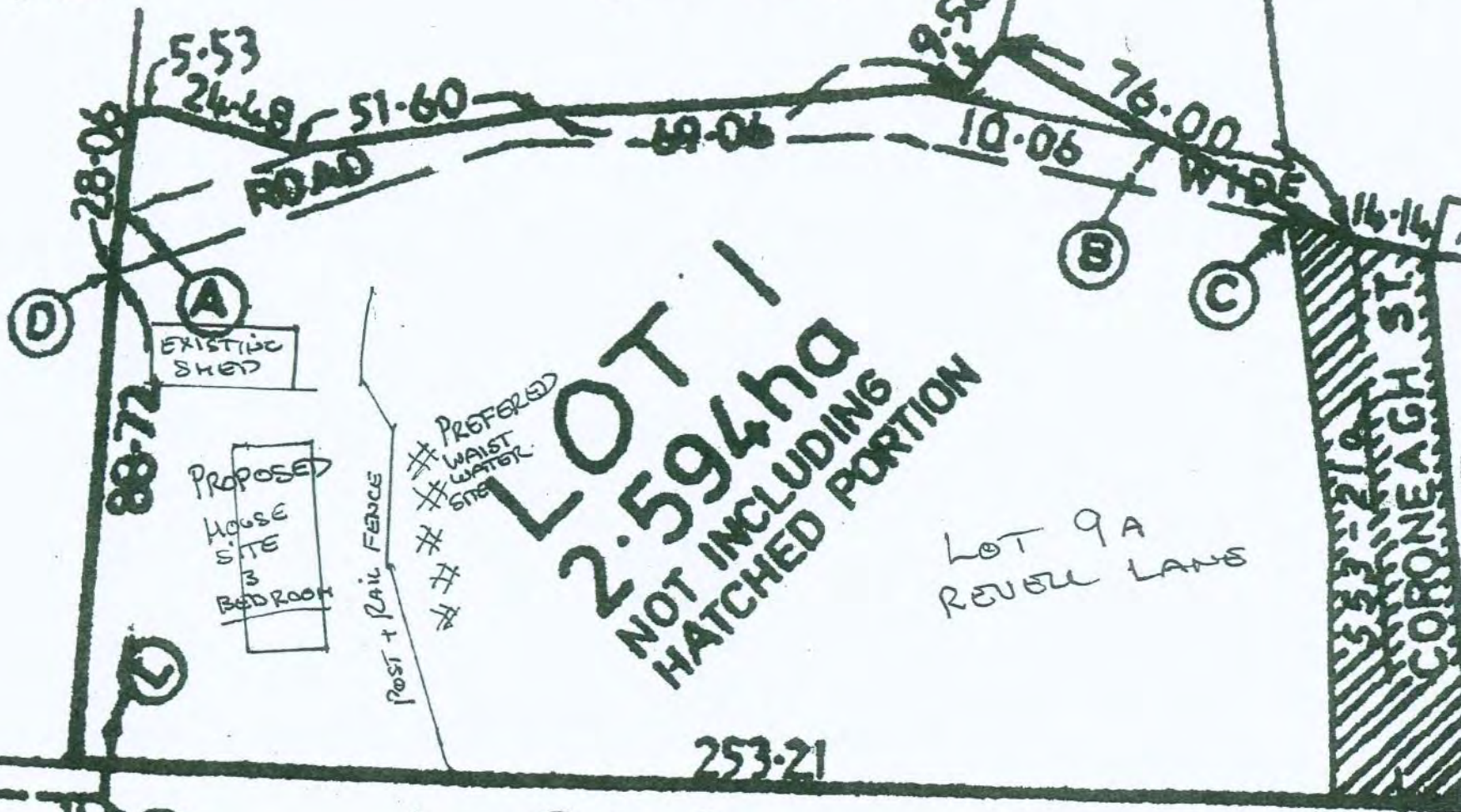
23150

Fig. 1

ATT
MATT STREET

(539-100)

1.27226



JEFF GRIMME
0407352139

POSTAL
2A DIAL ROAD
PENGOIN 7316

(P197574)

ON-SITE WASTEWATER ASSESSMENT

9A Revell Lane

Penguin

May 2011



GEO-ENVIRONMENTAL

S O L U T I O N S

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: 01 JUL 2015

Application No: DA215002

Doc. ID: 210807

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: 18 MAR 2016

Application No:

Doc. ID:

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The author shall not in any way be liable for any loss, damage or injury suffered by the User consequent upon, or
incidental to, the existence of errors in the information.

Introduction

Client: J Grimme
Date of inspection: 2/5/11
Location: 9A Revell Lane, Penguin
Land description: Approx 2ha rural/ residential lot
Building type: Proposed new dwelling
Investigation: 70mm auger
Inspected by: JP Cumming

Background information

Map: Mineral Resources Tasmania, Penguin sheet 1:25000
Rock type: Tertiary Basalt
Soil depth: approx. 1.50m+
Landslide zoning: None known
Local meteorology: Annual rainfall approx 1200 mm
Local services: On site wastewater disposal required

Site conditions

Slope and aspect: Moderate to steep slope to the East
Site drainage: Good fall, good subsurface drainage
Vegetation: Grass and weed species
Weather conditions: Fine, approx 10mm rainfall received in preceding 7 days.
Ground surface: Dry surface conditions

Investigation

A number of auger holes were completed to identify the distribution of, and variation in soil materials on the site. One representative auger hole drilled at the approximate location indicated on the site plan was chosen for testing and classification according AS1547-2000 (see profile summary 1).

Profile summary 1

Depth (m)	Horizon	Description
0 – 0.30	A1	Reddish Brown CLAYEY SILT (ML) , approximately 10% clay in a fine sand and silt matrix, moderate granular structure, moist firm consistency, low plasticity, abundant fine roots, gradual boundary to
0.30-1.5+	B2	Dark Reddish Brown CLAY (CL) , approximately 60% fine sand and silt, strong granular structure, slightly moist stiff consistency, low plasticity, abundant fine roots, lower boundary undefined

Soil profile notes

The profile is a deep gradational Ferrosol soil over basalt. The soil has moderate permeability for the disposal of wastewater flows and a high cation exchange capacity for the absorption of nutrients.

Wastewater Classification & Recommendations

According to AS1547-2000 for on-site wastewater management the soil on the property is classified as **CLAY LOAM** (category 4). The soil on site has moderate permeability (~0.96 m/day), and the large land area available allows for a wide range of possible wastewater designs. The proposal is to construct a 4 bedroom house with standard water saving fixtures and a total wastewater output according to AS1547-2000 of up to 980L/day (7 persons @ 140L/day). Given that a new AWTS is planned for the new house, the required wastewater irrigation area based upon a loading of 980L/day and a DIR of 4L/m²/day is 250m² (for all calculations please refer to the attached Trench summary reports). This disposal area is best accommodated by landscaped garden beds as indicated on the site plan.



Dr John Paul Cumming B.Agr.Sc (hons) PhD CPSS GAICD
Environmental and Engineering Soil Scientist

GES
Land suitability and system sizing for on-site wastewater management
Trench 3.0 (Australian Institute of Environmental Health)

Assessment Report
Site assessment for on-site waste water disposal

Assessment for J Grimme
2a Dial Road Penguin
Assessed site(s) 9a Revell Lane, Penguin
Local authority Central Coast

Assess. Date 9-May-11
Ref. No.
Site(s) inspected 2-May-11
Assessed by John Paul Cumming

This report summarises wastewater volumes, climatic inputs for the site, soil characteristics and system sizing and design issues. Site Capability and Environmental sensitivity issues are reported separately, where 'Alert' columns flag factors with high (A) or very high (AA) limitations which probably require special consideration for system design(s). Blank spaces on this page indicate data have not been entered into TRENCH.

Wastewater Characteristics

Wastewater volume (L/day) used for this assessment = 980 (using the 'No. of bedrooms in a dwelling' method)
Septic tank wastewater volume (L/day) = 320
Sutlage volume (L/day) = 660
Total nitrogen (kg/year) generated by wastewater = 3.5
Total phosphorus (kg/year) generated by wastewater = 1.8

Climatic assumptions for site

(Evapotranspiration calculated using the crop factor method)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Mean rainfall (mm)	39	44	57	81	106	101	126	112	81	93	67	69
Adopted rainfall (R, mm)	39	44	57	81	106	101	126	112	81	93	67	69
Retained rain (Rr, mm)	31	35	46	65	85	81	101	90	65	74	54	55
Max. daily temp. (deg. C)												
Evapotrans (ET, mm)	130	110	91	63	42	29	32	42	63	84	105	126
Evapctr. less rain (mm)	99	75	45	-2	-43	-51	-69	-48	-2	10	51	71
Annual evapotranspiration less retained rain (mm) =												136

Soil characteristics

Texture = clay loam Category = 4 Thick. (m) = 2
Adopted permeability (m/day) = 0.96 Adopted LTAR (L/sq m/day) = 4 Min depth (m) to water = 10

Proposed disposal and treatment methods

Proportion of wastewater to be retained on site: All wastewater will be disposed of on the site
The preferred method of on-site primary treatment: In a package treatment plant
The preferred method of on-site secondary treatment: Above-ground
The preferred type of in-ground secondary treatment: None
The preferred type of above-ground secondary treatment: Surface irrigation
Site modifications or specific designs: Are needed

Suggested dimensions for on-site secondary treatment system

Total length (m) = 25
Width (m) = 10
Depth (m) = 0.15
Total disposal area (sq m) required = 250
comprising a Primary Area (sq m) of: 250
and a Secondary (backup) Area (sq m) of:

Sufficient area is available on site

Comments

The calculated DLR for the category 4 soil present on site for wastewater is a moderate 4 mm/day, and an irrigation area of at least 250sq m. Therefore the system should have the capacity to cope with predicted climatic and loading events.

GES
Land suitability and system sizing for on-site wastewater management
Trench 3.0 (Australian Institute of Environmental Health)

Site Capability Report
Site assessment for on-site waste water disposal

Assessment for J Grimme
2a Dial Road Penguin
Assessed site(s) 9a Revell Lane, Penguin
Local authority Central Coast

Assess. Date 9-May-11
Ref. No.
Site(s) Inspected 2-May-11
Assessed by John Paul Cumming

This report summarises data relating to the physical capability of the assessed site(s) to accept wastewater. Environmental sensitivity and system design issues are reported separately. The 'Alert' column flags factors with high (A) or very high (AA) site limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

Alert	Factor	Units	Value	Confid level	Limitation		Remarks
					Trench	Amended	
	Expected design area	sq m	4,000	V. high	Very low		
	Density of disposal systems	/sq km	5	Mod.	Very low		
	Slope angle	degrees	10	High	Moderate		
	Slope form	Convex converging		High	Moderate		
	Surface drainage	Mod. good		High	Low		
	Flood potential	Site floods 1 in 75-100 yrs		High	Low		
	Heavy rain events	Infrequent		High	Moderate		
	Aspect (Southern heml.)	Faces E or W		V. high	Moderate		
	Frequency of strong winds	Common		High	Low		
A	Wastewater volume	L/day	980	High	High		
	SAR of septic tank effluent		1.0	High	Low		
	SAR of sullage		1.6	High	Low		
	Soil thickness	m	2.0	V. high	Very low		
	Depth to bedrock	m *	2.0	V. high	Low		
	Surface rock outcrop	%	0	V. high	Very low		
	Cobbles in soil	%	0	V. high	Very low		
	Soil pH		5.5	High	Low		
	Soil bulk density	gm/cub. cm	1.4	High	Very low		
	Soil dispersion	Emerson No.	7	V. high	Very low		
	Adopted permeability	m/day	0.98	Mod.	Very low		
	Long Term Accept. Rate	L/day/sq m	4	High	Low		

Comments

Waste water disposal on site is limited by the soil permeability, as a result the calculated DLR based upon permeability has been reduced to allow for significant absorption of treated water within the soil system.

GES
Land suitability and system sizing for on-site wastewater management
 Trench 3.0 (Australian Institute of Environmental Health)

Environmental Sensitivity Report
Site assessment for on-site waste water disposal

Assessment for J Grimme
 2a Dial Road Penguin
 Assessed site(s) 9a Revell Lane, Penguin
 Local authority Central Coast

Assess. Date 9-May-11
 Ref. No.
 Site(s) inspected 2-May-11
 Assessed by John Paul Cumming

This report summarises data relating to the environmental sensitivity of the assessed site(s) in relation to applied wastewater. Physical capability and system design issues are reported separately. The 'Alert' column flags factors with high (A) or very high (AA) limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

Alert	Factor	Units	Value	Confid level	Limitation		Remarks
					Trench	Amended	
	Cation exchange capacity	mmol/100g	75	High	Moderate		
	Phos. adsorp. capacity	kg/cub m	0.6	High	Moderate		
	Annual rainfall excess	mm	-138	High	Very low		
	Min. depth to water table	m	10	High	Very low		
	Annual nutrient load	kg	5.3	High	Low		
	G'water environ. value	Agric non-sensit		V. high	Low		
	Min. separation dist. required	m	10	High	Low		
	Risk to adjacent bores	Very low		V. high	Very low		
	Surf. water env. value	Agric non-sensit		V. high	Low		
	Dist. to nearest surface water	m	200	V. high	Moderate		
	Dist. to nearest other feature	m	100	V. high	Low		
	Risk of slope instability	Moderate		V. high	Moderate		
	Distance to landslip	m	100	V. high	Moderate		

Comments

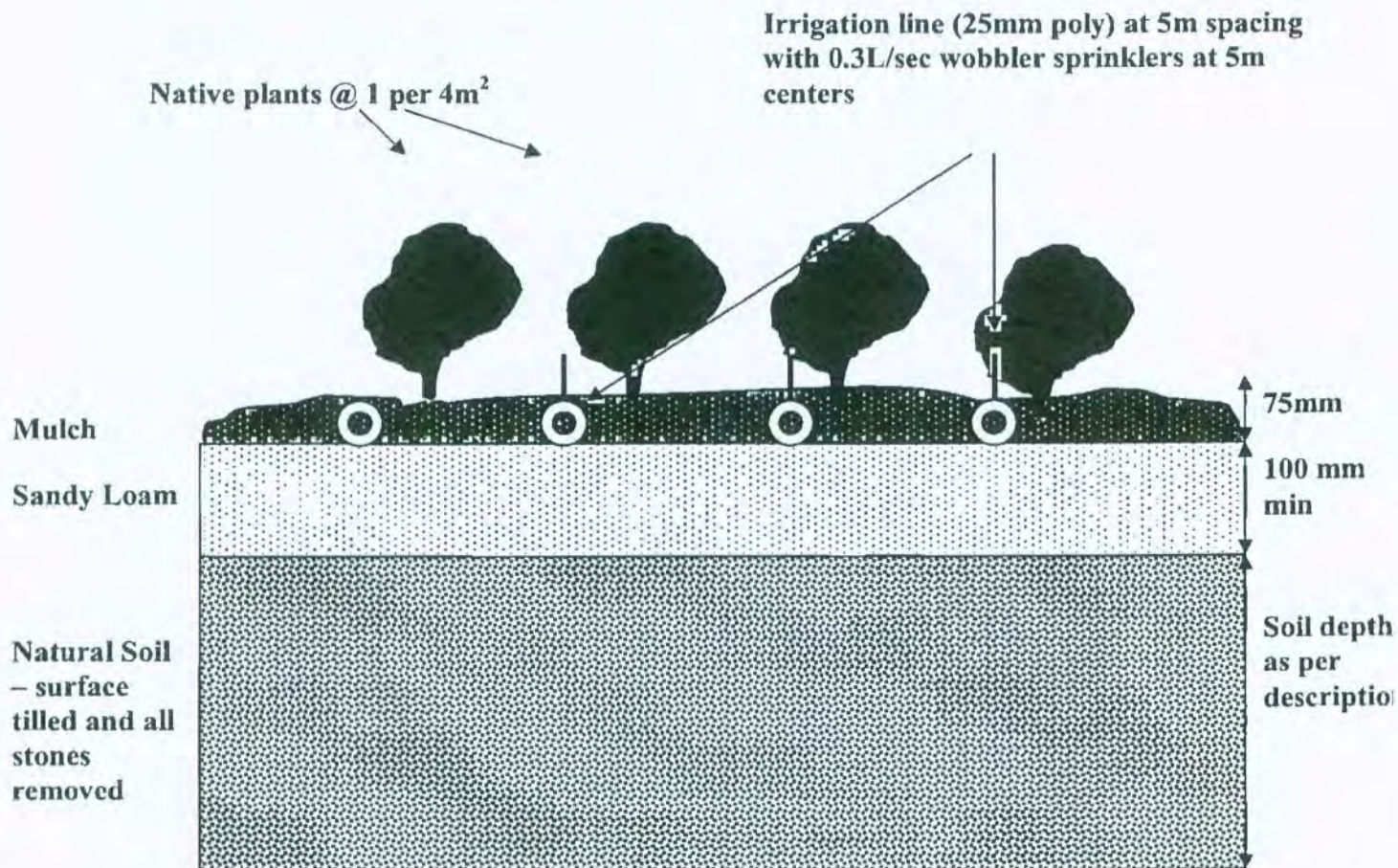
The mixed sandy and silty clay loam materials on site generally have a moderate CEC, to retain nutrients.

Figure 1 - AWTs and surface irrigation

AWTS - Raised irrigation bed design

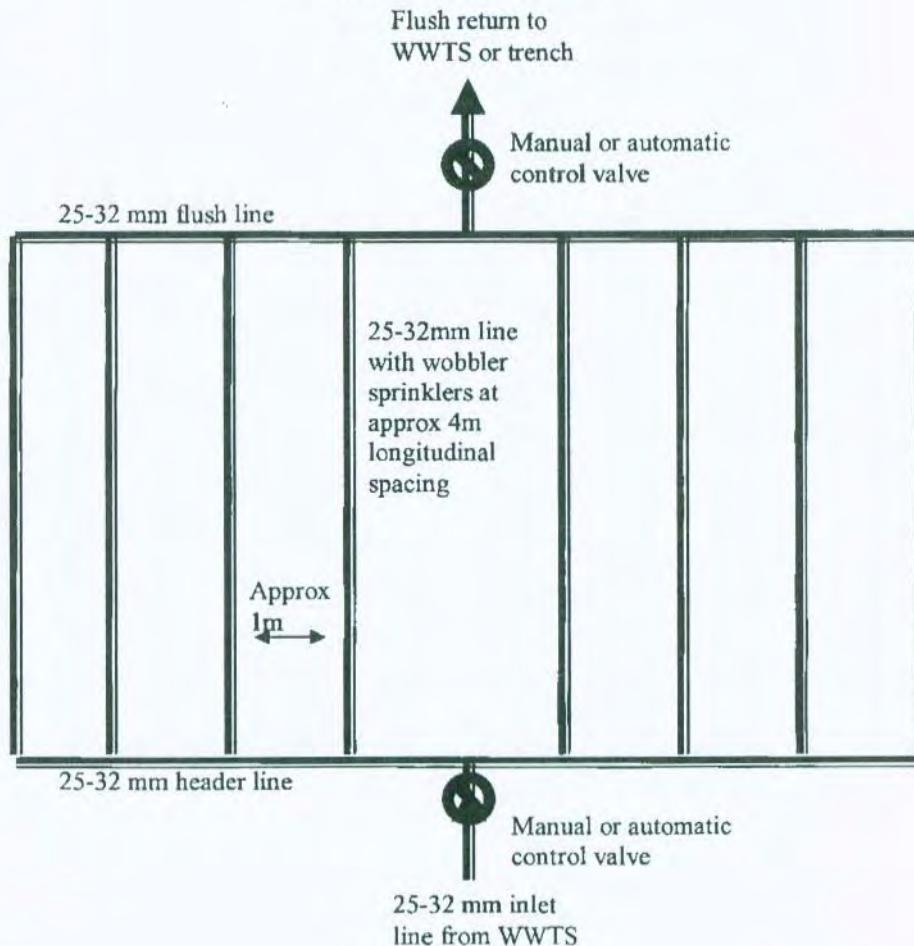
To be used in conjunction with site evaluation report for construction of irrigation areas for use with aerated wastewater treatment systems (AWTS) on shallow, duplex, or clay soils. On dispersive soils gypsum should be added to tilled natural soil at $1\text{Kg}/5\text{m}^2$. For irrigation areas larger than 500m^2 the irrigation area should be split into multiples of at least 100m^2 with flow automatically switched between each area by a kraine valve.

Irrigation Area Cross Section



- The existing surface of the site should be tilled to a depth of 100mm with a conventional plough, discs or spring tines to break down the turf matt and any large soil clods
- A minimum of 100mm of loam should be added to the site to aid installation—the loam should be mixed into the exiting subsoil with another pass of the cultivating tines or similar

Irrigation Area Plan View

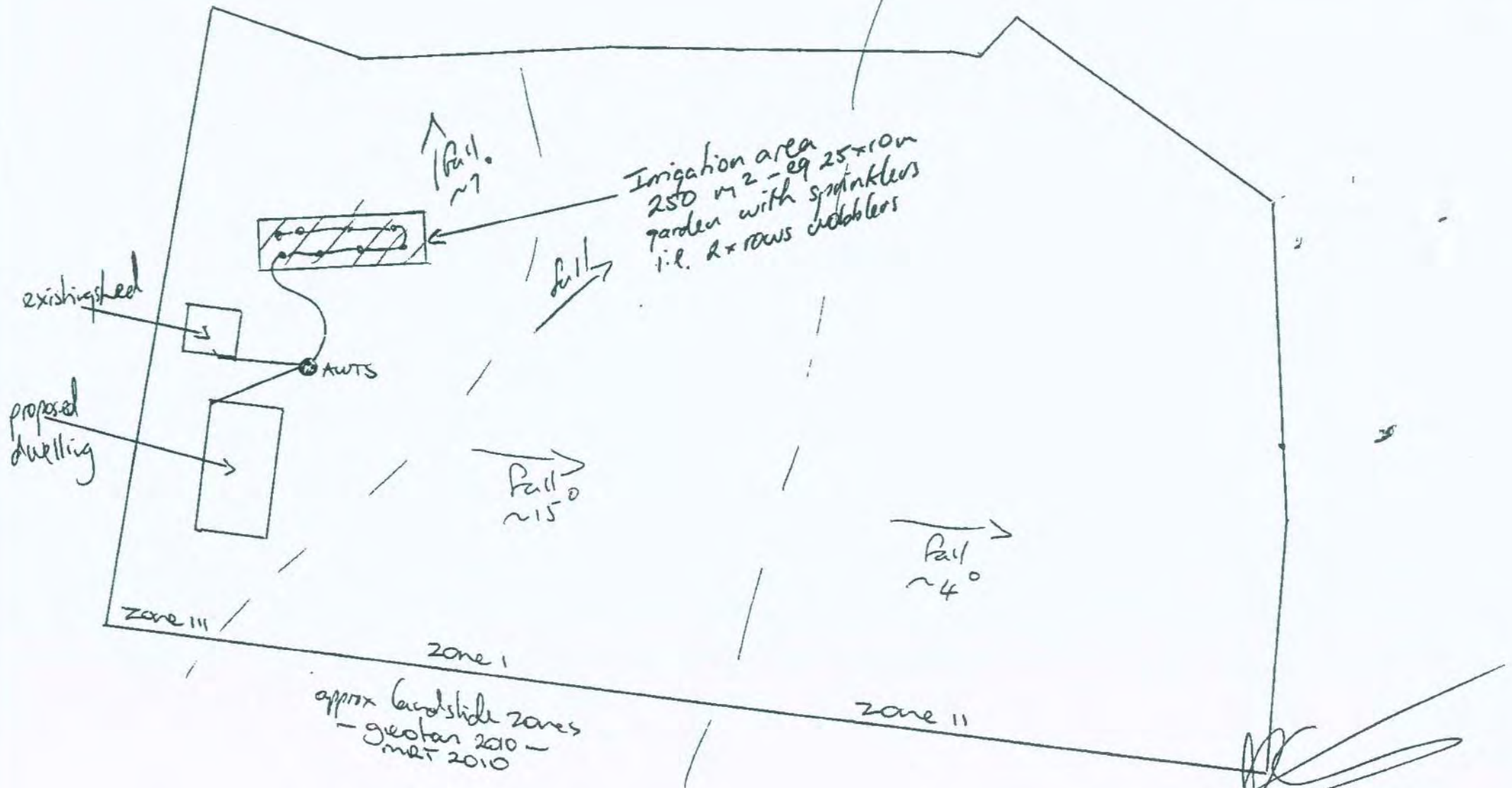


Design specifications:

1. Manufacturer's recommendations for spacing of lateral irrigation lines should be followed (i.e. wobbler® 5.56 mm splinklers) with a lateral spacing of 1m and a longitudinal spacing of approx 4m to yield a spacing of 5-6m centres.
2. Typical sprinkler flow rates are 0.3L/sec per 5.56 mm emitter dependant pressure.
3. Dependant upon treatment system a 200µm filter may be installed at the pumping chamber outlet.
4. A flush line must be installed at the lowest point/bottom of the irrigation area with a return valve for flushing back into the treatment chamber of the system (not into the primary chamber as it may affect the performance of the microbial community) or to a dedicated absorption trench.
5. The minimum irrigation pumping capacity should be a 12m head or 120 kpa measured at the highest point of the irrigation area.

↑ N

9a Revell Lane.
approx 1:1000 (A4)



GEO-ENVIRONMENTAL
SOLUTIONS
86 Queen St
Sandy Bay TAS 7005



Central Coast Community Shed Management Committee

Minutes of the General Meeting held at the Community Shed
on Monday, 2 May 2016 at 1.05pm

1 PRESENT/APOLOGIES

Members Present:

Rob McKenzie (Chair), Len Blair, David Dunn, John Deacon, Cr Philip Viney, Colin Perry, Peter Evans, Greg Layton, Sam Caberica, Trish Bock, Anne Williams, Merv Gee, Len Carr, Zachery Carter, Melissa Budgeon (CCC Coordinator/Admin)

Apologies: John Klop, Jack Eaton, Norm Frampton

Ladies Group – now to be known as the Girls Group, welcome to Trish Bock and Anne Williams representing the Tuesday afternoon “Girls Group”.

2 MINUTES OF PREVIOUS MEETING

Greg Layton moved and Colin Perry seconded, “That the meeting notes from the meeting held on Monday, 4 April 2016 to be confirmed as correct.”

Carried

3 MATTERS ARISING FROM PREVIOUS MINUTES

(a) 15 Amp cord has been purchased for the Shed.

(b) Phone

Greg Layton moved and John Deacon seconded, “That investigation be done to upgrade the mobile phone, utilizing a blue tooth speaker to assist in the ring being heard in various parts of the shed.”

Carried

4 CORRESPONDENCE

An invitation has been received for a representative from the Shed Committee to be part of the Central Coast Community Safety Partnership Committee. John Deacon has been nominated to represent the group at the next meeting on 11 May 2016.

5 TREASURER’S REPORT

.	Income	\$4,102.90	(Fees/projects/donations)
		\$2,500.00	Extensions contributions
.	Expenses	\$9,181.95	

- . Visits for the month – April (368 visitors) 13 days averaged at 28 persons per open day.

Melissa Budgeon moved and John Deacon seconded, “That the Treasurer’s report is accepted.”

Accepted

6 GENERAL BUSINESS

First Aid training is now available for volunteer supervisors, Melissa to circulate information.

A recycled replacement computer will be available from the Council IT Group in the coming months.

Len Blair nominated and Greg Layton seconded, “That Len Carr be a supervisor of the Community Shed, subject to all checks being approved.”

Carried

Len Blair is to follow up with relevant nomination procedures and induction process.

Richmond Fellowship administration is moving back into the Queen Street offices and will have some tables that clients may be able to bring to the Shed to work on in the coming weeks.

Girls Group – noted new name for the Tuesday afternoon group. Group is growing slowly and word of mouth has seen a steady increase in the number of participants averaging around 12. Thank you to the very patient and supportive supervisors that are helping in the afternoon.

Light fittings have been fixed in the Shed.

Volunteer inductions – Melissa to follow up to arrange inductions for new volunteers.

Greg Layton – Following the startup of the new group, it was suggested that a suitable maximum number of participants per supervisor should be investigated. Further discussion was had, and suggested that a maximum of eight participants per supervisor be used as a guide.

Melissa to update the Central Coast Community Shed Committee Charter to include the new Tuesday afternoon Girls Group in the representative reporting.

7 NEXT MEETING

The next ordinary meeting of the Committee will be held on Monday, 6 June at 1.00pm.

Future 2016 meeting is the AGM to be held on 4 July.

8 CLOSURE

As there was no more business to discuss the meeting closed at 1.55pm.

Central Coast Community Shed – Financial Statement 2015–2016

as at 2 May, 2016

Revenue		Estimates	Actual
		\$	\$
11413.03			
	Fees	3,000.00	\$2,557.44
	Material Donations	–	\$136.36
	Project Donations	3,000.00	\$1,409.10
	GST allocation	–	–
	Estimate	\$6,000.00	\$4,102.90
11413.06	Building Fund		\$2,500.00
Expenditure			
11481			
1	Aurora	2,200.00	\$1,385.87
2	Telstra/Internet	650.00	\$596.58
3	Groceries/BBQ Meat	200.00	–
4	Bus	300.00	–
5	Testing and tagging	580.00	\$574.19
6	Petty Cash	300.00	–
7	Police Checks	50.00	–
8	Membership	170.00	\$338.18
9	Room Hire	100.00	–
10	Repairs and Maintenance	550.00	\$1,000.01
	Water and Sewage	–	\$14.57
11	Safety Equipment	250.00	–
12	Project Materials	2,000.00	\$2,659.22
	Insurance	–	\$121.80
	Water/Sewage	–	\$28.16
13	Inspections/Building maintenance Checks	250.00	–
14	Conference	2,400.00	\$2,393.37
	Plans	–	\$70.00
	Estimate	\$10,000.00	\$9,181.95

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

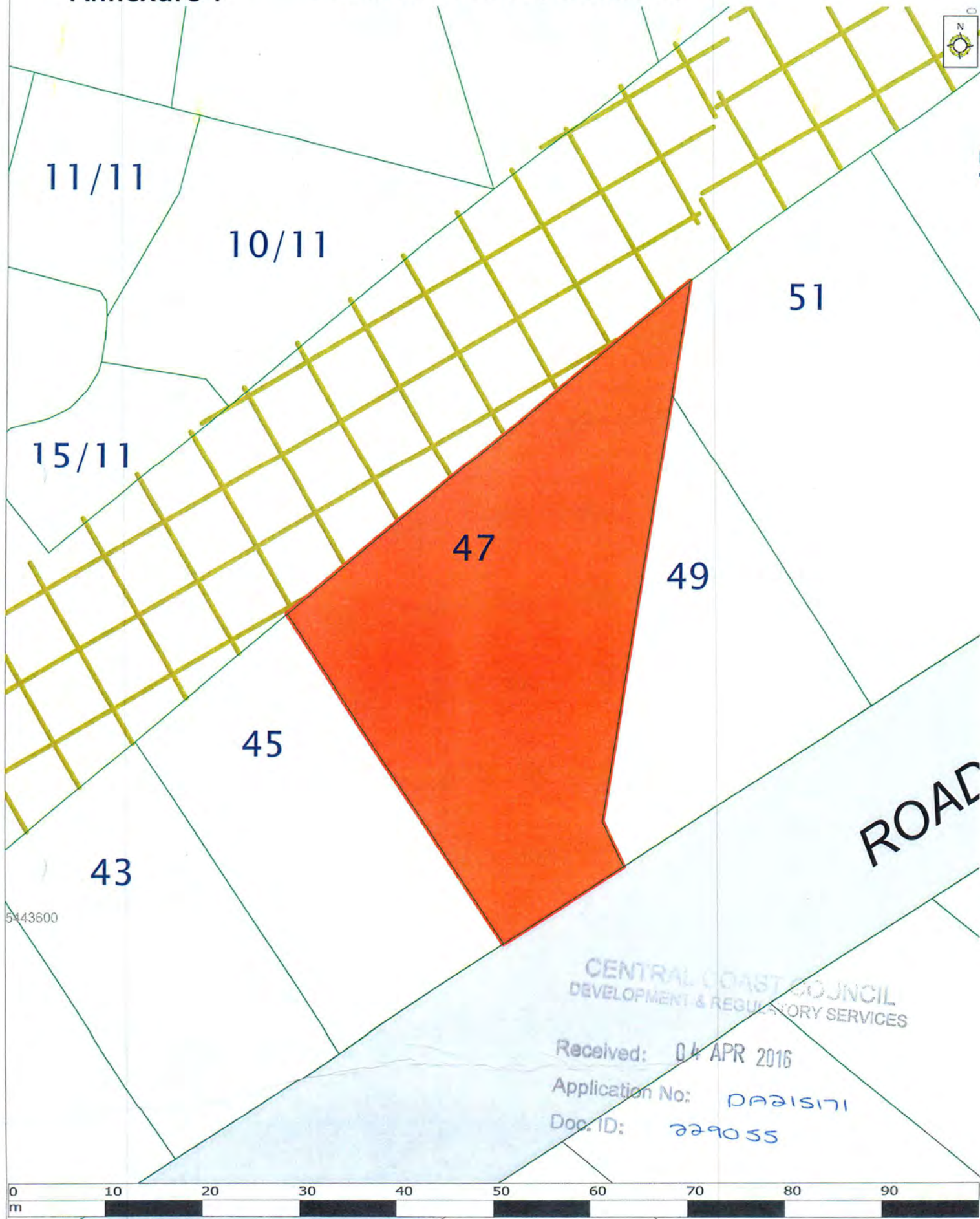
Temporary 12 month Food Business Registrations – 1

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

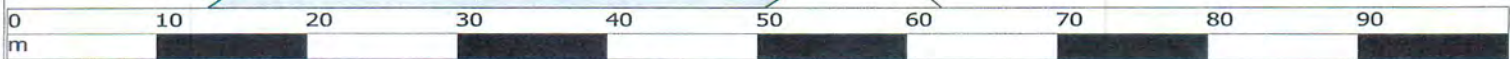


CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: 04 APR 2016

Application No: DA215171

Doc. ID: 229055



DA215171

Annexure 2



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

DEVELOPMENT APPLICATION

Sections 57 & 58

Application Number DA215171

APPLICANT DETAILS

Applicant Name	Rimmelzwaan R. & D. Pty Ltd			
Postal Address	4 Heathcote Street - ULVERSTONE TAS 7315			
Phone(B)	64251384	Phone(H)	Mobile	0419666374 Fax

OWNER DETAILS

Owner/Authority Name	Brian Keith Wilson, Carol Evelyn Wilson			
Address	21 McDonald Street ULVERSTONE TAS 7315			

DEVELOPMENT APPLICATION DETAILS

Property Address	47 Alexandra Road Ulverstone 7315			
Title Reference	223552/17			
Zone(s)	General Residential [Central Coast Interim Planning Scheme 2013]			

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

Present Use	Residential (dwelling)			
Proposal (intended use)	Residential (multiple dwellings)			
Development Type	Discretionary Permit Area >250m2			
Estimated Value of Development				

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

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

04 APR 2016
Application No: DA215171
Doc ID: 229054



Application Number: DA215171

NON-RESIDENTIAL DEVELOPMENT/USE

Hours of Operation	Monday/Friday		to	
	Saturday		to	
	Sunday		to	

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

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

APPLICANT DECLARATION

YOUR DECLARATION - To be completed by all applicants.

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

if incomplete, the application may be delayed or rejected.

more information may be requested within 21 days of lodgement.

PUBLIC ACCESS TO DISCRETIONARY PLANNING DOCUMENTS

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

OWNERS NOTIFICATION

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

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

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

Name (Print):

Applicant:

ROBERT RUMMELMAN

Signed:

[Signature]

Date:

30-Mar-16

DA215171
64 APR 2016
00215171
229054

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
223552	17
EDITION	DATE OF ISSUE
5	06-Mar-2009

SEARCH DATE : 24-Mar-2016

SEARCH TIME : 05.15 PM

DESCRIPTION OF LAND

Town of ULVERSTONE

Lot 17 on Plan 223552

Derivation : Parts of Lots 7 and 8 Sec A A Gtd to J Quiggin

Prior CT 2816/47

SCHEDULE 1

M216663 TRANSFER to BRIAN KEITH WILSON and CAROL EVELYN
WILSON Registered 06-Mar-2009 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

M567637 PRIORITY NOTICE reserving priority for 60 days
TRANSFER Brian Keith Wilson and Carol Evelyn Wilson
to Kiernan Thomas Rimmelzwaan and Gemma Elizabeth
Rimmelzwaan and R. & D. Rimmelzwaan Pty. Ltd. Lodged
by O'ROURKE KELLY on 24-Mar-2016 BP: M567637

Received: 04 APR 2016

Reference No: DA215171

229054

TO BE REMOVED FROM TITLES OFFICE

H.P. 1459

TASMANIA

REAL PROPERTY ACT, 1962, as amended



CERTIFICATE OF TITLE

Register Book

Vol.

Fol.

2816

47

Cert. of Title Vol. 393 Fol. 38

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

ACTING Recorder of Titles.

DESCRIPTION OF LAND



TOWN OF ULVERSTONE

ONE ROD TWELVE PERCHES AND FOUR TENTHS OF A PERCH on the Plan hereon

FIRST SCHEDULE (continued overleaf)

HAROLD VINCENT STOTT of Ulverstone, Butcher's Assistant

SECOND SCHEDULE (continued overleaf)

Nil.

RECORDED OF TITLES ARE NO LONGER SUBSISTING.

Lot 17 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.

REGISTERED NUMBER

223552



Section A A
Parts of lots 7 & 8 Gtd. to J. Quiggin - Keas in Links - 23/24TN & 21/29TN
FIRST Edition. Registered 20 SEP 1970

Derived from C.T. Vol. 393 Fol. 38 - Transfer No. A90885 H.E. Stott

47 Alexandra Road, Ulverstone



11/11

10/11

51

15/11

47

49

45

43

ROAD

5443600

RECEIVED
COUNCIL
PROPERTY SERVICES
Received: 04 APR 2016
Application No: DA215171
Doc ID: 229055

0 10 20 30 40 50 60 70 80 90
m

DA215171

RE: 47 ALEXANDRA RD - TOWNHOUSE DEVELOPMENT

A: PERFORMANCE CRITERIA FOR VISITOR PARKING

1. Townhouses 2 & 3 visitor parking has been adequately addressed on the site plan.
 2. Townhouse No 1 visitor parking is difficult to obtain due to the lack of adequate space being located at the front of the allotment. Whilst every effort has been made to address this parking space, we feel that the front No 1 Townhouse deals adequately with a parking space for a visitor with the following points in mind.
- There is enough room in front of the garage for an additional car to be parked as shown on the site plan.
 - There is enough space on the street for a visitor to park, given that all other houses in Alexandra Rd use this provision for visitor curb side parking.
 - If an additional visitor parking space was made available at the front of Townhouse No 1, it would not be able to provide adequate provisions of turning or reversing.
 - Our intentions for this development is not to create a concrete only facade. We have placed importance in the design and finish to reflect a blending into the existing street architecture of other homes.
 - Creating an additional parking space further in the site close to townhouses 2&3 would not address the effective and practical needs for a visitor to townhouse No 1.

B: PROVISIONS FOR NOISE MITIGATION DUE TO IMPACT OF TASRAIL OPERATIONS

1. Townhouse 1 - 3 will provide double glazed windows throughout which reduces external sounds penetrating the living spaces.
2. Townhouse 1 - 3 are clay brick veneer construction. Noise reduction will be enhanced with the use sound batts to the external walls facing south, west and north. Included is R4.0 insulation batts to all ceiling living areas.

Yours Sincerely Robert Rimmelzwaan
for R&D Rimmelzwaan / RDHOMES

RECEIVED
CITY OF AUCKLAND
CITY ENGINEERING SERVICES
64 APR 2016
APR 13 2016
229055

PROPOSED NEW TOWNHOUSE DEVELOPMENT

FOR R&D RIMMELZWAAN PTY LTD - RDHOMES
AT 47 ALEXANDRA RD - ULVERSTONE TAS

DRAWING SET DETAILS / RDHOMES

SITE PLAN - Page No 01
FLOOR PLAN TOWNHOUSE No 1 - Page No 02
ELEVATIONS - TOWNHOUSE No 1 - Page No 03
FLOOR PLAN TOWNHOUSE No 2 - Page No 04
ELEVATIONS - TOWNHOUSE No 2 - Page No 05
FLOOR PLAN TOWNHOUSE No 3 - Page No 06
ELEVATIONS - TOWNHOUSE No 3 - Page No 07
SHADOW DIAGRAM 9 AM - TOWNHOUSE No 1 & 2 - Page No 08
SHADOW DIAGRAM 12 PM - TOWNHOUSE No 1 & 2 - Page No 09
SHADOW DIAGRAM 3 PM - TOWNHOUSE No 1 & 2 - Page No 10

PLANNING PERMIT No :	
DATE DRAWN :	30 - 01 - 16
DRAWING REF NUMBER :	01 -16 - 201
DRAWN BY :	Robert Rimmelzwaan
DRAFTING ACCREDITATION No:	CC2471X
TITLE REF No :	Ref: volume 393 - folio 38
LAND AREA :	1346.5 m2
FLOOR AREA:	No 1 = 138.5 m2 - No 2 = 137.7 m2 - No 3 = 138.5 m2
DESIGN WIND SPEED :	N2
SOIL CLASSIFICATION :	UNKNOWN
CLIMATE ZONE :	7
BAL RATING :	NA
ALPINE AREA :	No
CORROSION ENVIRONMENT :	Not known
HAZARDS KNOWN :	Not known

ULVERSTONE CITY COUNCIL
CITY ENGINEERING & PLANNING SERVICES

Project No: 04 / ER 2018

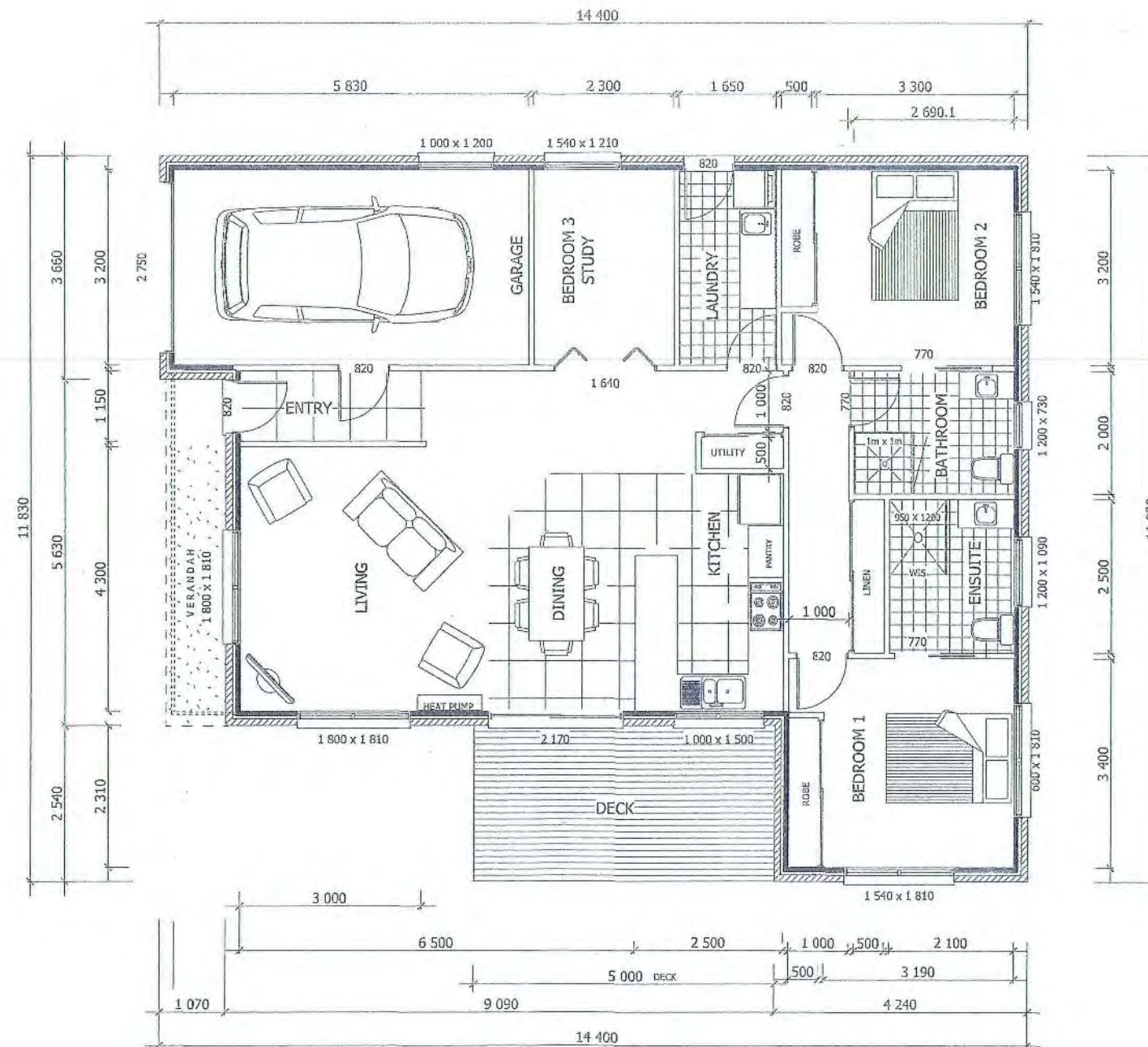
Application No: DA21571

Doc. ID: 229055

RDHOMES

Architectural Design
& Drafting

Robert Rimmelzwaan
0419 666 374



FLOOR PLAN - UNIT 1

FLOOR AREA = 138.5 m²

Approved by the owner

THE BUILDER OR OWNER / BUILDER MUST CHECK ALL DRAWINGS & DETAILS FOR ACCURACY PRIOR TO COMMENCEMENT OF ANY WORK OR ORDERING OF ANY MATERIALS. THE DESIGNER OR OWNER SHOULD BE CONTACTED IF MORE INFORMATION IS NEEDED, THEREFORE DO NOT PROCEED IF IN DOUBT. SEE ALSO 'CONSTRUCTION & GENERAL NOTES' IN SECTION DETAILS. ALTERATIONS TO THE DRAWINGS MUST BE COMPLETED BY THE DESIGNER. THESE DRAWINGS ARE NOT FOR RESALE OR FOR USE ON ANY OTHER SITE. THESE DRAWINGS HAVE BEEN DESIGNED IN ACCORDANCE TO AUSTRALIAN STANDARDS AND COPYRIGHT APPLIES. ON SITE MATERIAL FINISHES / MEASUREMENTS & SOME MINOR DETAILS AS DRAWN MAY VARY.

Date

30 - 01 - 16

Drawn / Designed

Robert Rimmelzwaan

Scale

1 : 100

Ref No

01 - 16 - 201

Page No

04

Owner Builder Contract

DRAFTING COMPLIANCE No CC2471X

PROPOSED NEW TOWN HOUSES FOR R & D RIMMELZWAAN P/L
at 47 ALEXANDRA RD - ULVERSTONE - TAS

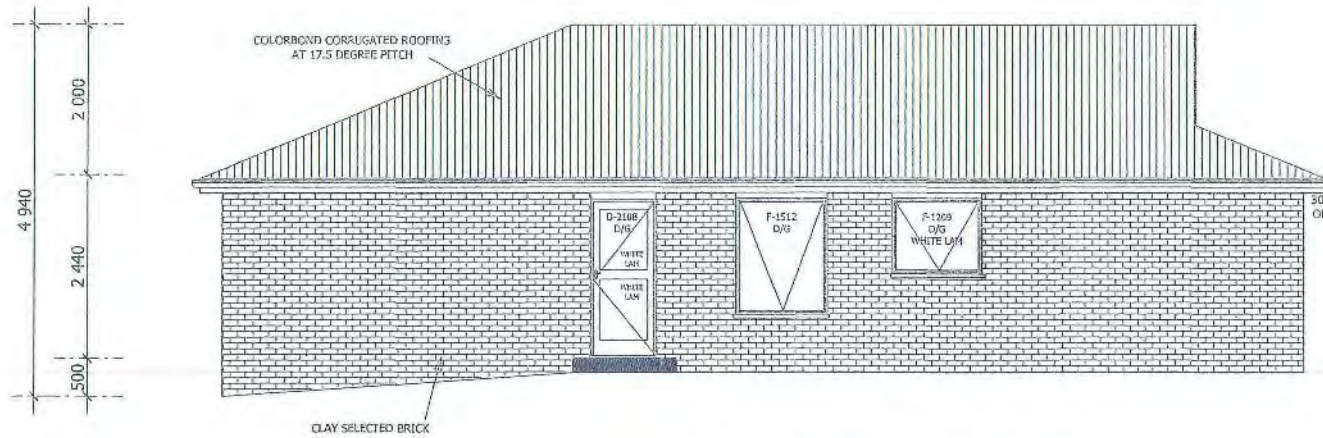
Ph: 6425 1384 Mob: 0419 666 374

RDHOMES

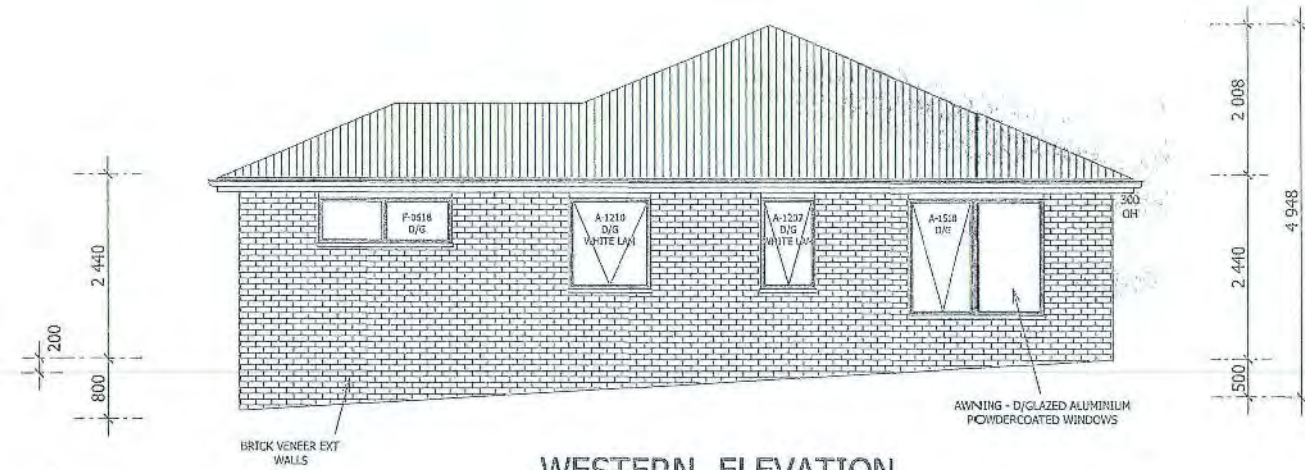
Architectural Design
& Drafting

Robert Rimmelzwaan
0419 666 374

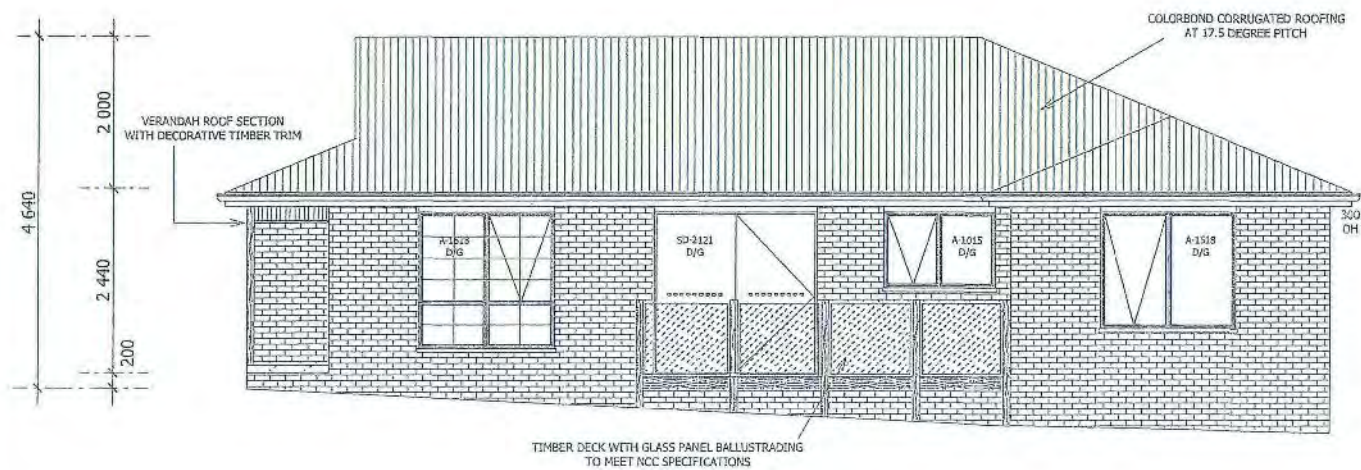
APPROVED BY THE OWNER
DATE: 04 APR 2016
DRAWN BY: 0021571
CHECKED BY: 0029055



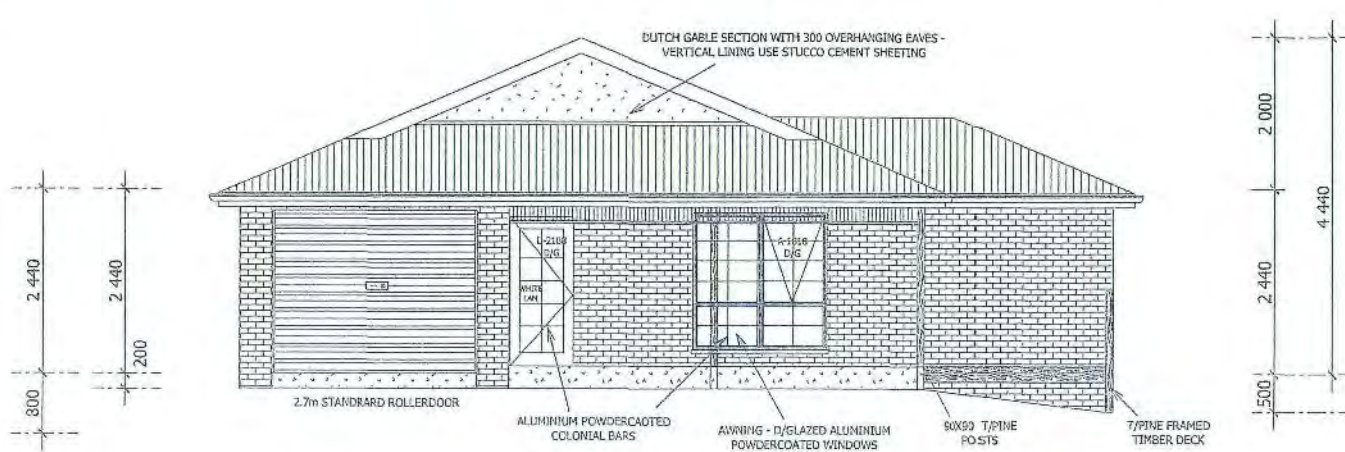
SOUTHERN ELEVATION



WESTERN ELEVATION



NORTHERN ELEVATION



EASTERN ELEVATION

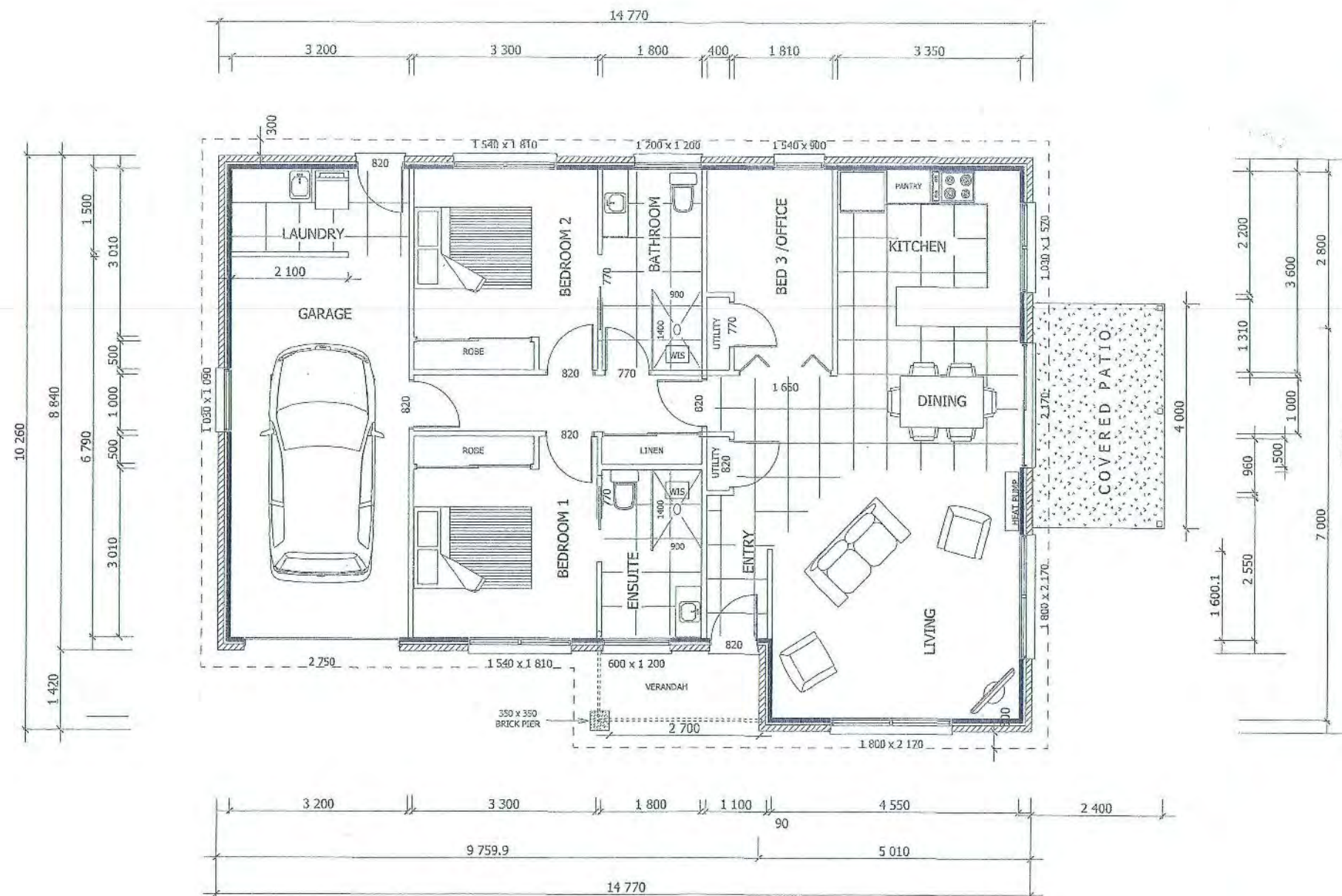
ELEVATIONS - TOWNHOUSE No 1

APPROVED BY THE OWNER
04 APR 2016
Application No: DA215171
Doc No: 229055

Approved by the owner	THE BUILDER OR OWNER / BUILDER MUST CHECK ALL DRAWINGS & DETAILS FOR ACCURACY PRIOR TO COMMENCEMENT OF ANY WORK OR ORDERING OF ANY MATERIALS. THE DESIGNER OR OWNER SHOULD BE CONTACTED IF MORE INFORMATION IS NEEDED, THEREFORE DO NOT PROCEED IF IN DOUBT. SEE ALSO 'CONSTRUCTION & GENERAL NOTES' IN SECTION DETAILS. ALTERATIONS TO THE DRAWINGS MUST BE COMPLETED BY THE DESIGNER. THESE DRAWINGS ARE NOT FOR RE-SALE OR FOR USE ON ANY OTHER SITE. THESE DRAWINGS HAVE BEEN DESIGNED IN ACCORDANCE TO AUSTRALIAN STANDARDS AND COPYRIGHT APPLIES. ON SITE MATERIAL FINISHES / MEASUREMENTS & SOME MINOR DETAILS AS DRAWN MAY VARY.	Date 30 - 01 - 16	Drawn / Designed Robert Rimmelzwaan	Scale 1 : 100	Ref No 01 - 16 - 201	Page No 03
Owner Builder	Contract	PROPOSED NEW TOWN HOUSES FOR R & D RIMMELZWAAN P/L at 47 ALEXANDRA RD - ULVERSTONE - TAS				

RDHOMES
Architectural Design
& Drafting
Robert Rimmelzwaan
0419 666 374

Ph: 6425 1384 Mob: 0419 666 374



FLOOR PLAN - TOWNHOUSE 2

FLOOR AREA = 137.7 m²

Approved by the owner

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Date 30 - 01 - 16

Drawn / Designed Robert Rimmelzwaan

Scale 1 : 100

Ref No 01 - 16 - 201

Page No 00

Owner Builder Contract

DRAFTING COMPLIANCE No CC2471X

PROPOSED NEW TOWN HOUSES FOR R & D RIMMELZWAAN P/L
at 47 ALEXANDRA RD - ULVERSTONE - TAS

Ph: 6425 1384 Mob: 0419 666 374

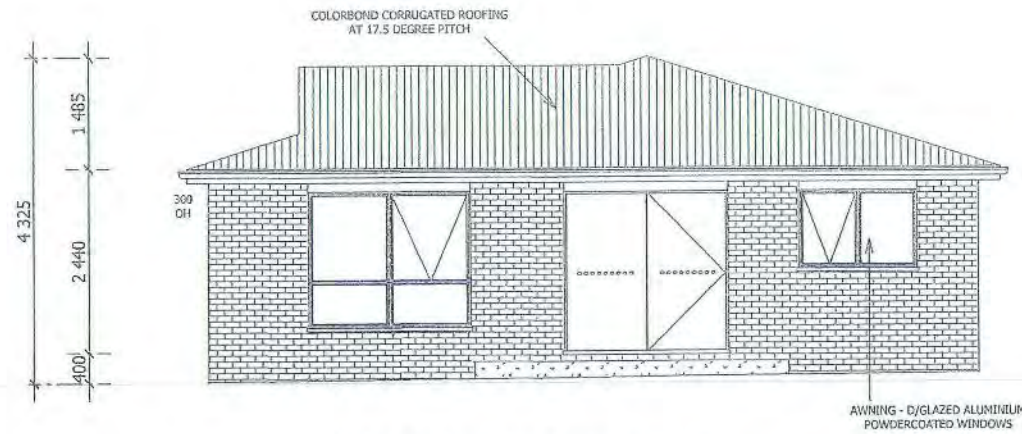
RDHOMES

Architectural Design
& Drafting

Robert Rimmelzwaan
0419 666 374

APPROVED BY THE OWNER
DATE: 05 APR 2016

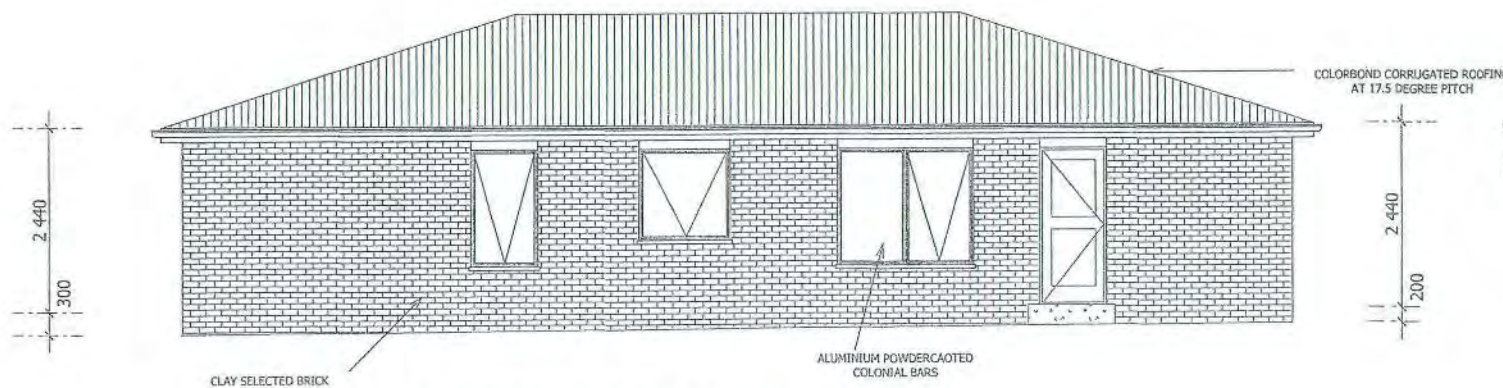
SIGNATURE: [Signature]
DATE: 22/05/16



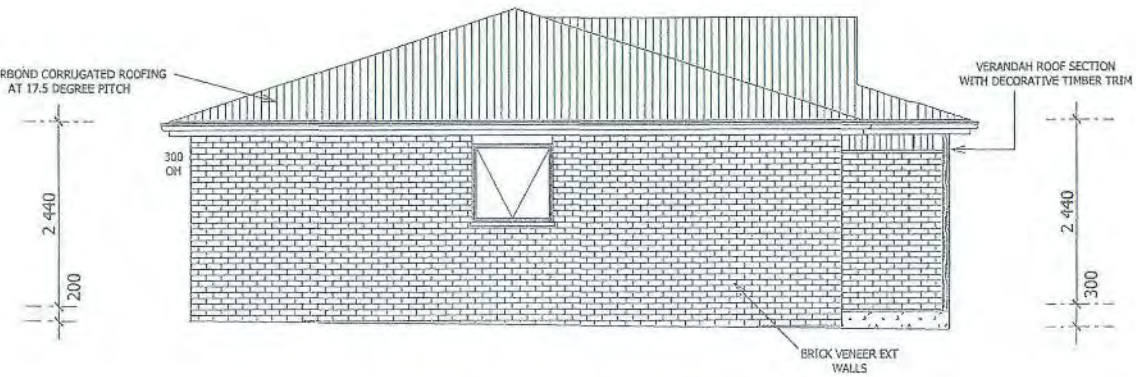
WESTERN ELEVATION



NORTHERN ELEVATION



SOUTHERN ELEVATION



EASTERN ELEVATION

ELEVATIONS - TOWNHOUSE No 2

Approved by the owner

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Date 30 - 01 - 16

Drawn / Designed Robert Rimmelzwaan

Scale 1 : 100

Ref No 01 - 16 - 201

Page No 05

Owner Builder Contract

DRAFTING COMPLIANCE No CC2471X

PROPOSED NEW TOWN HOUSES FOR R & D RIMMELZWAAN P/L
at 47 ALEXANDRA RD - ULVERSTONE - TAS

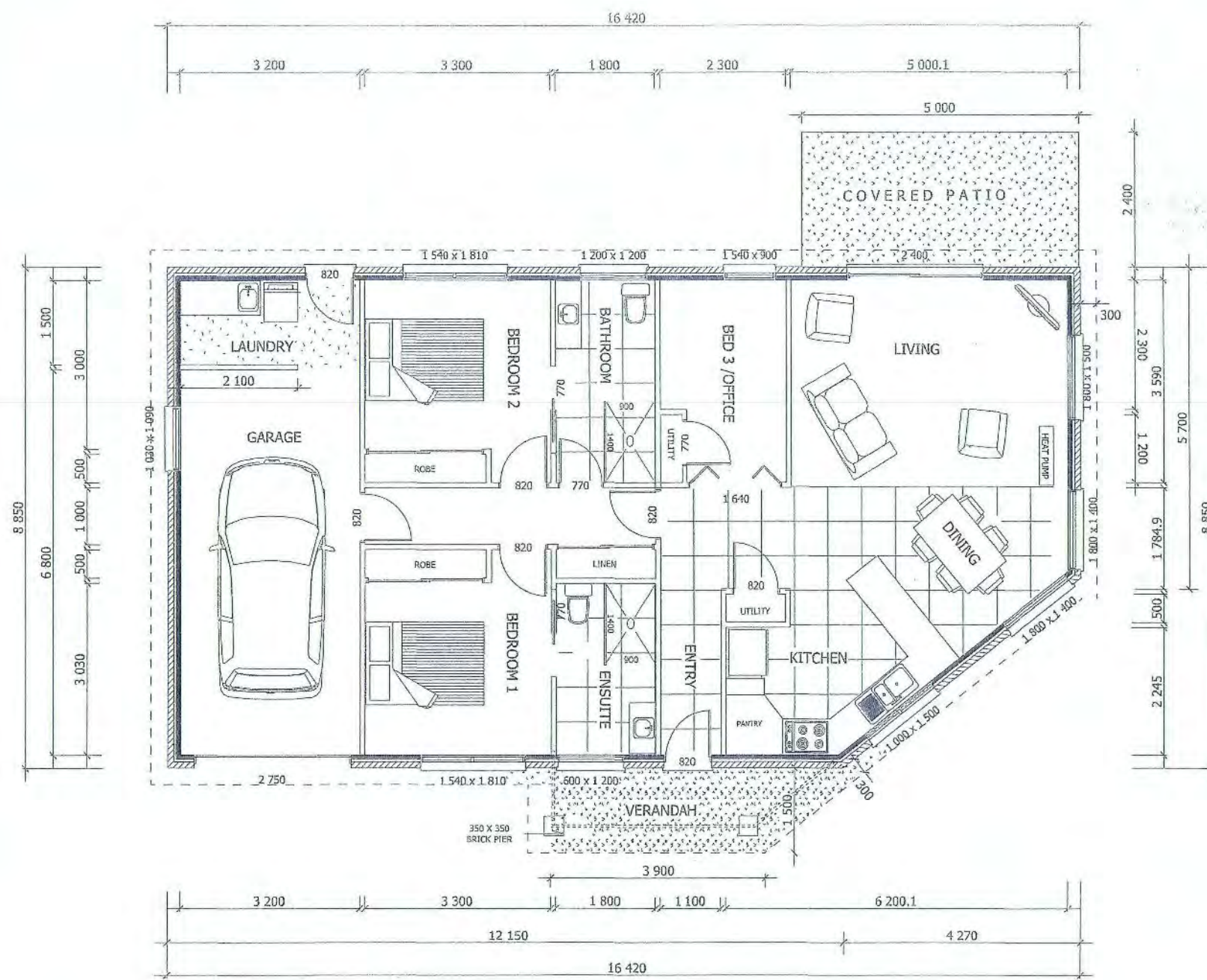
Ph: 6425 1384 Mob: 0419 666 374

RDHOMES

Architectural Design
& Drafting

Robert Rimmelzwaan
0419 666 374

01/01/2016
04 APR 2016
DA21571
229055



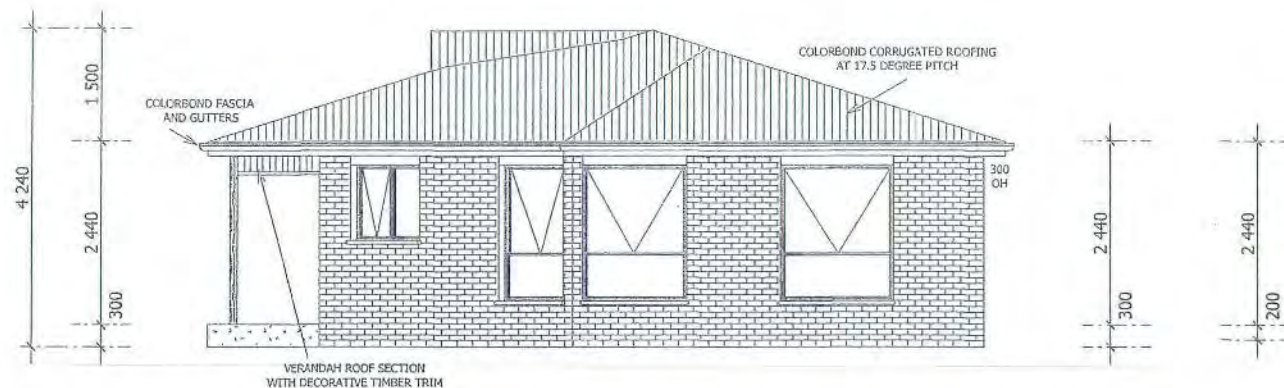
TOWNHOUSE No 3
FLOOR AREA = 138.5 m2

04 APR 2018
0921371
229035

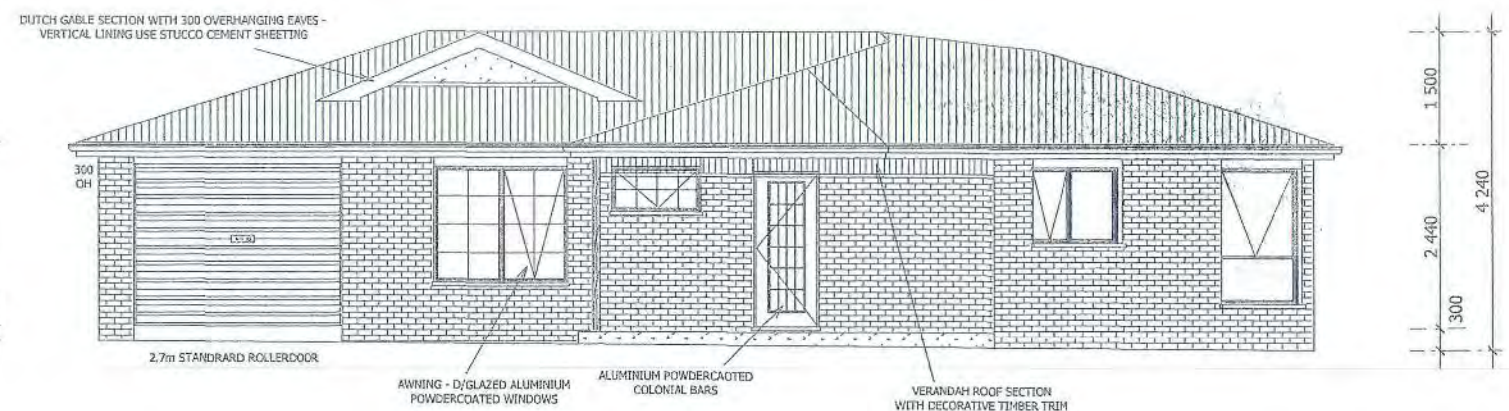
Approved by the owner		THE BUILDER OR OWNER / BUILDER MUST CHECK ALL DRAWINGS & DETAILS FOR ACCURACY PRIOR TO COMMENCEMENT OF ANY WORK OR ORDERING OF ANY MATERIALS. THE DESIGNER OR OWNER SHOULD BE CONTACTED IF MORE INFORMATION IS NEEDED, THEREFORE DO NOT PROCEED IF IN DOUBT. SEE ALSO 'CONSTRUCTION & GENERAL NOTES' IN SECTION DETAILS. ALTERATIONS TO THE DRAWINGS MUST BE COMPLETED BY THE DESIGNER. THESE DRAWINGS ARE NOT FOR RE-SALE OR FOR USE ON ANY OTHER SITE. THESE DRAWINGS HAVE BEEN DESIGNED IN ACCORDANCE TO AUSTRALIAN STANDARDS AND COPYRIGHT APPLIES. ON SITE MATERIAL FINISHES / MEASUREMENTS & SOME MINOR DETAILS AS DRAWN MAY VARY.	Date	30 - 01 - 16	Drawn / Designed	Robert Rimmelzwaan	Scale	1 : 100	Ref No	01 - 16 - 201	Page No	00
Owner Builder	Contract		PROPOSED NEW TOWN HOUSES FOR R & D RIMMELZWAAN P/L at 47 ALEXANDRA RD - ULVERSTONE - TAS									
DRAFTING COMPLIANCE No CC2471X												

Ph: 6425 1381 Mob: 0419 666 374

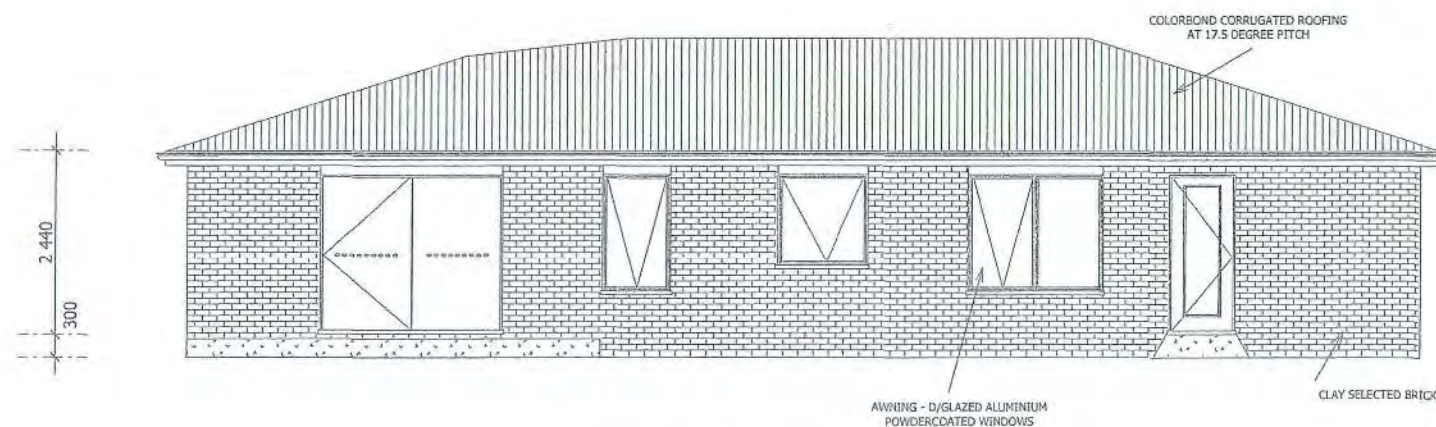
RDHOMES
Architectural Design & Drafting
Robert Rimmelzwaan
0419 666 374



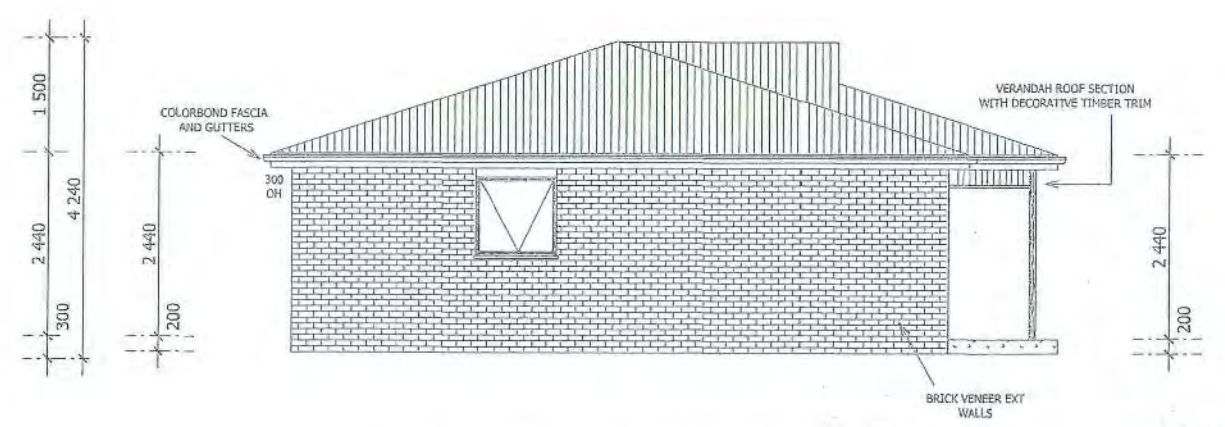
NORTHERN ELEVATION



EASTERN ELEVATION



WESTERN ELEVATION



SOUTHERN ELEVATION

ELEVATIONS - TOWNHOUSE No 3

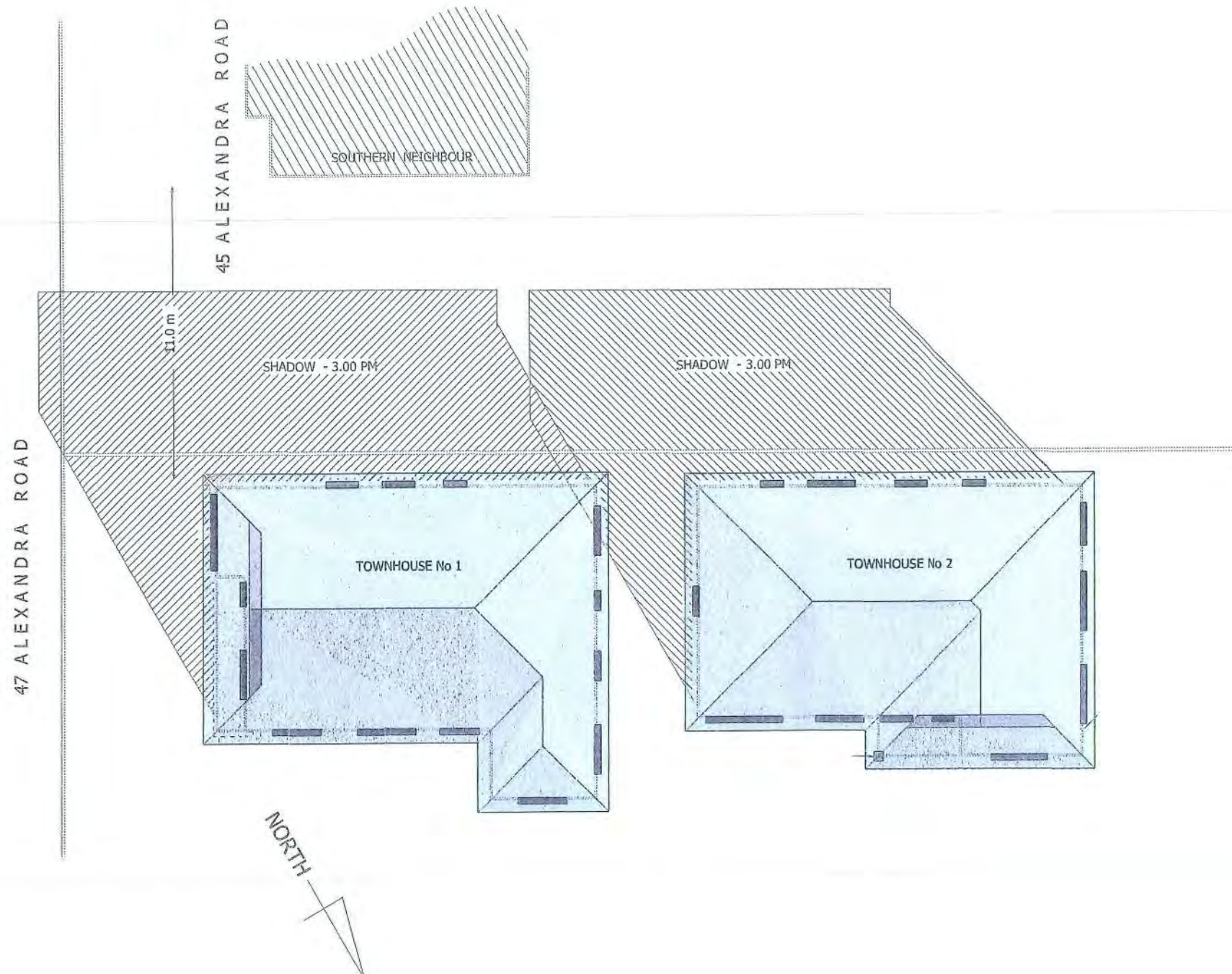
Approved by the owner	<p>THE BUILDER OR OWNER / BUILDER MUST CHECK ALL DRAWINGS & DETAILS FOR ACCURACY PRIOR TO COMMENCEMENT OF ANY WORK OR ORDERING OF ANY MATERIALS. THE DESIGNER OR OWNER SHOULD BE CONTACTED IF MORE INFORMATION IS NEEDED, THEREFORE DO NOT PROCEED IF IN DOUBT. SEE ALSO 'CONSTRUCTION & GENERAL NOTES' IN SECTION DETAILS. ALTERATIONS TO THE DRAWINGS MUST BE COMPLETED BY THE DESIGNER. THESE DRAWINGS ARE NOT FOR RE-SALE OR FOR USE ON ANY OTHER SITE. THESE DRAWINGS HAVE BEEN DESIGNED IN ACCORDANCE TO AUSTRALIAN STANDARDS AND COPYRIGHT APPLIES. ON SITE MATERIAL FINISHES / MEASUREMENTS & SOME MINOR DETAILS AS DRAWN MAY VARY.</p>	Date	30 - 01 - 16	Drawn / Designed	Robert Rimmelzwaan	Scale	1 : 100	Ref No	01 - 16 - 201	Page No	07
Owner Builder		Contract	<p>PROPOSED NEW TOWN HOUSES FOR R & D RIMMELZWAAN P/L at 47 ALEXANDRA RD - ULVERSTONE - TAS</p>								

Ph: 6425 1384 Mob: 0419 666 374

04 APR 2016
04215171
229055

RDHOMES
Architectural Design
& Drafting

Robert Rimmelzwaan
0419 666 374



SHADOW DIAGRAMS FOR 29TH JUNE

Approved by the owner

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Date 21 - 01 - 16

Drawn / Designed Robert Rimmelzwaan

Scale 1 : 200

Ref No 01 - 16 - 201

Page No 08

Owner Builder Contract

DRAFTING COMPLIANCE No CC2471X

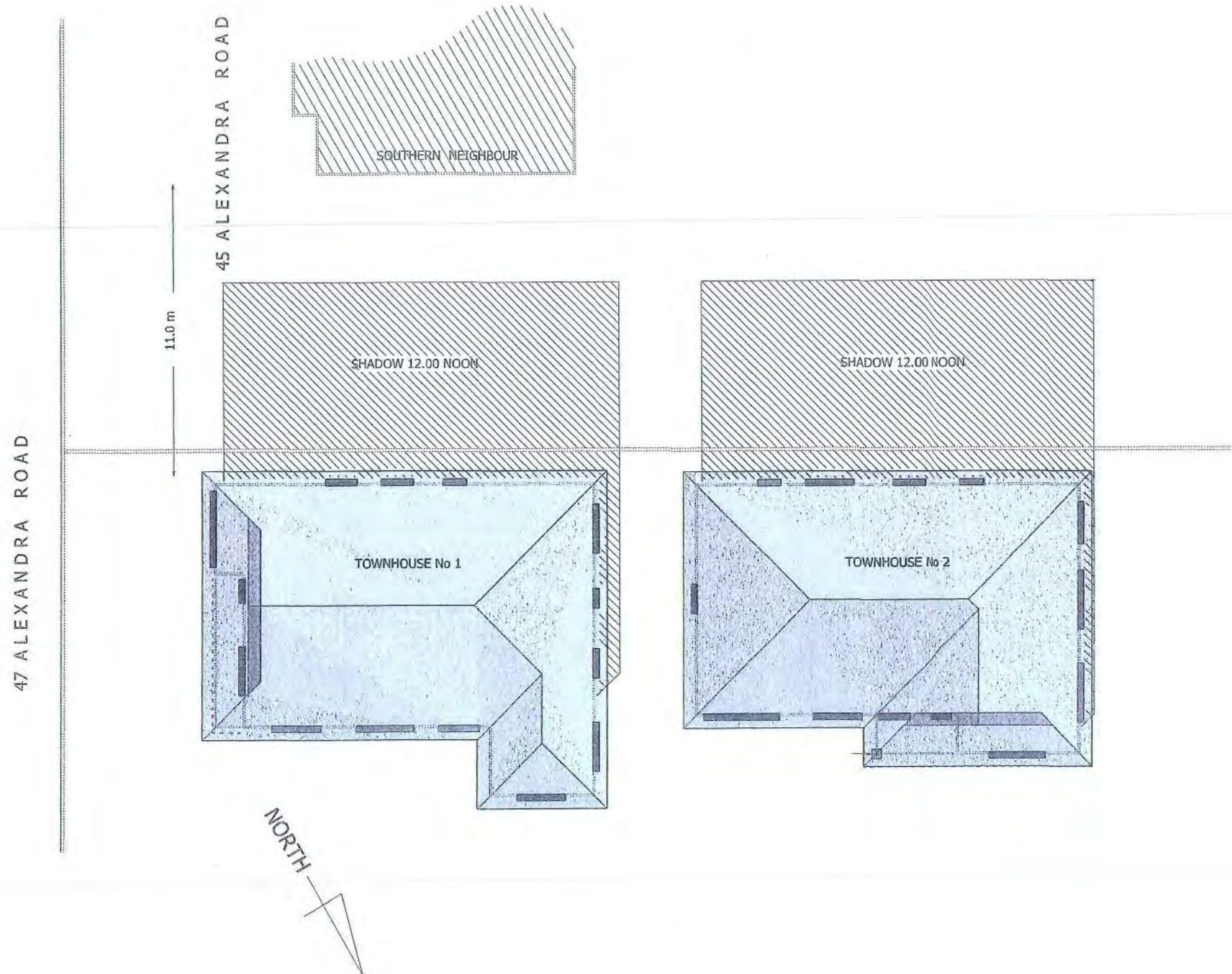
PROPOSED NEW TOWN HOUSE FOR R & D RIMMELZWAAN P/L
at 47 ALEXANDRA RD - ULVERSTONE - TAS

Ph: 6425-1384 Mob: 0419-666-374

RDHOMES
Architectural Design
& Drafting

Robert Rimmelzwaan
0419 666 374

06 APR 2016
DA21571
229055



SHADOW DIAGRAMS FOR 29TH JUNE

Approved by the owner

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Date 21 - 01 - 16

Drawn / Designed Robert Rimmelzwaan

Scale 1 : 200

Ref No 01 - 16 - 201

Page No 00 09

Owner Builder Contract

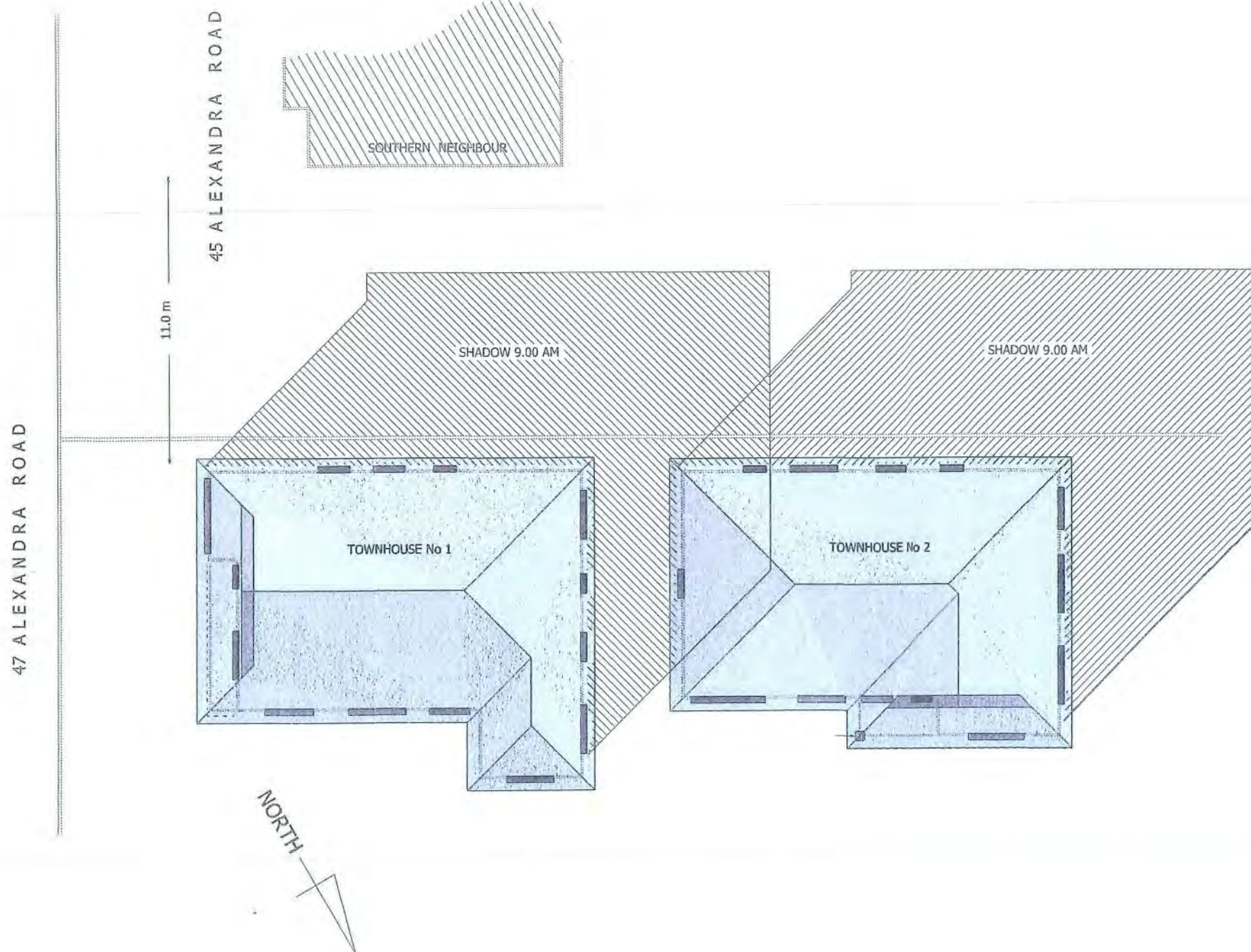
DRAFTING COMPLIANCE No CC2471X

PROPOSED NEW TOWN HOUSE FOR R & D RIMMELZWAAN P/L
at 47 ALEXANDRA RD - ULVERSTONE - TAS

Received 04 APR 2016
Appraised 0421571
Doc ID: 229055

RDHOMES
Architectural Design
& Drafting
Robert Rimmelzwaan
0419 666 374

Ph: 6425 1384.. Mob: 0419 666 374



SHADOW DIAGRAMS FOR 29TH JUNE

Approved by the owner

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Date 21 - 01 - 16

Drawn / Designed Robert Rimmelzwaan

Scale 1 : 200

Ref No 01 - 16 - 201

Page No 00 10

Owner Builder Contract

DRAFTING COMPLIANCE No CC2471X

PROPOSED NEW TOWN HOUSE FOR R & D RIMMELZWAAN P/L
at 47 ALEXANDRA RD - ULVERSTONE - TAS

File: 6425-138# Job: 04191666374



04/15/2016
04191666374
229055

Local Government

KENTISH COUNCIL

APPLICATION FOR PLANNING PERMIT

S.57 LAND USE PLANNING AND APPROVALS ACT 1993

Application for the following has been received:
APPLICATION NO: DA 2016/023
PROPOSAL: Shed with reliance on Performance Criteria under the General Residential zone provisions (reduced setback)
SITE: 20 Henry Street, Sheffield

The application and associated materials will be available for inspection at the Council Office during normal Office hours or at www.kentish.tas.gov.au for a period of fourteen (14) days from the date of publication of this notice. During this time, any person may make representation in relation to the proposal by letter, addressed to the General Manager, PO Box 63, Sheffield 7306 or by e-mail to council@kentish.tas.gov.au.

Dated at Sheffield this 9th day of April 2016.

Gerald Monson
 GENERAL MANAGER

Local Government

CIRCULAR HEAD COUNCIL

APPLICATION FOR PLANNING PERMIT

(s.57(3) Land Use Planning and Approvals Act 1993)

Circular Head Interim Planning Scheme 2013

Applicant/Owner: P W & J M Hennessy
Site: 8 Marine Esplanade, Stanley
Proposal: DA 2016/035 - Dwelling & Shed
Use Class: Residential
Discretionary Matter: Reliant on 10.4.2 P3 (rear setback)

Applicant/Owner: L H Marthick / L H Marthick, M C & C R McIntyre
Site: 200 Upper Scotchdown Road, Scotchdown & 217 Trouwata Road, Scotchdown
Proposal: SA 2016/002 - Boundary Adjustment between CT 130007/1 & 134259/20
Use Class: Subdivision
Discretionary Matter: Reliant on 26.3.1 P1 (discretionary use) & 26.4.4 P1 (subdivision)

Application(s) may be viewed during office hours at the Council Office, 33 Goldie St, Smithton or Council's website till the date listed below. In accordance with s.57(5) of the Act, any person may make written representation to the General Manager, PO Box 348, SMITHTON 7330 or council@circularchead.tas.gov.au and received by 5.00pm 26/04/2016

Tony Smart
 GENERAL MANAGER
 Box 348 Smithton 7330
 Phone: 03 6452 4900
 E-mail: council@circularchead.tas.gov.au
 Web: www.circularchead.tas.gov.au

Local Government

DEVONPORT CITY COUNCIL
 44-48 Best Street, Devonport TAS 7310
 Phone: 03 6424 0511
www.devonport.tas.gov.au

APPLICATION FOR PLANNING PERMIT

A planning application has been made for the following proposal:

Application No: PA2016.0051
Proposal: Residential (multiple dwellings x 2) - assessment against performance criteria under clause 10.4.2 32 Middle Road, Devonport

The application can be viewed at the Council offices or on Council's website. Section 57(5) of the Land Use Planning and Approvals Act 1993 provides that representations can be made in writing to the undersigned at PO Box 604, Devonport or council@devonport.tas.gov.au by close of business on 22/4/2016.

Paul West
 GENERAL MANAGER

Public Notices

TASMANIAN PLANNING COMMISSION

Interim Planning Directive No.1

- Bushfire-Prone Areas Code

INVITATION FOR REPRESENTATIONS OR WRITTEN COMMENTS

Interim Planning Directive No.1 - Bushfire-Prone Areas Code was issued by Hon. Peter Gutwein, Minister for Planning and Local Government and took effect from 23 February 2016. The Minister has also directed the Tasmanian Planning Commission to assess the Interim Planning Directive under former section 11 (2) of the Land Use Planning and Approvals Act 1993.

The Interim Planning Directive applies only to interim planning schemes. It has the effect of suspending the provisions of Planning Directive No. 5 - Bushfire-Prone Areas Code and introduces a revised Bushfire-Prone Areas Code containing fewer standards as these matters are now addressed under the building regulatory framework.

The Interim Planning Directive can be viewed on the Commission's website at www.planning.tas.gov.au. A copy of the Interim Planning Directive can also be viewed at the Commission's offices, Level 3, 144 Macquarie Street, Hobart between 9am and 5pm, Monday to Friday.

Comments in writing can be made to the Commission until Thursday 19 May 2016 by:

- submitting your comments on plan at www.iplan.tas.gov.au (follow the 'Make a submission' link from the plan home page);
- emailing your comments to tpc@planning.tas.gov.au; or
- posting your comments to Tasmanian Planning Commission, GPO Box 1691, Hobart 7001.

Greg Alomes
 Executive Commissioner

Public Notices

Calling on the young veteran, service and ex-service cohort

RSL Tasmania is holding community fora throughout the state to collect feedback and ideas from the young cohort of the veteran, service and ex-service community with regard to the future and direction of the RSL in Tasmania. The dates and venues are:

15th April 2016 Derwentdale Centre, 631 Main Road, Derwentdale 9.30am to 6.30pm
 18th April 2016 Ulverstone Community Centre - Islandside Room 6.25pm to 9.30pm
 20th April 2016 Langford Memorial Hall, Langford 9.30am to 6.30pm

Public Notices

ANZAC DAY SERVICES MONDAY 25 APRIL 2016

Dawn Service
 The Dawn Service will be held at the Cenotaph, Burnie Park, commencing at 6.00am.

Civic Service
 The Civic Service will be held at the Cenotaph, Burnie Park, commencing at 11.00am. The Service will follow the Commemorative March which will leave the Burnie RSL Sub-Branch in Alexander Street at 10.40am. Parade participants are to be assembled at the Courthouse by 10.30am and await instruction from the Burnie RSL Parade Coordinator.

Laying of Wreaths
 The Burnie RSL Sub-Branch and Burnie City Council extend an invitation to individuals, community groups, associations or clubs to lay a wreath at the Civic Service. To register your participation, please complete the online form located at www.burnie.net/anzac or by contacting Amanda Finnegan 6430 5705. Registrations close Thursday 21 April at 5pm.

Parking
 Public parking will be available at West Park. There will be no public parking available at the Burnie Cenotaph. Access to vehicles will be provided for drop off/ pick up only. Please keep the area clear for official RSL veterans vehicles only.

Transport of Veterans
 Arrangements may be made for transport to be provided for disabled and frail veterans by contacting the Burnie Sub-Branch of the RSL on 6431 3952.

Dated: 9 April 2016
 Andrew Wardlaw
 GENERAL MANAGER

www.burnie.net



Public Notices

INVITATION FOR PUBLIC COMMENT

MAKING BURNIE 2030:

Looking ahead to the next 5 years

Following the review of the Making Burnie 2030 framework and a community consultation process, it is proposed that the Making Burnie 2030 community strategic plan continue unchanged for the next five years. Council has considered the review information and is now seeking public comment on the proposal to continue Making Burnie 2030 as the strategic plan for the next five years.

To find out more about the Making Burnie 2030 framework please visit www.burnie.net

To provide comment, please put these in writing to the General Manager, PO Box 973, Burnie TAS 7320, email burnie@burnie.net, hand deliver to Council Offices at 80 Wilson Street, Burnie or complete the online form.

Written submissions must be received by Friday 22 April 2016.

TEMPORARY ROAD & CAR PARK CLOSURE

TARGA

Under the provisions of the Local Government (Highways) Act 1982 the following road within Burnie will be closed for the staging of the following public function: Citylink Targa on Wednesday, 13 April 2016.

Wilson Street from Cattley Street to Wilmot Street from 12 noon to 8.00pm.

Marine Terrace Multi-Storey Car Park

Closed from 12 noon on Wednesday 13 April 2016. All cars will need to exit the car park before 6.00pm. Normal operation of the car park will resume from 6.30am Thursday 14 April 2016. Note: there will be some disruption to cars wishing to exit the car park before 9.00am on Thursday 14 April 2016.

Dated 9 April 2016

A Wardlaw
 GENERAL MANAGER

www.burnie.net



Public Notices

GOLE Crusader's Relay for Life team Easter Raffle was won by Michael McLaren. Thanks for your support.

PENGUIN Healing Clinic. LEARN HOW TO RELAX. Calm the body and the mind. Ph. 0456 907 857.

RAILTON BOWLS CLUB AGM

will be held on Friday, April 29, 2016, 6.30pm to 7pm. All positions vacant. All members requested to attend.

PORT SORELL MEN'S SHED INC. AGM

Will be held at the shed, 14 Burgess Way, Shearwater at 10am on Friday, April 29, 2016.
 Business: Report for 2015 and election of officers.
 Keith Haines Secretary

Public Notices

DEVONPORT HIGH SCHOOL

School Association Nominations

Nominations are called for the election to fill 2 Parent/Community vacancies on the Devonport High School Association.

Intending candidates are invited to complete a Nomination Form, available from the School Office and to be received by the Returning Officer up to 4.00pm on Friday May 6, 2016.

Any adult person who resides in the Devonport Municipality or who has applied to the Secretary for membership of the Association, or a parent of a student listed in the Attendance Register at Devonport High School, is eligible to nominate and vote for community/parent vacancies or parent vacancies.

The two parent and/or community members with the highest vote will be elected for a two year period.

S. M. Emery
 Returning Officer



Public Notices

Invitation for Expressions of Interest

Audit Committee Independent Chairperson

The West Coast Council is seeking Expressions of Interest from a suitably qualified and experienced person for appointment as an independent Chairperson on Council's Audit Committee.

The primary objective of the Audit Committee is to assist Council in providing a transparent and independent process in its financial, management and other practices. The Audit Committee will meet a minimum of four times per year.

An independent member should possess auditing, accounting or related financial management experience and have strong business acumen, management and communication skills.

The independent member or chairperson will be selected by Council and will be compensated for their time and expertise by an appropriate level of remuneration.

Expressions of interest must address the Selection Criteria and provide details of the applicant's experience, skills, knowledge and qualifications and how they would apply these and undertake the Audit Committee's functions as outlined in the Audit Panel Charter.

The charter as well as further information can be obtained by contacting the Audit Panel Secretariat, Matthew Snow on 03 6471 4703 or via email reception@westcoast.tas.gov.au

Expressions of interest should be forwarded to: Audit Committee Selection Panel, PO Box 63 Queensdown, TAS 7467. Expressions of Interest close 5:00PM Friday 29 April 2016

Dirk Dowling
 General Manager
 PO Box 63
 QUEENSTOWN TAS 7467



Local Government

CENTRAL COAST COUNCIL
 19 King Edward Street, Ulverstone Tasmania 7315
 Tel: 03 6429 8900
 Fax: 03 6421 1224
www.centralcoast.tas.gov.au

APPLICATION FOR PLANNING PERMIT

S.57 Land Use Planning and Approvals Act 1993.

The following application has been received:

Location: 47 Alexandra Road, Ulverstone
Proposal: Residential (multiple dwellings) - variations to car parking standards, setback to rear and side boundaries, setback to Utilities zone boundary and rail line

Application No.: DA215171

The application may be inspected at the Administration Centre, 19 King Edward Street, Ulverstone during office hours and on the Council's website. Any person may make representation in relation to the application (in accordance with s.57(5) of the Act) by writing to the General Manager, Central Coast Council, PO Box 220, Ulverstone 7315 or by email to admin@centralcoast.tas.gov.au and quoting the Application No. Representations must be made on or before 23 April 2016.

Dated at Ulverstone this 7th day of April, 2016.

SANDRA AYTON
 General Manager



OBJECTION TO 3 UNITS TO BE BUILT (THREE UNITS) AT 47 ALEXANDRA RD

14.3.16

To Ulverstone Council Committee

My comments regarding proposed 3 units
to be built at 47 Alexandra Rd, which
adjoins my property 51 Alexandra Rd.

For many years my family have enjoyed a peaceful
quite life style living at this area 51 and 49
Alexandra Rd.

I can only say now with the proposal of crowding
3 units on block 47, in my opinion is a
ridiculous situation.

While ^{MEAN} 6 or more people living in a confined area
looking into each others living areas, plus another
6 or 8 living at 51, 49, 45. Existing residents
looking at them. (all waiting for an argument)

It will end up being an area designed for trouble,
noise, and frustration. (a situation for some one to make a
few easy dollars)

It will be a night mare for my daughter who lives at
49 Alex Rd. next door to 47. who has a handicapped
teenage son for both to be confronted with constant
traffic in and out. at a drive way approx 6 Ft. from
their living area

Miles Pearson

To Mr Phillip Adams
Council Storm Water Officer.

14-3-16

14 APR 2016

My main concern re the building of three units
at 47 Alexandra Rd next to my property
51 Alexandra Rd is Storm Water Control.
my block 51 is the lowest in this area.

To quote early storm water procedure,
all storm water from Alexandra Rd, Guggins Rd,
George St, all drained through our properties
57, 51, 49, 47, alexandra rd using an open
drain connected to open culvert under railway
line.

This system ceased when Council installed
Main Storm Water Pipe lines at Guggins Grove, and
through 47 Block at Alexandra Rd.

When the City Council put the pipe line through
block 47 and Railway culvert. they covered
the line with approx 30" sand and cement in
railway culvert.

The next heavy rain all storm water from

2

COUNCIL
REGULATORY SERVICES
received: 14 APR 2016
Application No:
Doc ID:

from my property 51, 57, 49. Had no where to go, due to R/W culvert being filled in. My property went under water and stayed as such till natural drainage took place.

I contacted de Waverstone Council explaining situation

Warden Cedric Moore, Engineer Joss Doone, and Jack Mc Bain all arrived to inspect my flooded property.

Warden C. Moore was sympathetic, J Doone was putting up plenty of negative suggestions. Anyway all discussions came to a sudden halt when Jack Mc Bain (in his best office clothes) slipped and fell into the open drain section 30" deep.

The outcome of this meeting

The Council agreed to install a pipe line to drain storm water from 57 and 51 Alexandra Rd blocks to sump connection at Railway Culvert. WHICH THEY DID

The outcome of this exercise was

3

COUNCIL
DRY SERVICES

14 APR 2016

after next heavy rain no improvement
after levels were re taken it became obvious
the out let of drain was approx 15" to 20"
higher than inlet in my yard. to
correct Council re dug drain and then
had to chop a new out let in cement
sump box some 30" lower, (no problem after)

It appears to me lower unit proposed at 47
Alex Rd, will be built over Council main
storm water outlet, plus storm water line from
57 and 51 Alex Rd. (installed by Alex Council)

I bring attention to this situation, to Mr.
Phillips Adams.

I stress drainage from 57 and 51 blocks
depends on drain as explained, and
shown in Council copy V21A-4 by
my sketch.

I report that after heavy rain approx 2 months back
my block did flood, drainage was slow. which
indicates block drain could be at present partially
blocked. (I request inspection of drain pipe line.)

Miles Consonly

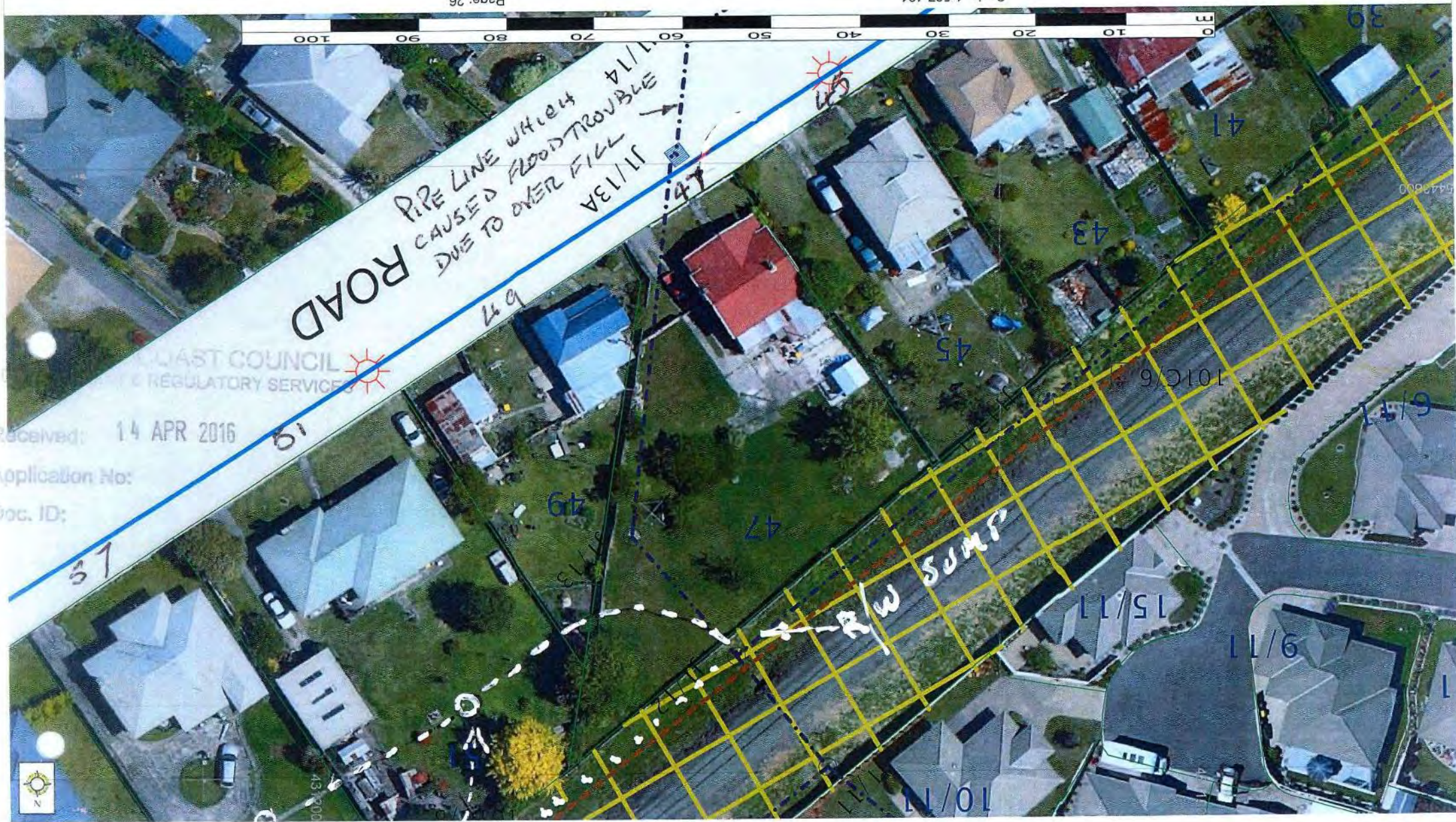
Handwritten mark resembling a stylized 'N' or a north arrow pointing towards the top-left.

TOP

Copyright © 2015, Central Coast Council
The information shown on this plan has been generated from digital data.
Central Coast Council accepts no responsibility for the accuracy of the data.
Boundary locations should be checked at the State Titles Office.
GD94 (Zone 55)

Scale 1:567,431

Page: 26



U21A-4

CURRENT STORM WATER DRAIN FROM 57-51 ALEXANDER RD TO RAILWAY STREET

21-4-16.

Notes

The General Manager
P.O. Box 220
Ulverstone. 7315.

CENTRAL DISTRICT COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Application # DA 215171. Received: 21 APR 2016

Application No: DA215171

Doc. ID: 230028

Dear Sir/Madam.

I am the owner of the "Heritage Listed" property at 49 Alexandra Road, Ulverstone and have received an application for the development at 47 Alexandra Road, Application # DA 215171.

My comments re this application are:

1. Interruptions to daily living as this property at #49 has been owned for @ 18 years and total loss of my privacy will result.
2. #49 will lose her "Heritage" Monetary Value as 3x proposed Townhouses "For A View" would certainly reduce the selling value of my property.
3. Alexandra Road will lose its "Street Scape" look, with the introduction of brand new Townhouses.
4. My windows at #49, at back of my house, will face directly into townhouses, proposed patios and facing into proposed bedrooms.
5. The driveway for new development has been proposed to be built down the

Notes

- existing fence line between #47 and #49 Alexandra Road.
6. Is there a certain meterage for a driveway to be built from existing fence line?
 7. Cost to me re: new fence to be built as I am on a pension. Would I be expected to pay half the cost of a new side fence.
 8. Interruptions by cars accessing the 3 units and further traffic flow in Alexandra Road.
 9. Noise pollution as existing house at #47 is pulled down and 3x Townhouses erected.
 10. Does the house at #47 which is proposed to be demolished contain asbestos?
 11. Removal of shrubbery, bushes at #47 will increase weather damage to the back of my property in winter weather.
 12. What height would the new fence be able to be, separating both properties for privacy reasons.
 13. my most vital concern is the storm water drain from blocks #57, #51 and #49 which runs into and crosses #47 Alexandra Road. This is a major concern for drainage of the 3 houses as this may result in major flooding in backyards for existing properties if storm water drain became blocked and unable to be accessed.

Notes

There are many more reasons as the owner of #49 Alexandra Road for not agreeing with this development I feel my privacy will be totally compromised and the value of my house reduced with such a view.

Awaiting your reply. Thank you.

Anne Parnaby.
49 Alexandra Road
Ulverston 7315.

SEVERN-WAIST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: 21 APR 2013

Application No:

Ref: 13

Annexure 4



47 Alexandra Road, Ulverstone



47 Alexandra Road, Ulverstone – rear of property



47 Alexandra Road – eastern side boundary adjoining heritage listed property




47 Alexandra Road– rear of property – adjoining TasRail rail line and Utility zone



47 Alexandra Road and adjoining property to the west

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			
Authorised by  Jason Taylor Development Assessment Manager			
TasWater Contact Details			
Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

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

RAILWAY RESERVE



SITE - 47 ALEXANDRA RD - ULVERSTONE
REF: VOLUME 393 - FOLIO 38
LAND AREA = 1346.5 m²

SITE PLAN

Approved by the owner

THE BUILDER OR OWNER / CLIENT MUST CHECK ALL DRAWINGS & DETAILS FOR ACCURACY PRIOR TO COMMENCEMENT OF ANY WORK OR ORDERING OF ANY MATERIALS. THE DESIGNER OR OWNER SHOULD BE CONTACTED IF MORE INFORMATION IS NEEDED. THEREFORE DO NOT PROCEED WITH ANY ALTERATIONS TO THE DRAWINGS MUST BE COMPLETED BY THE DESIGNER. THESE DRAWINGS ARE NOT FOR RESALE OR FOR USE ON ANY OTHER SITE. THESE DRAWINGS HAVE BEEN DESIGNED IN ACCORDANCE TO ALL STANDARDS AND COPYRIGHT APPLIES. ON SITE MATERIALS, FINISHES / MEASUREMENTS & SOME MINOR DETAILS AS DRAWN MAY VARY.

Date

30 - 01 - 16

Drawn / Designed

Robert Rimmelzwaan

Scale

1 : 200

Ref No

01 - 16 - 201

Page No

01

PROPOSED NEW TOWN HOUSES FOR R & D RIMMELZWAAN P/L
at 47 ALEXANDRA RD - ULVERSTONE - TAS

DRAFTING COMPLIANCE No CC2471X

Ph: 6425 1384 Mob: 0419 666 374

RDHOMES


Architectural Design
& Drafting

Robert Rimmelzwaan
0419 666 374

Petitioning Central Coast Council

Get a New Skatepark Built in Ulverstone, Tasmania

Matt Orme Australia



Sign this petition

196 supporters
4 needed to reach 200

Find names
Link names
Link
Australia
Please post

My contact information

The current skate park in Ulverstone, Tasmania, is very outdated and quite frankly not set up well for anyone at all.

My friends and I have compiled a list as to why the Council should build a new skate park in Ulverstone.

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Search the web and Windows

https://www.change.org/p/central-coast-council-get-a-new-skatepark-built-in-ulverstone-tasmania

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Please post

My contact information

The current skate park in Ulverstone, Tasmania, is very outdated and quite frankly not set up well for anyone at all.

My friends and I have compiled a list as to why the Council should build a new skate park in Ulverstone.

- 1 Building a new skate park in Ulverstone will bring customers to local businesses and attract Skateboarders, BMX Riders, and Scooter Riders from all over the state to visit Ulverstone.
- 2 The current Ulverstone skate park uses road-like concrete, which makes it almost unbearable to roll around when on small wheels. There is also a large tree in the middle of the skate park that leaves bark and leaves everywhere. There has been a countless amount of times that I have fallen and hurt myself due to the fact there was a big piece of bark in the middle of the park, which causes a huge safety concern for young children.
- 3 If the skate park was set up correctly, there could be contests held that people from all over the state could enter. It also makes a central point between Burnie and Devonport, instead of people in Burnie having to travel to Devonport and vice-versa.
- 4 If there were more skater-friendly obstacles in this new park, users wouldn't be tempted to go into the streets and damage public/private property.
- 5 In the current area that it is located, it is quite isolated from the rest of the community. If a suitable location were to be identified within the current CBD, this would make it easier for police and the community to manage the site appropriately.

In conclusion, I feel this would be a great addition to the town, bringing in people from all over the state to experience this skate park.

Sign this petition

196 supporters
4 needed to reach 200

Find names
Link names
Link
Australia
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My contact information

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Sign

Display my name and comment on this petition

By signing, you accept Change.org's [Terms of Service](#) and [Privacy Policy](#), and agree to receive occasional emails about campaigns on Change.org. You can unsubscribe at any time.

CENTRAL COAST COUNCIL

Division

Rec'd **23 MAR 2016**

File No

Doc. Id

Top rated Most recent

This skatepark is out dated and falling apart, everyone would rather go ride elsewhere! Bring ulvy park back onto the map and make us locals proud to ride there!

Jesse Howard Australia 2 months ago
8 Report

The skatepark is terrible and needs alot of work.

Austin Cook Australia 2 months ago
6 Report

I fully agree that Ulverstone needs a new skatepark, the one we have now is so outdated and you barely see anyone there anymore.

Brian Smith Australia 2 months ago
5 Report

I'm signing because this skatepark needs a change because, all the skateparks are so much better, it's so old and all the kids get really sick of this skatepark.

Lleyton Connolly Australia 2 months ago
4 Report

I've seen this skatepark and its defiantly due for a new one

Justin Roberts Australia 2 months ago
4 Report

Great ideal Would love to see the skating scene grow in NW Tasmania

Matt Gaby Australia 2 months ago
4 Report

Max Field Australia 2 months ago
3 Report

Because I'm a local an we need an upgrade

Ben Hill E-wales, United Kingdom 2 months ago
3 Report

I'm signing because this is a amazing thing for ulverstone just to make it alive again and as a skater too

Riley Ransom Australia 2 months ago
3 Report

Be good for the locals to be able to enjoy there own park instead of having to travel elsewhere. Ulverstone park is well over due at least a make over!

Braden dick Australia 2 months ago
3 Report

because it needs a upgrade

Mitchell Smith Australia 2 months ago
3 Report

I'm a local business manager in Ulverstone. Ulverstone has appeared to have undertaken quite a nice period of growth over the past 12 months and something like this upgrade would have the potential to continue to grow the Ulverstone community. Relocation would be integral to the success of this project.

Jakob Smith Australia 2 months ago
3 Report

Danny Dyer's Deadliest Man XSubscriptions - YouTube XSupporter comments - C...

←↻🔒https://www.change.org/p/central-coast-council-get-a-new-skatepark-built-in-ulverstone-tasmania/c

Our kids need to be outside instead of being on technology

Tina newallAustralia2 months ago

♥4Report

Ulverstone skatepark has been around for a very long time and is very overdue for an upgrade for the local riders

Jarrod WellsAustralia2 months ago

♥4Report

I'm signing because I think there are some things they need to change and same things they need to keep
But its very outdated stuff wrong with it and there is not a lot of thing to do there
So ulverstone needs a new skatepark

alex turnbullAustralia2 months ago

♥3Report

I am signing this because I really think we need a new skate park in Ulverstone it is very old ant I think it is to small

Brody MurrayAustralia2 months ago

♥3Report

These boys deserve a lot better if's not a great skate park at the moment

Harry CoxAustralia2 months ago

♥3Report

I live in ulverstone and ride a scooter and would like for there to be a bigger and better skatepark

Michael WalkerAustralia2 months ago

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1:02 PM
15/03/2016

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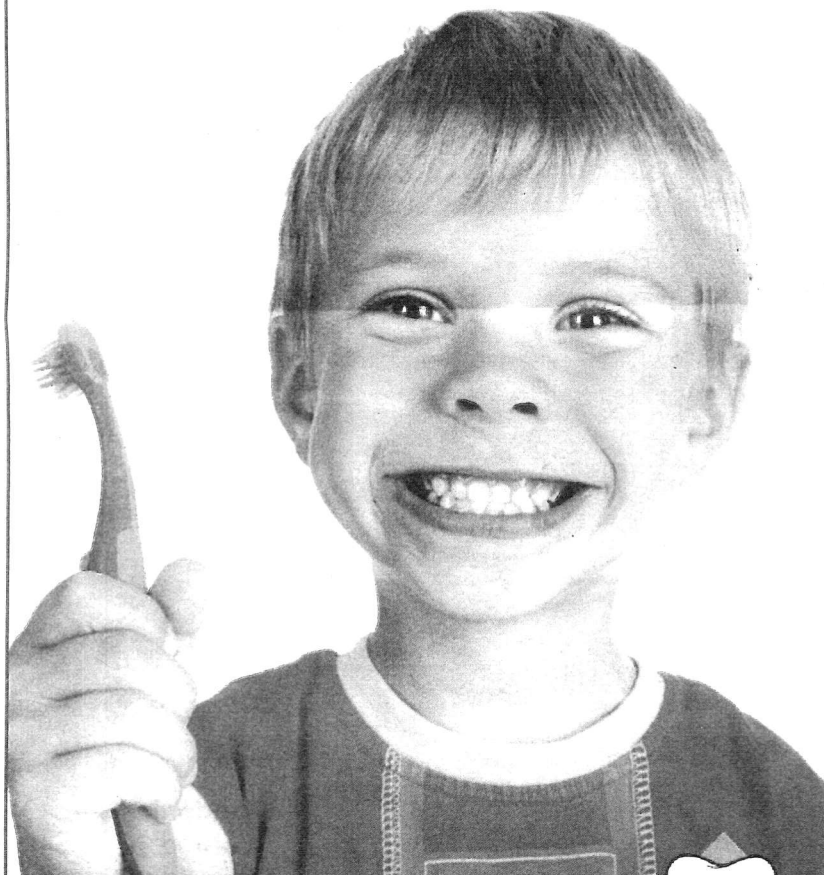


Full name of sender, along with town, must be given. Offensive letters or attacks on others will not be published.

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NEWS

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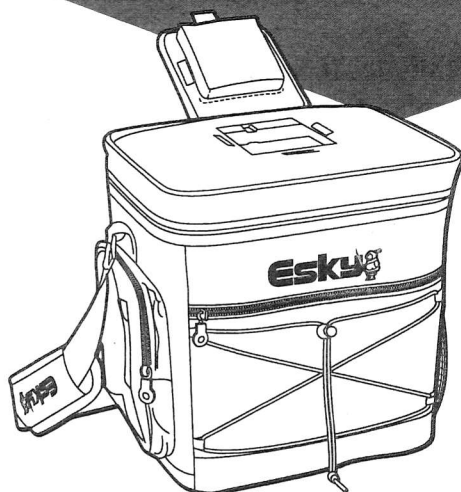
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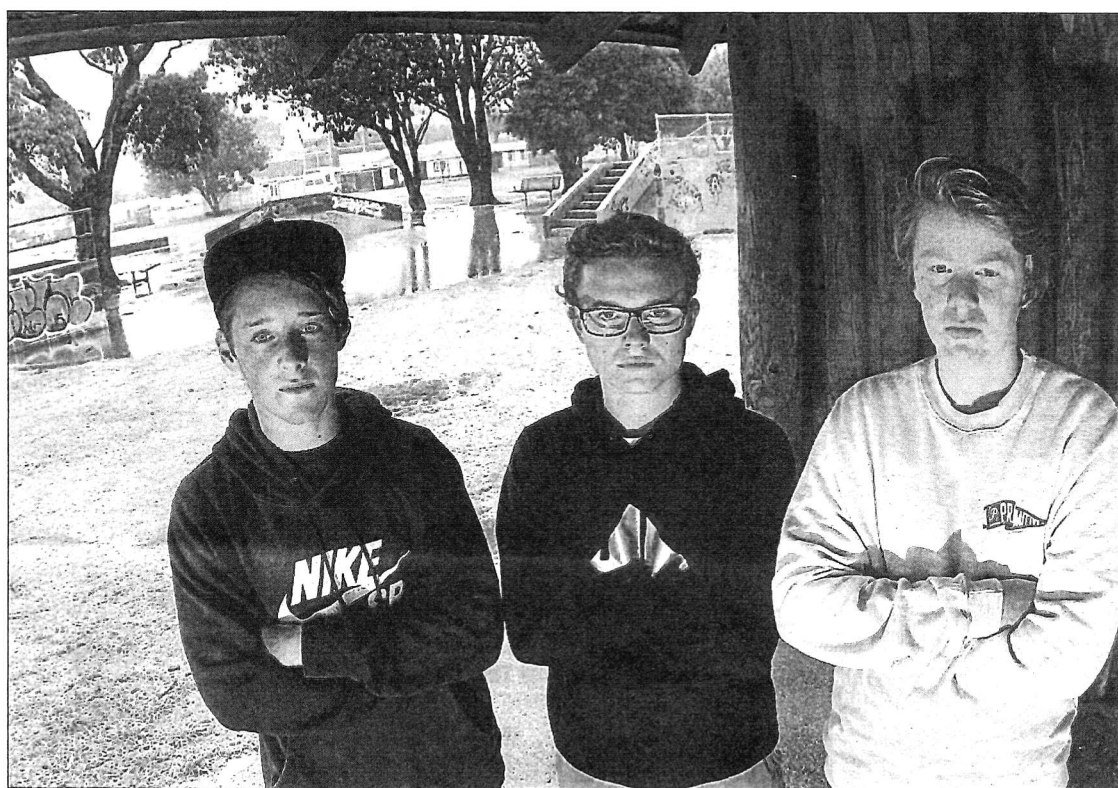
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PROACTIVE TRIO: Organisers of a petition to get the skatepark at Ulverstone's Fairway Park reserve upgraded or moved are (from left) Phillip Angliss, Liam Fairley and Matt Orme. Picture: Stuart Wilson.

Skatepark fans' petition growing

By JESS BLACK

A PETITION circulated by local teenagers to upgrade or relocate the Ulverstone skatepark has received more than 150 signatures.

The friends posted a petition online with an open letter to the Central Coast Council last week.

The petition suggests the skatepark be moved from its location at Ulverstone's Fairway Park to nearer the CBD.

Liam Fairley, Phillip Angliss and Matt Orme began to draw up plans for a new park based on videos of skaters at parks in

the United States.

"School can be quite a stressful time for most kids and we just like to go to the skatepark and hang out with some of our mates.

"That really relaxes us," said Liam, who starts at Don College this year.

"I go as often as possible, up to five times a week, so we'd really like a place that we can go hang out and enjoy, that we can spend all day.

"We've gone to the Ulverstone one and it's old and rusty and we thought it really needs an upgrade and it would make Ulverstone look a lot better."

Their designs include a smaller "bowl" for beginner skaters and more obstacles for skateboarders and scooter riders.

"I think it will be quite a relaxing place because where we're thinking of putting it is near the grass near Anzac Park.

"People have been leaving comments on our petition and it's all been people agreeing with us; it's even from people who don't ride."

■ For more information, go to www.change.org and search for "Get a New Skatepark Built in Ulverstone, Tasmania".

Skate series combines with full-on action day for youth at the Bluff

THE Know Your Odds Skate, Scoot and BMX competition will combine with Last Blast at the Bluff for the last weekend of school holidays on Saturday.

A crowd of more than 300 are expected to watch competitors at the Bluff skate park, with activities outside the area to include beach cricket, photography workshops and frisbee.

This is the first time the skate series has been extended to a full day of activity as part of the Devonport City Council's Summers in the City event program.

The series has been held across the Coast and has grown in popularity over the last four years, Junction HUB project coordinator Damian Collins said.

Mr Collins said the range of activities would draw a larger crowd for competitors.

"I would hope to see in excess of 30 competitors and with all the other fun going on at the bluff I would imagine crowd numbers

would be in excess of 300.

"I think it's great, it will appeal to a broader demographic to young people and bring more people down to the Bluff."

Devonport City Council's Dave Fregon said he hoped young people would make the space "their own" at Last Blast at the Bluff.

"In our youth engagement, one of the prime things coming out of that is a lot of the youth just want a place to hang out so we've tried creating a space around there where there's something interesting to do or you can just hang out there," he said.

Last Blast at the Bluff is on Saturday from 10am until 2pm. Registration for the 'Know Your Odds' competition is open from 10.30am with the first heat set to start at 11am.

A decision will be made in regards to the weather on Friday afternoon.

■ For more information contact Devonport City Council on 6424 0511.



Tait Hight, 14, of Port Sorell flips 360 degrees at last year's Know Your Odds Skate, Scooter and BMX competition at The Bluff skate park. Picture: Jason Hollister.



Johnsons Beach Reserve

Master Plan



May 2016

Table of Contents

1	Introduction.....	3
2	Technical Information.....	4
3	Pressures and Opportunities	5
4	Existing Condition Analysis.....	6
5	Detailed Actions.....	8
6	Implementation Plan.....	10
7	Master Plan.....	13

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

Revision Table				 CENTRAL COAST COUNCIL	 DIAL BEFORE YOU DIG www.1100.com.au	 AS/NZS 4801:2001 Occupational Health and Safety Management	Project Team	Role	Name	Checked		Project Details	Project Name		Sheet Name	
	Designer	G. Osborne						APRIL 16	JOHNSONS BEACH RESERVE		PLAN					
	Drafter	M. Cope						APRIL 16								
	Approved							Project Address / Description								
	John Kersnovski Director Infrastructure Services							MASTERPLAN								
	Number	Description	Date	INFRASTRUCTURE SERVICES	FM 533849								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

TBA

Final plans of subdivision sealed under delegation

TBA

Sandra Ayton
GENERAL MANAGER

**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



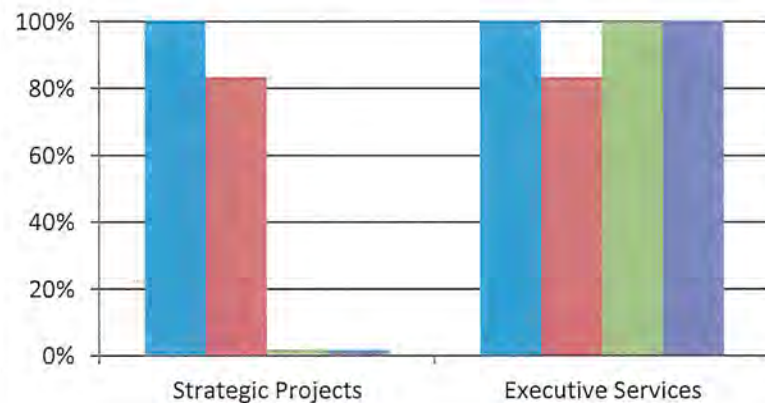
Andrea O'Rourke
ASSISTANT ACCOUNTANT

2-May-2016

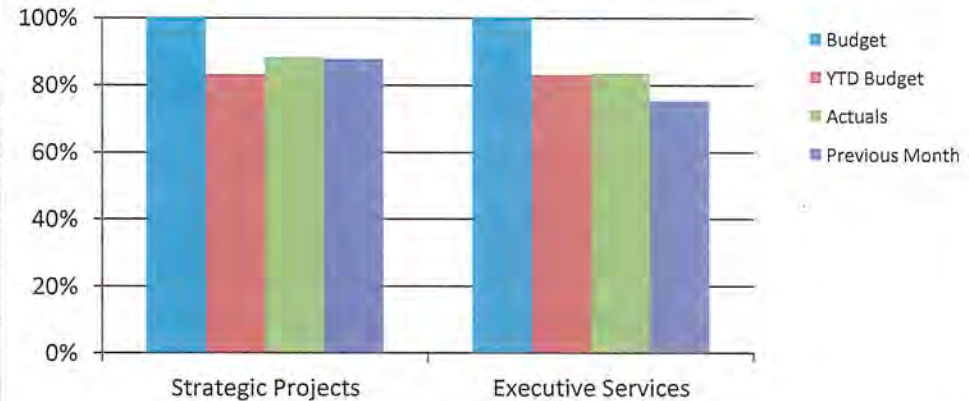
Finance Report – April 2016

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	

General Management – Revenue



General Management – Expenses



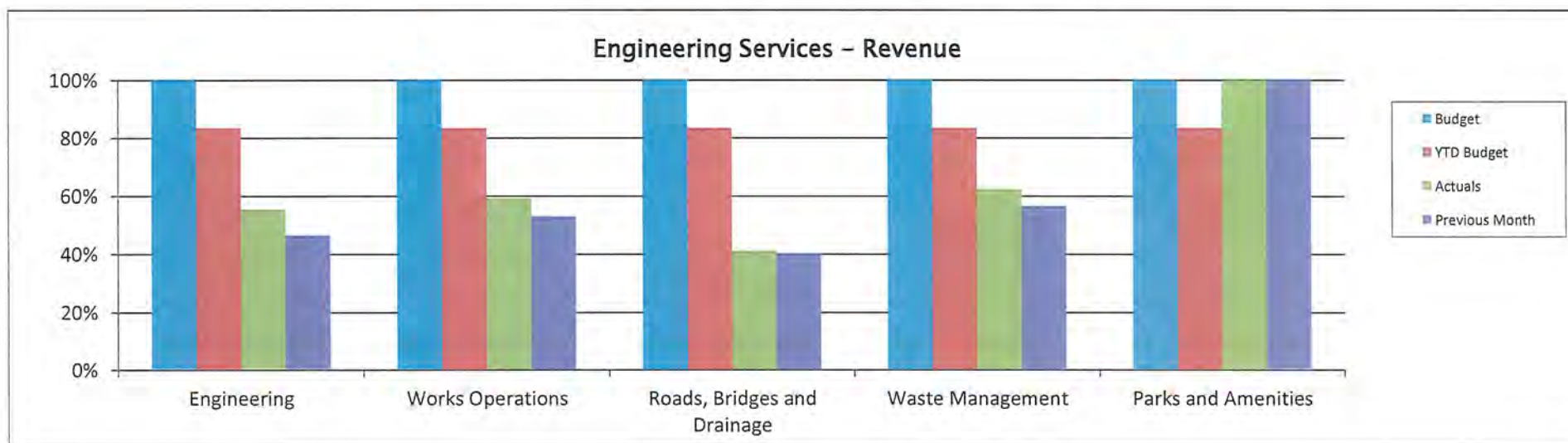
Variance

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)	

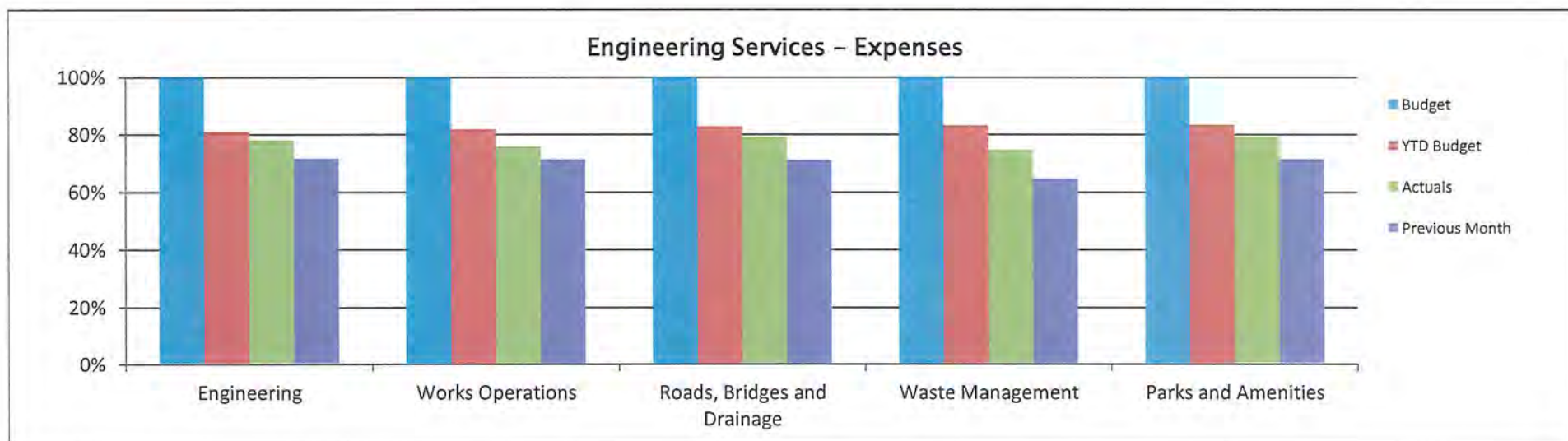


Variance

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

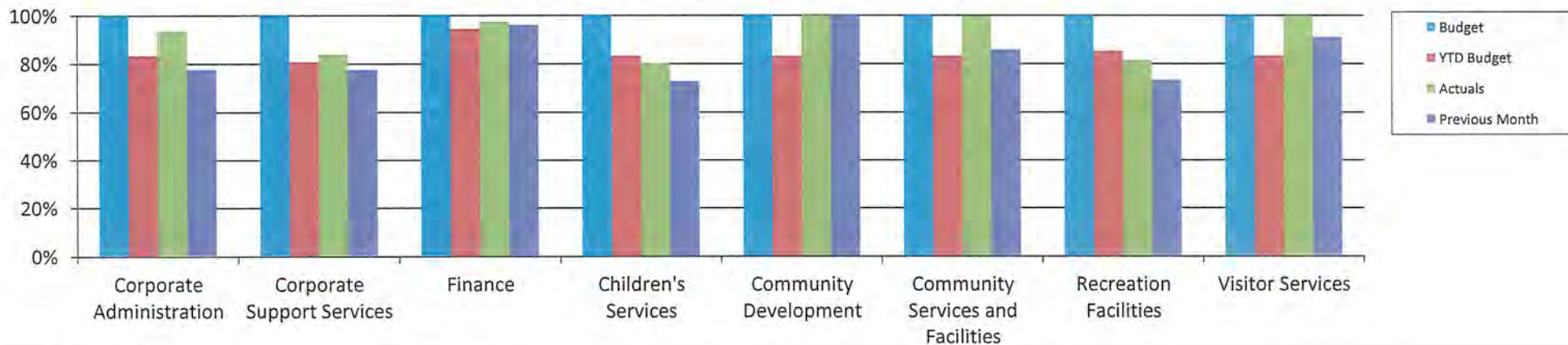
Engineering	Expenditure under YTD budget – Timing – mainly staff costs.
Works Operations	Expenditure under YTD budget – Timing of costs in general.
Roads, Bridges and Drainage	Expenditure under YTD budget – Timing – mainly urban and rural roads.
Waste Management	Expenditure under YTD budget – Garbage 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).

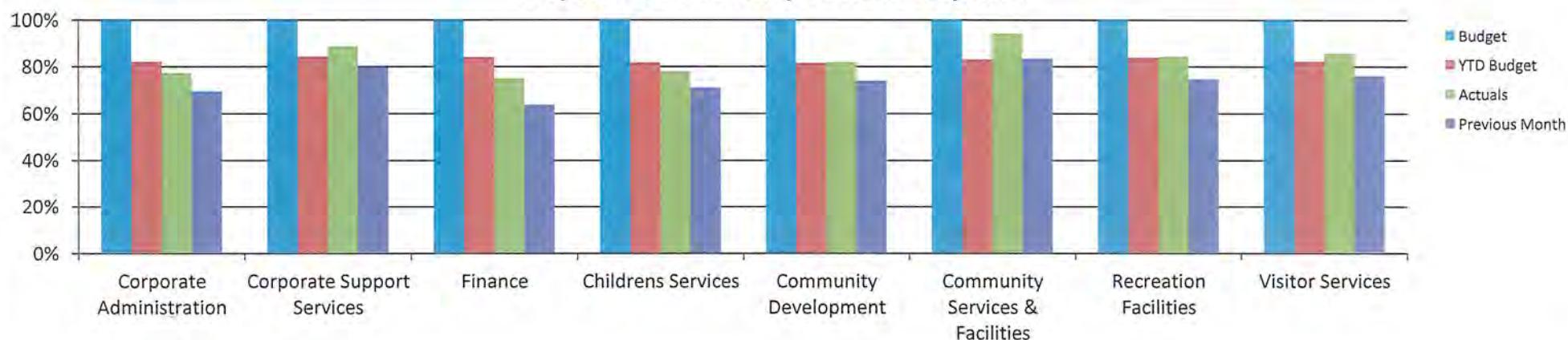
Finance Report – April 2016

CORPORATE & COMMUNITY SERVICES

Expenses

	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
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	

Corporate & Community Services – Expenses

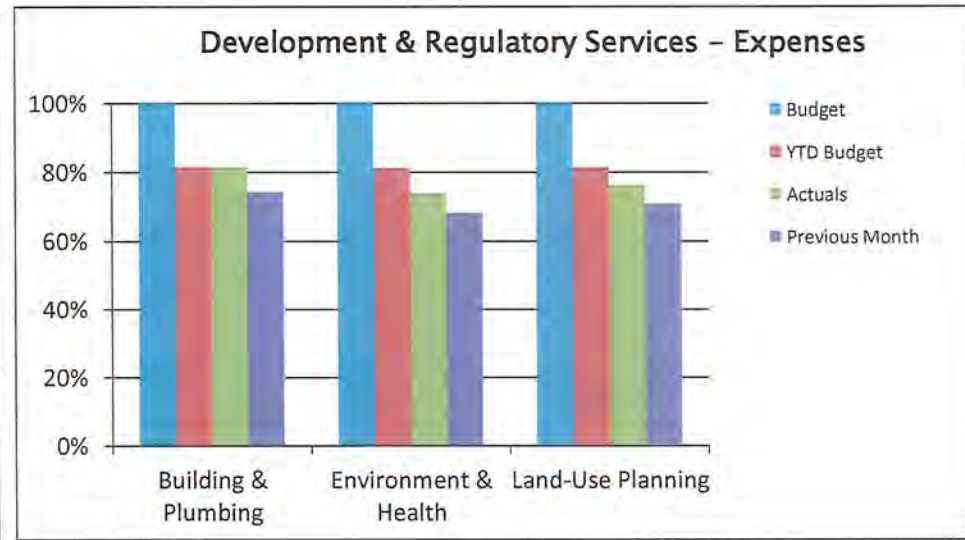
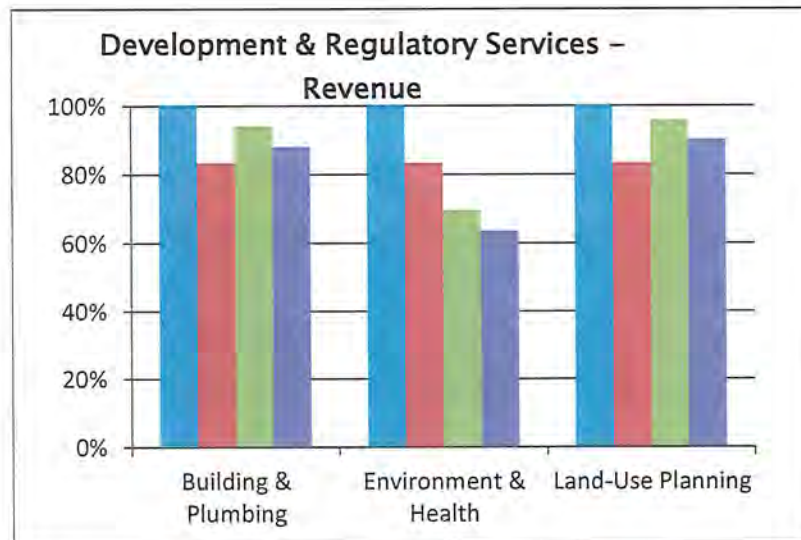


Variance

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

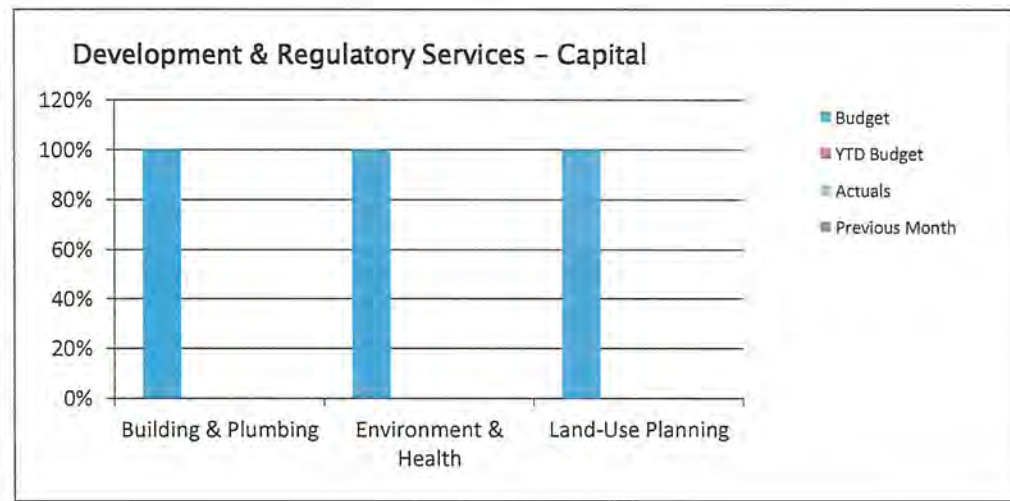
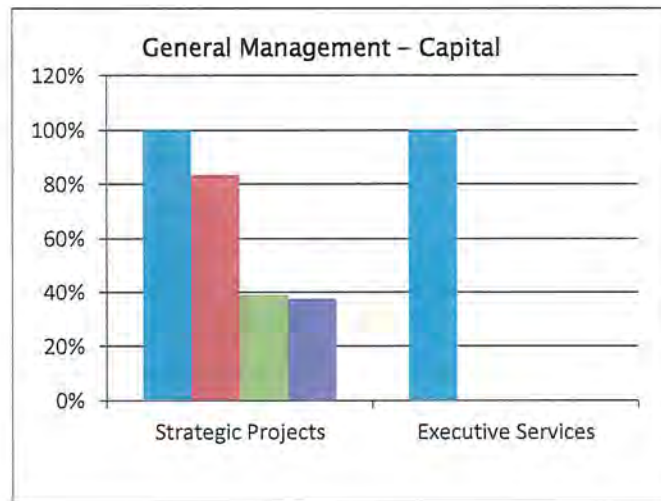
Building and Plumbing	Revenue greater than YTD Budget – Mainly inspection and connection fees and building related fees.
Environment and Health	Revenue less than YTD Budget – Mainly plant allocated and contribution not received as yet.
Environment and Health	Expenses less than YTD Budget – Staff costs 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	

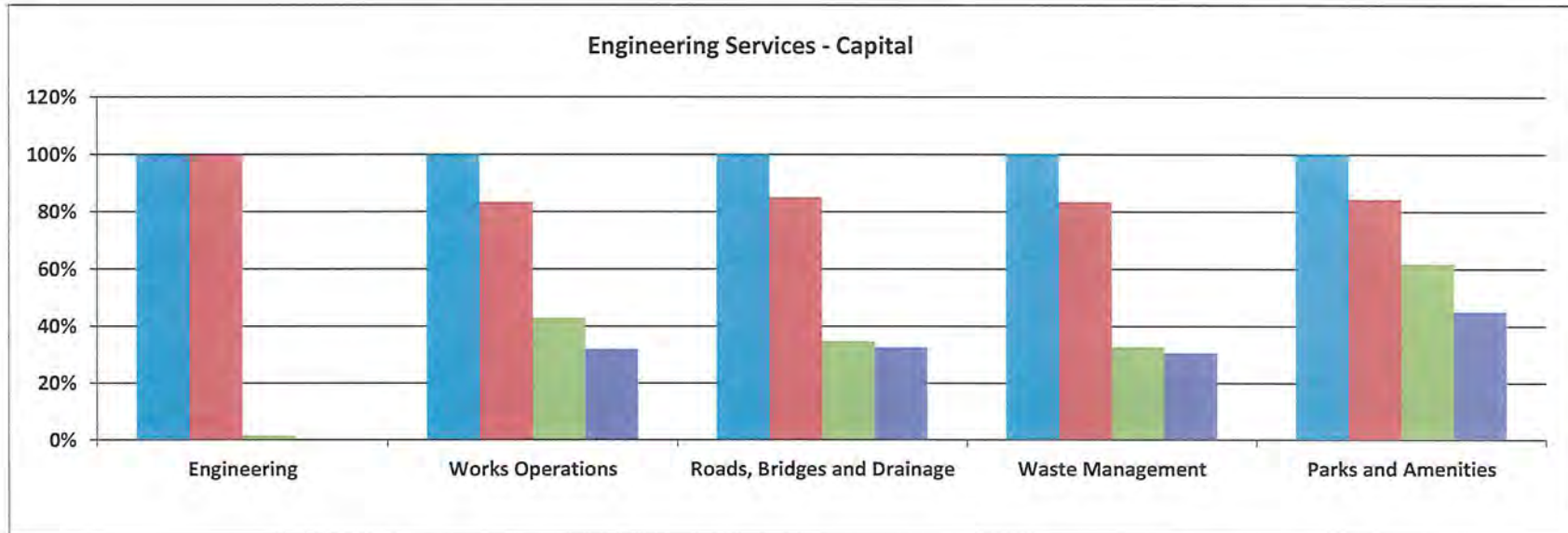
DEVELOPMENT & REGULATORY SERVICES

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	



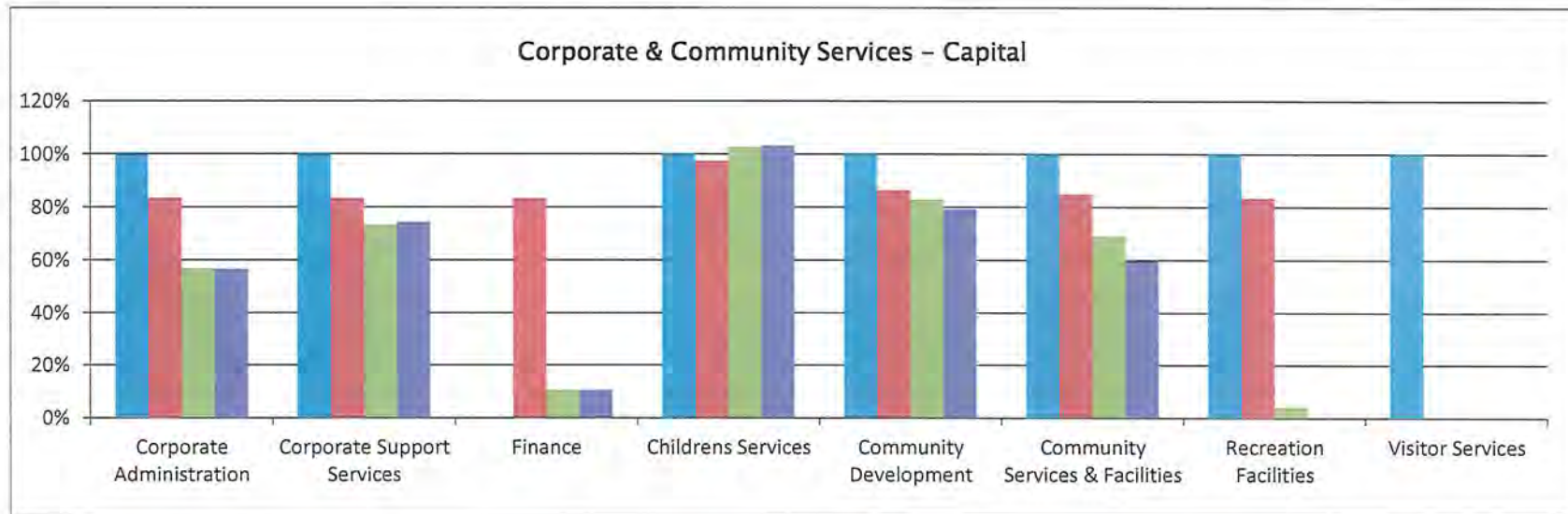
Finance Report – April 2016

	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

(Schedule indicates site construction only)

Date: Thu 5/05/16 + Task Progress

(Schedule indicates site construction only)

Date: Thu 5/05/16 + Task  Progress 

(Schedule indicates site construction only)

Date: Thu 5/05/16 + Task Progress

Investment Policy

May 2016

Table of Contents

POLICY	1
PURPOSE	1
STANDARDS (INCLUDING RELEVANT LEGISLATION)	1
SCOPE	1
DEFINITIONS	1
<i>AUTHORISED DEPOSIT TAKING INSTITUTION</i>	1
<i>LONG-TERM INVESTMENT</i>	1
<i>SHORT-TERM INVESTMENT</i>	1
<i>SECURITY</i>	1
REVIEW	2
RESPONSIBILITIES	2
INVESTING COUNCIL FUNDS	2
<i>AUTHORISED INVESTMENTS</i>	2
<i>PROHIBITED INVESTMENTS</i>	2
<i>INVESTING COUNCIL FUNDS</i>	2
<i>INVESTMENTS WITH FUND MANAGERS</i>	3
GOVERNANCE	3
RISK MANAGEMENT	4
REPORTING	5
<i>PERFORMANCE BENCHMARKS</i>	6
VARIATIONS TO POLICY	6
APPENDIX 1 – STANDARD AND POOR’S RATING DEFINITIONS	6
<i>ISSUE CREDIT RATINGS</i>	7
<i>TABLE 1</i>	8
<i>TABLE 2</i>	10

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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