

Notice of Ordinary Council Meeting and

# Agenda

18 APRIL 2016

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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, 18 April 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 12th day of April 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

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## 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"><li>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.</li><li>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.</li><li>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.</li><li>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.</li><li>5 A Councillor must not procure the doing or not doing of anything by the Council to gain,</li></ol> | <p>directly or indirectly, an advantage or to avoid, directly or indirectly, a disadvantage for the Councillor or a close associate of the Councillor or a member of the Councillor's family.</p> <ol style="list-style-type: none"><li>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.</li><li>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.</li><li>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.</li><li>9 A Councillor must not use any resources of the Council in a manner other than provided by legislation or authorised by the Council.</li><li>10 A Councillor should not engage in conduct likely to bring discredit upon the Council.</li><li>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.</li></ol> |
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*QUALIFIED PERSON'S ADVICE*

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

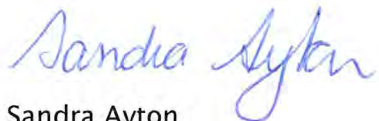
. A general manager must ensure that any advice, information or recommendation given to the council is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation.

. 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

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## **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**

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## 1 CONFIRMATION OF MINUTES OF THE COUNCIL

### 1.1 Confirmation of minutes

The Executive Services Officer reports as follows:

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

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

A suggested resolution is submitted for consideration.”

- “That the minutes of the previous ordinary meeting of the Council held on 21 March 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.

- . 30.03.2016 – Update from TasWater
- . 04.04.2016 – Central Coast Chamber of Commerce and Industry Inc. discussion / Fireworks in Tasmania discussion and Options Paper
- . 11.04.2016 – Quarterly update with the General Manager.

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 reports as follows:

“After the opening formalities I will briefly adjourn this meeting to present a Certificate of Appreciation to Mr Tim Peirce for his outstanding commitment to community safety within the Central Coast area.”

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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:

- . Central Coast Cycle Tourism – meeting
- . West Pine residents – meeting
- . Josh Richards’ Global Nomad Comedy Tour – Mars–One astronaut candidate
- . Gemboree 2016 – 52nd National Gem and Mineral Exhibition – performed official opening
- . Cradle Coast Innovation – Thinks ‘n’ Drinks event with business operators (Latrobe)
- . Business visitation program – Tasmanian Pickled Onion factory
- . Coast FM/Radio 7AD – community reports
- . Commemorative plaque to the ‘Three Czech Doctors of Penguin’ – performed official unveiling

- 
- . Local Government Association of Tasmania – Governance Essentials for Local Government course (Launceston)
  - . Ulverstone Repertory Theatre Society – junior production of ‘Fame’
  - . Penguin Bowls Club – annual awards dinner
  - . The Salvation Army – Bridge Centre North West official opening
  - . Preston community representation – visit to Preston Falls re proposal to improve access
  - . Rotary Club of Ulverstone West – 30th anniversary celebration.”

The Deputy Mayor reports as follows:

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

- . Ulverstone Cricket Club – annual dinner.”

Cr Broad reports as follows:

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

- . Ulverstone Bowling Club – annual dinner.”

Cr Howard reports as follows:

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

- . Penguin RSL Sub Branch – annual luncheon.”

The Executive Services Officer reports as follows:

“A suggested resolution is submitted for consideration.”

- “That the Mayor’s, Deputy Mayor’s, Cr Broad’s and Cr Howard’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.”

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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.
- (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."

| <i>Councillor</i> | <i>Question</i> | <i>Department</i> |
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## 8.2 Councillors' questions on notice

The Executive Services Officer reports as follows:

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

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

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

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

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

No questions on notice have been received."

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## 9 DEPARTMENTAL BUSINESS

### GENERAL MANAGEMENT

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

The General Manager reports as follows:

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

- Local Government Association of Tasmania – General meeting held on 12 February 2016
- Turners Beach Community Representatives Committee – meeting held on 3 March 2016
- Central Coast Council Audit Panel – meeting held on 7 March 2016
- Devonport City Council and Central Coast Council Shared Audit Panel – meeting held on 7 March 2016
- Central Coast Community Safety Partnership Committee – meeting held on 16 March 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.”
- .....
- .....
- .....

#### 9.2 Annual Report – Central Coast Council and Devonport City Council Shared Audit Panel

The General Manager reports as follows:

*“PURPOSE*

The purpose of this report is to receive the Annual Report of the Central Coast Council and Devonport City Council Shared Audit Panel.

### *BACKGROUND*

The Shared Audit Panel has been in place for 12 months now. One of the requirements of the Panel is to prepare an Annual Report outlining the activities undertaken in 2015.

### *DISCUSSION*

The Annual Report for 2015 and the Work Plan for 2016 have been prepared by the Chair of the Audit Panel, Sue Smith OAM, and are attached for your information.

### *CONSULTATION*

There has been no consultation in relation to this matter.

### *RESOURCE, FINANCIAL AND RISK IMPACTS*

There is no impact on resources in relation to this agenda item.

### *CORPORATE COMPLIANCE*

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

#### Council Sustainability and Governance

- Improve corporate governance
- Strengthen local–regional connections.

### *CONCLUSION*

It is recommended that the Annual Report for 2015 and the Work Plan for 2016 of the Central Coast Council and Devonport City Council Shared Audit Panel be received.”

The Executive Services Officer reports as follows:

“Copies of the Annual Report 2015 and Work Plan 2016 of the Central Coast Council and Devonport City Council Shared Audit Panel having been circulated to all Councillors, a suggested resolution is submitted for consideration.”

- “That the Annual Report for 2015 and the Work Plan for 2016 of the Central Coast Council and Devonport City Council Shared Audit Panel be received.”

COMMUNITY SERVICES

**9.3 Statutory determinations**

The Director Community Services reports as follows:

“A Schedule of Statutory Determinations made during the month of March 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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**9.4 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 Items 9.5 and 9.6, 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.”

9.5 Residential (multiple dwellings) – demolition of house and outbuilding, and variations to residential density and private open space standards at 105 Main Street, Ulverstone – Application No. DA215112

The Director Community Services reports as follows:

“The Town Planner has prepared the following report:

|                                       |  |
|---------------------------------------|--|
| <i>‘DEVELOPMENT APPLICATION NO.:’</i> | DA215112   |
| <i>PROPOSAL:</i>                      | Residential (multiple dwellings) – demolition of house and outbuilding, and variations to residential density and private open space standards |
| <i>APPLICANT:</i>                     | HLB and BM Williams  |
| <i>LOCATION</i>                       | 105 Main Street, Ulverstone  |
| <i>ZONE:</i>                          | General Residential  |
| <i>PLANNING INSTRUMENT:</i>           | <i>Central Coast Interim Planning Scheme 2013</i> (the Scheme)   |
| <i>ADVERTISED:</i>                    | 11 February 2016   |
| <i>REPRESENTATIONS EXPIRY DATE:</i>   | 27 February 2016   |
| <i>REPRESENTATIONS RECEIVED:</i>      | One  |
| <i>42-DAY EXPIRY DATE:</i>            | 22 April 2016  |
| <i>DECISION DUE:</i>                  | 18 April 2016  |

*PURPOSE*

The purpose of this report is to consider an application for the development of four multiple dwellings at 105 Main Street, Ulverstone.

Accompanying the report are the following documents:

- . Annexure 1 – location plan;
- . Annexure 2 – application documentation;
- . Annexure 3 – representation;
- . Annexure 4 – photograph of the site;
- . Annexure 5 – TasWater Submission to Planning Authority Notice TWDA 2016/00176-CC;
- . Annexure 6 – Statement of Compliance.

*BACKGROUND*

*Development description –*

Application is made for the demolition of an existing 144.7m<sup>2</sup> house and 88.3m<sup>2</sup> outbuilding and the development of four, three-bedroom, single-storey multiple dwellings, each comprising 162.28m<sup>2</sup>. This equates to a total of 666.48m<sup>2</sup> of residential development over the site.

The dwellings would be of identical design, with walls clad in rendered cement sheeting and a “Colorbond” roof.

*Site description and surrounding area –*

The development site is identified as 105 Main Street, Ulverstone. The site is located within the urban residential area of Ulverstone and is surrounded by residential dwellings. The land supports an existing weatherboard house and outbuilding and is serviced by underground water, sewer, power and stormwater networks.

A TasWater sewer main transects the northern section of the land.

*History –*

There is no particular history of relevance to the current application.

*DISCUSSION*

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

**General Residential**

| CLAUSE  | COMMENT  |
|---|--|
| <b>10.3.1 Discretionary Permit Use</b>  |  |
| <p>10.3.1–(P1) Discretionary permit use must:</p> <ul style="list-style-type: none"> <li>(a) be consistent with local area objectives;</li> <li>(b) be consistent with any applicable desired future character statement; and</li> <li>(c) minimise likelihood for adverse impact on amenity for use on adjacent land in the zone.</li> </ul> | Compliant. Residential use class is Permitted. |
| <b>10.3.2 Impact of Use</b>   |  |
| 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.            |

|  |  |
|--|--|
| <p>10.3.2–(A3) Other than for emergency services, residential, and visitor accommodation, hours of operation must be between 6.00am and 9.00pm.</p>  | <p>Not applicable. Use is residential.</p>   |
| <p><b>10.4.1 Residential density for multiple dwellings</b></p>  |  |
| <p>10.4.1–(A1) Multiple dwellings must have a site area per dwelling of not less than:</p> <p>(a) 325m<sup>2</sup>; 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>Non-compliant.</p> <p>(a) Site area per dwelling is calculated as follows:–<br/>The site has an area of 1,499m<sup>2</sup>.</p> <p>A total of 504m<sup>2</sup> of the site is sealed with an impervious surface for roadway and is excluded from the site area definition.</p> <p>This means the site area per dwelling is approximately 248m<sup>2</sup>.</p> <p>This equates to approximately 77m<sup>2</sup> of land, per dwelling, that the site is not able to support at Scheme standards. See “Issues” section below.</p> <p>(b) Not applicable.</p> |

#### 10.4.2 Setbacks and building envelope for all dwellings

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:

- (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
- (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
- (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
- (d) not less than 50.0m if the development is on land that abuts the Bass Highway.

- (a) Compliant. The proposed setback for Units 1 and 2 is 4.6m from the frontage to Main Street.
- (b) Not applicable. Satisfied by 10.4.2-(A1)(a).
- (c) Not applicable. Satisfied by 10.4.2-(A1)(a).
- (d) Not applicable. Satisfied by 10.4.2-(A1)(a).



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| <p>10.4.2–(A2) A garage or carport must have a setback from a primary frontage of at least:</p> <ul style="list-style-type: none"> <li>(a) 5.5m, or alternatively 1.0m behind the façade of the dwelling; or</li> <li>(b) the same as the dwelling façade, if a portion of the dwelling gross floor area is located above the garage or carport; or</li> <li>(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.</li> </ul>   | <ul style="list-style-type: none"> <li>(a) Compliant. Garage is setback 5.5m from the primary frontage.</li> <li>(b) Not applicable. Complies with 10.4.2–(A2)(a).</li> <li>(c) Not applicable. Complies with 10.4.2–(A2)(a).</li> </ul>  |
| <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> <ul style="list-style-type: none"> <li>(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: <ul style="list-style-type: none"> <li>(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</li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li>(a) Compliant. The proposed single-storey dwellings would be contained within building envelope 10.4.2A.</li> <li>(a)(i) Compliant. Rear setback would be 4m.</li> <li>(a)(ii) Compliant. Development is a maximum 3m high before projecting at a line of 45°.</li> <li>(b) Compliant. Eastern side boundary setback would be 2m and the western side boundary setback would be 2m.</li> </ul> |

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| <p>(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> <p>(b) only have a setback within 1.5m of a side boundary if the dwelling:</p> <p>(i) does not extend beyond an existing building built on or within 0.2m of the boundary or the adjoining lot; or</p> <p>(ii) does not exceed a total length of 9.0m or one-third the length of the side boundary (whichever is the lesser).</p> | <p>(b)(i) Not applicable. Development is not within 1.5m of side boundaries.</p> <p>(b)(ii) Not applicable. Development is not within 1.5m of side boundaries.</p>   |
| <p><b>10.4.3 Site coverage and private open space for all dwellings</b></p>  |  |
| <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 60.0m<sup>2</sup> associated with each dwelling, unless</p>   | <p>(a) Compliant. Development does not exceed 50% site coverage. The land area is 1,499m<sup>2</sup>. The development proposal is for four dwellings, each comprising a floor area of 166.62m<sup>2</sup> (floor area includes dwelling, porch, alfresco area and garage). This equates to a total</p> |

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| <p>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>development floor area of 666.48m<sup>2</sup>, or a site coverage of 44%.</p> <p>(b) Compliant in relation to Units 3 and 4. Non-compliant in relation to Units 1 and 2. Unit 1 has 46m<sup>2</sup> of private open space and Unit 2 has 54m<sup>2</sup> of private open space.</p> <p>(c) Non-compliant. Approximately 21.8% of the site is 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) 24.0m<sup>2</sup>; or</p> <p>(ii) 12.0m<sup>2</sup>, 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>(b) has a minimum horizontal dimension of:</p> <p>(i) 4.0m; or</p> | <p>(a)(i) Compliant. Area of private open space per dwelling in one location is at least 24m<sup>2</sup>.</p> <p>(a)(ii) Not applicable. Multiple dwellings are single-storey and not more than 1.8m above finished ground level.</p> <p>(b)(i) Compliant. Dwellings demonstrate private open space areas that have a minimum horizontal dimension of 4m. Although Units 1 and 2 have a minimum horizontal open space area that is reliant on the 3m x 3m roofed alfresco area.</p> <p>(b)(ii) Not applicable. Multiple dwellings are single-storey and not more than 1.8m above finished ground level.</p> |

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| <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>(c) Compliant. All dwellings demonstrate private open space areas that are accessible from kitchen/living and alfresco areas.</p> <p>(d) Compliant. Private open space areas are located to the north, east and west of the proposed dwellings.</p> <p>(e) Compliant. Private open space areas are generally not located between the dwelling and the site frontage as the site frontage is on the southern side of the allotment. Units 1 and 2 do have areas located between the dwelling and the frontage. These areas have a 1.2m high front fence and would not offer privacy or sunlight for the users. It is considered that private open space for Units 1 and 2 will primarily comprise the 2m wide strips of land that are oriented to the east and west and undercover alfresco areas.</p> <p>(f) Compliant. The land is flat.</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 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  |  |
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| 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 alfresco areas, living, dining and kitchen areas facing either north-east, north 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"> <li>(i) at a distance of 3.0m from the window; and</li> <li>(ii) vertically to a height of 3.0m above natural ground level and then at an angle of 45 degrees from the horizontal.</li> </ul> <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> | <p>(a)(i) Compliant. Dwellings to the north separated by 5m.</p> <p>(a)(ii) Compliant. Dwelling wall heights are 3m then angle at 45°.</p> <p>(b) Compliant. Habitable rooms of all dwellings face either north-east, north or north-west. The siting of dwellings on the flat site will not result in a loss of sunlight to habitable rooms.</p> <p>(c)(i) Not applicable. No outbuildings are proposed.</p> <p>(c)(ii) Not applicable. No outbuildings are proposed.</p> |

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| <p>(c) That part, of a multiple dwelling, consisting of:</p> <ul style="list-style-type: none"> <li>(i) an outbuilding with a building height no more than 2.4m; or</li> <li>(ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6m horizontally from the multiple dwelling.</li> </ul>  |   |
| <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 subclause 10.4.3, must be in accordance with (a) or (b), unless excluded by (c):</p> <p>(a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4C):</p> <ul style="list-style-type: none"> <li>(i) at a distance of 3.0m from the northern edge of the private open space; and</li> <li>(ii) vertically to a height of 3.0m above natural ground level and then at an angle of 45 degrees from the horizontal.</li> </ul> | <ul style="list-style-type: none"> <li>(a)(i) Compliant. Units 3 and 4 are to the north of private open space areas of Units 1 and 2. Units 3 and 4 are separated from private open space areas by a distance of 4m.</li> <li>(a)(ii) Compliant. Dwellings have a vertical height of 3m then angle at 45°.</li> <li>(b) Not applicable. Proposed development meets standard 10.4.4–A3(a).</li> <li>(c)(i) Not applicable. No outbuildings are proposed.</li> <li>(c)(ii) Not applicable. No outbuildings are proposed.</li> </ul> |

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| <p>(b) The multiple dwelling does not cause 50% of the private open space to receive less than three hours of sunlight between 9.00am and 3.00pm on 21 June.</p> <p>(c) That part, of a multiple dwelling, consisting of:</p> <ul style="list-style-type: none"> <li>(i) an outbuilding with a building height no more than 2.4m; or</li> <li>(ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6m from the multiple dwelling.</li> </ul> |   |
| <p><b>10.4.5 Width of openings for garages and carports for all dwellings</b></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 30m wide frontage to Main Street. The total length of garage openings to the street frontage is 7.2m.</p> |
| <p><b>10.4.6 Privacy for all dwellings</b></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</p>  | <p>Not applicable. Proposed decks, alfresco areas and parking spaces are not greater than 1m above natural ground level.</p>                  |

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| <p>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> <ul style="list-style-type: none"> <li>(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</li> <li>(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</li> <li>(c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is at least 6.0m: <ul style="list-style-type: none"> <li>(i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or</li> <li>(ii) from a balcony, deck, roof terrace or the private open space of the other dwelling on the same site.</li> </ul> </li> </ul> |  |
| <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> <ul style="list-style-type: none"> <li>(a) The window or glazed door:</li> </ul>  | <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> |



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| <ul style="list-style-type: none"> <li>(i) is to have a setback of at least 3.0m from a side boundary; and</li> <li>(ii) is to have a setback of at least 4.0m from a rear boundary; and</li> <li>(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</li> <li>(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.</li> </ul> <p>(b) The window or glazed door:</p> <ul style="list-style-type: none"> <li>(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</li> <li>(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 1.7 m above the floor level; or</li> <li>(iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a</li> </ul> |  |
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| <p>height of at least 1.7m above floor level, with a uniform transparency of not more than 25%.</p>  |  |
| <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>(i) it is separated by a screen of at least 1.7m in height; or</p> <p>(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>Non-compliant.</p> <p>(a) Habitable rooms for Units 1 and 2 overlook the complex’s shared driveway. Kitchens are separated from the driveway by 600mm (principally the eaves of the dwellings) although in reality, the road area is asphalted up to the dwelling wall and there is no real separation as all of the roadway is required for vehicular manoeuvrability.</p> <p>Bedrooms are separated from the roadway by a 1 m wide garden bed.</p> <p>(b)(i) No screens are proposed as all of the driveway is required for vehicular manoeuvrability.</p> <p>(b)(ii) Windows of the habitable rooms that overlook the shared driveway have a sill height of 1.2m above floor level.</p> <p>See “Issues” section below.</p> |

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| <b>10.4.7 Frontage fences for all dwellings</b>  |   |
| <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>(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>(a) Compliant. A solid front fence 1.2m high is proposed.</p> <p>(b) Not applicable. Satisfied by 10.4.7–(A1)(a).</p>  |
| <b>10.4.8 Waste storage for multiple dwellings</b>   |   |
| <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 1.5m<sup>2</sup> 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> <p>(i) has a setback of at least 4.5m from a frontage; and</p> | <p>(a) Compliant. Waste storage areas are provided for exclusive use of each dwelling (excluding the area in front of each dwelling).</p> <p>(b) Not applicable. Satisfied by 10.4.8–A1(a).</p> |

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| <p>(ii) is at least 5.5m from any dwelling; and</p> <p>(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>  |   |
| <p><b>10.4.9 Suitability of a site or lot for use or development</b></p>  |   |
| <p>10.4.9–(A1) A site or each lot on a plan of subdivision must:</p> <p>(a) have an area of not less than 330m<sup>2</sup> excluding any access strip; and</p> <p>(b) if intended for a building, contain a building area of not less than 10.0m x 15.0m:</p> <p>(i) clear of any applicable setback from a frontage, side or rear boundary;</p> <p>(ii) clear of any applicable setback from a zone boundary;</p> <p>(iii) clear of any registered easement;</p> <p>(iv) clear of any registered right of way benefiting other land;</p> | <p>(a) Compliant. Site has an area of 1,499m<sup>2</sup>.</p> <p>(b)(i) Compliant. Development is clear of front, rear and side boundary setbacks.</p> <p>(b)(ii) Not applicable. Land does not adjoin a zone boundary.</p> <p>(b)(iii) Not applicable. No easement applies to the land.</p> <p>(b)(iv) Not applicable. No right of way applies to the land.</p> <p>(b)(v) Compliant. A TasWater sewer main transects the north of the site. The proposed development of the land is to include the relocation of the sewer main in accordance with the requirements of TasWater's Submission to Planning Authority Notice TWDA 2016/00176–CC (refer Annexure 5).</p> |

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| <ul style="list-style-type: none"> <li>(v) clear of any restriction imposed by a utility;</li> <li>(vi) not including an access strip;</li> <li>(vii) accessible from a frontage or access strip; and</li> <li>(viii) if a new residential lot, with a long axis within the range 30 degrees east of north and 20 degrees west of north.</li> </ul>   | <ul style="list-style-type: none"> <li>(b)(vi) Not applicable. An access strip is not provided on the land.</li> <li>(b)(vii) Compliant. Development would be accessible from a frontage to Main Street, Ulverstone.</li> <li>(b)(viii) Non-compliant. Building areas have a narrow axis within the range of 30 degrees of north and 20 degrees west of north.</li> </ul>   |
| <p>10.4.9–(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"> <li>(a) across a frontage over which no other land has a right of access; and</li> <li>(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</li> <li>(c) by a right of way connecting to a road: <ul style="list-style-type: none"> <li>(i) over land not required as the means of access to any other land; and</li> <li>(ii) not required to give the lot of which it is a part the</li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li>(a) Compliant. The development site has a separate, dedicated access to Main Street, Ulverstone.</li> <li>(b) Not applicable. Site is not an internal lot.</li> <li>(c) Not applicable. Satisfied by 10.4.9–(A2)(a).</li> <li>(d)(i) Not applicable. Satisfied by 10.4.9–(A2)(d)(ii).</li> <li>(d)(ii) Compliant. The development would have a 6m access.</li> <li>(e) Compliant. The development site has access to Main Street that is in accordance with the <i>Local Government (Highways) Act 1982</i> and satisfies the requirements of the Road Authority.</li> </ul> |

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| <p>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>(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>Note: An existing power pole and stormwater pit would need to be relocated to achieve the required 6m access.</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 2016/00176–CC, included as an attachment to the Planning Permit.</p> |

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| <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 require the relocation of a sewer main that transects the northern area of the site. The development would connect to the reticulated sewerage system. The Council's Planning Permit would require compliance with TasWater's Submission to Planning Authority Notice TWDA 2016/00176–CC, included as an attachment to the Planning Permit.</p> |
| <p>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>.</p>   | <p>Compliant.</p> <p>The site would connect to the reticulated stormwater system.</p>  |
| <p><b>10.4.10 Dwelling density for single dwelling development</b></p>  |  |
| <p>10.4.10–(A1)</p> <p>(a) The site area per dwelling for a single dwelling must:</p> <ul style="list-style-type: none"> <li>(i) be not less than 325m<sup>2</sup>; and</li> <li>(ii) be not more than 830m<sup>2</sup>; or</li> </ul> <p>(b) The site is approved for residential use on a plan sealed before this planning scheme came into effect.</p> | <p>Not applicable. Not a single dwelling development.</p>  |

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| <b>10.4.11 Other development</b>  |  |
| <b>10.4.11.1 Location and configuration of development</b>  |  |
| <p>10.4.11–(A1) The wall of a building (other than for a dwelling) must be setback from a frontage:</p> <ul style="list-style-type: none"> <li>(a) not less than 4.5m from a primary frontage; and</li> <li>(b) not less than 3.0m from any secondary frontage; or</li> <li>(c) not less than and not more than the setbacks for any existing building on adjoining sites;</li> <li>(d) not less than for any building retained on the site;</li> <li>(e) in accordance with any building area shown on a sealed plan; or</li> <li>(f) not less than 50.0m if the site abuts the Bass Highway.</li> </ul> | Not applicable. Not “Other” development. |
| <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"> <li>(a) the applicable frontage setback;</li> </ul>  | Not applicable. Not “Other” development. |



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| <p>(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;</p> <p>(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 a building height of not more than 8.5m above natural ground level if walls are setback:</p> <p>(i) not less than 1.5m from each side boundary, or</p> <p>(ii) less than 1.5m from a side boundary if:</p> <p>a. built against an existing wall of an adjoining building; or</p> <p>b. the wall or walls:</p> <p>i. have the lesser of a total length of 9.0m or one-third of the boundary with the adjoining land;</p> <p>ii. there is no door or window in the wall of the building; and</p> |  |
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| <p>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> <p>(d) in accordance with any building envelope shown on a sealed plan of subdivision.</p> |  |
| <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>   | Not applicable. Not “Other” development. |
| <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>                                     | Not applicable. Not “Other” development. |
| <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>  | Not applicable. Not “Other” development. |

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| <p>(a) 6.0m; or</p> <p>(b) half the width of the frontage.</p>  |   |
| <p><b>10.4.11.2 Visual and acoustic privacy for residential development</b></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>(a) if the finished floor level is more than 1.0m above natural ground level:</p> <ul style="list-style-type: none"> <li>(i) be not less than 6.0m from any door, window, balcony, deck, or roof garden in a dwelling on the same site;</li> <li>(ii) be not less than 3.0m from a side boundary;</li> <li>(iii) be not less than 4.0m from a rear boundary; and</li> <li>(iv) if an internal lot, be not less than 4.5m from the boundary abutting a rear boundary of an adjacent frontage site; or</li> </ul> <p>(b) if less than the setbacks in clause A1(a):</p> | <p>Not applicable. Not “Other” development.</p> |

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| <ul style="list-style-type: none"> <li>(i) be off-set by not less than 1.5m from the edge of any door or window of another dwelling;</li> <li>(ii) have a window sill height of not less than 1.8m above floor level;</li> <li>(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</li> <li>(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.</li> </ul> |   |
| <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. Not “Other” development.</p> |
| <p><b>10.4.11.3 Frontage fences</b></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</p>  | <p>Not applicable. Not “Other” development.</p> |

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| <p>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><b>10.4.12 Setback of development for sensitive use</b></p>   |   |
| <p>10.4.12–(A1) A building containing a sensitive use must be contained within a building envelope determined by:</p> <p>(a) the setback distance from the zone boundary as shown in the Table to this clause; and</p> <p>(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> | <p>Not applicable. Development does not adjoin a zone boundary.</p>   |
| <p>10.4.12–(A2) Development for a sensitive use must be not less than 50.0m from:</p> <p>(a) a major road identified in the Table to this clause;</p> <p>(b) a railway;</p>  | <p>(a) Compliant. The development would be approximately 1.1km from the Bass Highway.</p> <p>(b) Compliant. The development would be within 368m of a railway line.</p> |

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| <p>(c) land designated in the planning scheme for future road or rail purposes; or</p> <p>(d) a proclaimed wharf area.</p>   | <p>(c) Not applicable. No land is designated for future road or rail line.</p> <p>(d) Not applicable. The closest Proclaimed Wharf Area is Devonport which is more than 15km away.</p> |
| <p><b>10.4.13 Subdivision</b></p>  |  |
| <p>10.4.13–(P1) Each new lot on a plan of subdivision must be:</p> <p>(a) intended for residential use;</p> <p>(b) a lot required for public use by the State Government, a Council, a statutory authority or a corporation all the shares of which are held by or on behalf of the State, a Council or by a statutory authority; or</p> <p>(c) for a purpose permissible in the zone.</p> | <p>Not applicable. Not a subdivision.</p>  |
| <p>10.4.13–(P2)</p> <p>(a) A lot must have a frontage to a road; or</p> <p>(b) An internal lot on a plan of subdivision must be:</p>   | <p>Not applicable. Not a subdivision.</p>  |

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| <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"> <li>a. slope, shape, orientation and topography of land;</li> <li>b. an established pattern of lots and development;</li> <li>c. connection to the road network;</li> <li>d. connection to available or planned utilities;</li> <li>e. a requirement to protect ecological, scientific, historic, cultural or aesthetic values, including vegetation or a watercourse; or</li> <li>f. exposure to an unacceptable level of risk from a natural hazard; and</li> </ul> <p>(ii) without likely impact on the amenity of adjacent land.</p> |  |
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| <b>10.4.14 Reticulation of an electricity supply to new lots on a plan of subdivision</b> |  |
| 10.4.14-(A1) Electricity reticulation and site connections must be installed underground. | Not applicable. No subdivision proposed.                             |
| CODES   |  |
| <b>E1 Bushfire-Prone Areas Code</b>   | Not applicable. Code does not apply in the General Residential zone. |
| <b>E2 Airport Impact Management Code</b>  | Not applicable.  |
| <b>E3 Clearing and Conversion of Vegetation Code</b>                                      | Not applicable.  |
| <b>E4 Change in Ground Level Code</b>   | Not applicable.  |
| <b>E5 Local Heritage Code</b>   | Not applicable.  |
| <b>E6 Hazard Management Code</b>  | Not applicable.  |
| <b>E7 Sign Code</b>   | Not applicable.  |
| <b>E8 Telecommunication Code</b>  | Not applicable.  |



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| <b>E9 Traffic Generating Use and Parking Code</b>   |  |
| <b>E9.2 Application of this Code</b>  | Applicable. Applies to all use or development.   |
| <b>E9.4 Use or development exempt from this Code</b>  | Not exempt. No Local Area Parking Scheme applies.  |
| <b>E9.5 Use Standards</b>   |  |
| <b>E9.5.1 Provision for parking</b>   |  |
| <p>E9.5.1–(A1) Provision for parking must be:</p> <ul style="list-style-type: none"> <li>(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;</li> <li>(b) motor bike parking at a rate of one space for every 20 vehicle parking spaces;</li> <li>(c) parking spaces for people with disabilities at the rate of one space for every 20 parking spaces or part thereof; and</li> <li>(d) bicycle parking at the rate of one space for every 20 vehicle parking spaces or part thereof.</li> </ul> | <ul style="list-style-type: none"> <li>(a) Non-compliant. The Scheme requires two car parking spaces for each dwelling on site and one visitor space for every four dwellings. The development proposes one internal garage space and one external car park for each dwelling. However, one space is directly behind another and is not considered to be a “legal” parking space. The application makes provision for seven parking spaces. See “Issues” section below.</li> <li>(b) Compliant. Requirement not triggered until 20 vehicle parking spaces are required or proposed.</li> <li>(c) Compliant. Requirement not triggered until 20 vehicle parking spaces are required or proposed.</li> <li>(d) Compliant. Requirement not triggered until 20 vehicle parking spaces are required or proposed.</li> </ul> |

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| <b>E9.5.2 Provision for loading and unloading of vehicles</b>   |  |
| <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>  |
| <b>E9.6 Development Standards</b>   |  |
| <b>E9.6.1 Road access</b>   |  |
| <p>E9.6.1-(A1) There must be an access to the site from a carriageway of a road <sup>R36</sup>:</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 Main Street 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> |

| <b>E9.6.2 Design of vehicle parking and loading areas</b>  |  |
|--|--|
| 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 manoeuvring area must –</p> <p>(a) Be in accordance with AS/NZS 2890.1 (2004) – Parking Facilities – Off-Street Car Parking;</p> <p>(b) Be in accordance with AS/NZS 2890.2 (2002) Parking Facilities – Off-Street Commercial Vehicles;</p> <p>(c) Be in accordance with AS/NZS 2890.3 (1993) Parking Facilities – Bicycle Parking Facilities;</p> <p>(d) Be in accordance with AS/NZS 2890.6 Parking Facilities – Off-Street Parking for People with Disabilities;</p> <p>(e) Each parking space must be separately accessed from the internal circulation aisle within the site;</p> <p>(f) Provide for the forward movement and passing of all vehicles</p> | <p>(a) Non-compliant. The Scheme requires two car parking spaces for each dwelling on site and one visitor space for every four dwellings. The development proposes one internal garage space and one external car park for each dwelling. However, one external space is directly behind another and is not considered to be a “legal” parking space. The application makes provision for seven parking spaces on site. See “Issues” section below.</p> <p>(b) Not applicable. Applies where 20 spaces are proposed or required.</p> <p>(c) Not applicable.</p> <p>(d) Not applicable.</p> <p>(e) Non-compliant. Two parking spaces are shown to be one behind the other. See “Issues” section below.</p> |

## COMMUNITY SERVICES

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|---|---|
| <p>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>(f) Compliant.</p> <p>(g) Compliant.</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>Not applicable. Provisions do not apply as development is in the General Residential zone.</p> |
| <p><b>E10 Water and Waterways Code</b></p>  | <p>Not applicable.</p>  |
| <p><b>Specific Area Plans</b></p>   | <p>Not applicable. No Specific Area Plans apply to this location.</p>                             |

*Issues –*

*1 Residential Density –*

The Scheme's Acceptable Solution standard 10.4.1–(A1) "Residential Dwelling Density for Multiple Dwellings" requires that the site area per dwelling for multiple dwellings is not less than 325m<sup>2</sup>. The site has an area of 1,499m. Site area per dwelling is defined as, "the area of the site (excluding any access strip) divided by the number of dwellings".

The site area per dwelling (excluding dwelling open space area) is calculated as follows:–

The site has an area of 1,499m<sup>2</sup>.

A total of 504m<sup>2</sup> of the site is sealed with an impervious surface for roadway and is excluded from the site area definition.

This means the site area per dwelling is approximately 248m<sup>2</sup>.

This is substantially less than the Scheme requirements and equates to approximately 77m<sup>2</sup> of land that has not been allocated to each dwelling area across the site.

Whilst Units 3 and 4 have adequate land provision, Units 1 and 2, in particular, demonstrate a far lesser site area than the Acceptable Solution.

Discretion is required to determine if the lesser area results in fair and reasonable development of the land for residential purposes.

Performance Criteria 10.4.1–(P1) requires the following:

Multiple dwellings must only have a site area per dwelling less than 325m<sup>2</sup> if the development will not exceed the capacity of infrastructure services and;

- (a) is compatible with the density of the surrounding area; or
- (b) provides for a significant social or community benefit.

*2 Capacity of infrastructure services –*

The development proposed will not exceed the capacity of infrastructure services that are available to the site.

### 3 *Density of the surrounding area –*

Comparison of densities of the surrounding area examined a multiple dwelling site, approved in 2005, that is located at 101 Main Street, two lots to the west of 105 Main Street. The site density areas for five multiple dwellings at 101 Main Street, excluding the common vehicular access and parking areas, is 330.4m<sup>2</sup> per dwelling. This would meet the current Scheme standard and is an allocation of approximately 81.65m<sup>2</sup> more site area than that proposed at 105 Main Street. The remainder of the surrounding Main Street area is developed to single dwelling standard.

The development is approximately 550m from a commercial shopping area and public transport stop.

### 4 *Significant social or community housing benefit –*

It is considered the development would not provide a significant social or community housing benefit.

The proposal is a demonstration of overdevelopment of the site. Units 3 and 4 provide for an appropriate dwelling density, however, Units 1 and 2 of the proposal are considered to be overdevelopment of the site to the detriment of future occupiers of the land, resulting in a lack of privacy, lack of car parking on site and general lack of amenity.

### 5 *Privacy for all dwellings –*

Standard 10.4.6–(A3) of the Scheme requires that a shared driveway must be separated from a window or glazed door to a habitable room of a multiple dwelling by a horizontal distance of a least 2.5m, or 1m if separated by a screen that is 1.7m in height.

A “habitable room” is defined under the Scheme as, “any room of a dwelling other than a bathroom, laundry, toilet, pantry, walk-in-wardrobe, corridor, stair, hallway, lobby, clothes drying room ... occupied neither frequently nor for extended periods.”

Privacy standards in relation to Units 3 and 4 are compliant with Scheme standards. However, Units 1 and 2 of the proposed development have several habitable rooms, including kitchens and bedrooms, that front directly onto the shared driveway with asphalt surfaces constructed up to the walls of the kitchen areas. The Site Plan shows a 1m wide garden bed between the roadway and the proposed

bedrooms. The kitchens of both dwellings with the kitchen sink and a window overlooking the driveway, are not able to be screened for privacy due to the limited area available on site.

Performance Criteria 10.4.6–(P3) requires that the shared driveway must be screened, or the driveway otherwise designed to minimise detrimental impacts of vehicle noise and light to habitable rooms.

The site layout and design of Units 1 and 2, result in a lack of amenity and privacy to residents who would live on site. The kitchen areas of Units 1 and 2 are not able to be screened due to the proximity of the dwellings to the internal access road. The road is not able to be modified, due to the lack of area and restricted area required for car parking, vehicular access and manoeuvrability.

The Performance Criteria is a mandatory requirement. The development as proposed does not comply with the Performance Criteria. As a consequence, the application must be refused.

#### 6 *Car parking and vehicular manoeuvrability –*

The E9 Traffic Generating Use and Parking Code of the Scheme requires that two car parking spaces be provided for each dwelling on site and one visitor space for every four dwellings. This means the site needs to make provision for nine car parking spaces. A car 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.”

The development proposes a total of one internal garage space and one external car park for each dwelling. However, one space is directly behind another and is not considered to be a “legal” parking space. The application makes provision for eight car parking spaces and does not meet Code standards for car parking.

Performance Criteria E9.5.1–(P1) states 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 proposed development is for four, three-bedroom dwellings on site. It is considered fair and reasonable, given the scale of residential use anticipated over the site, and the likely number and frequency of vehicular movements over the site, that the development proposed should allocate the Standard car parking spaces to the site, as required under Code E9. It is fair and reasonable to conclude that the lack of such provision on site is due, primarily, to the overdevelopment of the site.

*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                         | Conditions required. Refer to Submission to Planning Authority Notice TWDA 2016/00716-CC.                                     |
| Department of State Growth       | Referral was not required.  |
| Environment Protection Authority | Referral was not required.  |
| TasRail                          | Referral was not 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.

*Consultation with the applicant –*

The Land Use Planning Group requested a meeting with the applicant and verbally advised that the proposal, as submitted, did not meet several of the Scheme's standards for development of multiple dwellings and that due to mandatory provisions under the Scheme's Performance Criteria, the application would be recommended for refusal. The applicant did not have time to meet. The applicant was given opportunity to submit a revised plan that met with the Standards however, the applicant has asked that the matter be placed before the Council for consideration.

*Representations –*

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

The representation is summarised and responded to as follows:

| MATTER RAISED   | RESPONSE   |
|---|--|
| 1 The representor resides in a dwelling on the western property boundary of 109 Main Street. The neighbouring dwelling is double-storey and would overlook the proposed development. Trees on the land at 105 Main Street currently shade the dwelling at 109 Main Street. The second | There would be 2m separating the existing dwelling at 109 Main Street and the proposed Unit 2. The existing dwelling at 109 Main Street is built to the property boundary and will overlook the proposed development. The matter raised is not for the developer of 105 Main Street to address as issues |

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| storey of the dwelling has a clear pane bathroom window that would overlook the development.          | are not related to the development site.  |
| 2 The existing garage on site is to be demolished. The roof of the garage contains asbestos material. | If asbestos material is identified on 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.   |
| 3 The power pole in the road reserve needs to be upgraded.  | The power pole in front of the property would be relocated to allow for construction of the required 6m wide vehicular access crossover. Aurora Energy would determine if the electrical supply in this area needs upgrading at the time of pole relocation.  |
| 4 Concerned about costs that may be associated with a new boundary fence.                             | 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. |
| 5 Will the development result in overshadowing of 109 Main Street?                                    | The development would not result in an overshadowing of 109 Main Street. The proposal is for single-storey dwellings that meet the building envelope standard for dwellings and would be constructed with a greater side boundary setback than the standard 1.5m side boundary setback.   |

*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 representation received is deemed not to have sufficient merit on planning grounds to justify any specific site related measures by the Council. Other legislation regulates matters related to boundary fences and Worksafe Tasmania is the authority that regulates the removal of asbestos from buildings.

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 proposed development is not able to meet key Acceptable Solutions and Performance Criteria and as a result is considered to be overdevelopment of land for residential purpose. The size and siting of dwellings on the site has resulted in an average site area per dwelling of approximately 248m<sup>2</sup>. This equates to an average of 77m<sup>2</sup> of land that has not been allocated to each

dwelling across the site. Units 1 and 2 would have a sustained, limited level of amenity and privacy to habitable rooms due to the proximity of the dwellings to the internal shared roadway.

The proposal is not able to meet the mandatory requirements of the Scheme in relation to the provision of privacy to habitable rooms of Units 1 and 2 and as such, must be refused.

(The applicant may be able to meet several of the Scheme's requirements for multiple dwellings if Units 1 and 2 were redesigned.)

The matters raised in the representation are not considered to be significant or material matters for consideration under the Scheme. Rather, 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.

### *Recommendation –*

It is recommended that the application for Residential (multiple dwellings) – demolition of house and outbuilding, and variations to residential density and private open space standards at 105 Main Street, Ulverstone be refused on the following grounds:

- 1 The proposal is not able to meet the mandatory requirements of the *Central Coast Interim Planning Scheme 2013* in relation to the provision of privacy to habitable rooms of Units 1 and 2 as stipulated under Clauses 10.4.6–(A3) and 10.4.6–(P3).
- 2 The proposal results in a sub-minimum dwelling density over the site, most particular in relation to Units 1 and 2 as stipulated under Clauses 10.4.1–(A1) and 10.4.1–(P1).
- 3 The proposal is not able to provide the required number of car parking spaces on site in accordance with E9 Traffic Generating Use and Parking Code.'

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) – demolition of house and outbuilding, and variations to residential density and private open space standards at 105 Main Street, Ulverstone be refused on the following grounds:

- 1 The proposal is not able to meet the mandatory requirements of the *Central Coast Interim Planning Scheme 2013* in relation to the provision of privacy to habitable rooms of Units 1 and 2 as stipulated under Clauses 10.4.6–(A3) and 10.4.6–(P3).
- 2 The proposal results in a sub–minimum dwelling density over the site, most particular in relation to Units 1 and 2 as stipulated under Clauses 10.4.1–(A1) and 10.4.1–(P1).
- 3 The proposal is not able to provide the required number of car parking spaces on site in accordance with E9 Traffic Generating Use and Parking Code.”

#### 9.6 Planning Scheme Amendment – Rezoning of land from Rural Resource to Rural Living, addition of Specific Area Plan and associated maps – Revell Lane precinct, Penguin – Application No. AMD2014.2 (155/2015 – 22.06.2015)

The Director Community Services reports as follows:

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

|                                      |  |
|--------------------------------------|--|
| <i>‘DEVELOPMENT APPLICATION NO.:</i> | AMD2014.2  |
| <i>AMENDMENT NO.:</i>                | 2/2015   |
| <i>APPLICANT:</i>                    | Central Coast Council  |
| <i>LOCATION:</i>                     | Revell Lane precinct – comprising 9, 9A, 10, 11 and 13 Revell Lane, 28 Epsom Road, CT149934/2 Ashwater Crescent and CT85356/13 Preservation Drive, Penguin |
| <i>PROPOSAL:</i>                     | Rezoning of land from Rural Resource to Rural Living, addition of Specific Area Plan and associated maps – Revell Lane precinct, Penguin                   |
| <i>PLANNING INSTRUMENT:</i>          | <i>Central Coast Interim Planning Scheme 2013</i> (the Scheme)   |
| <i>LEGISLATION:</i>                  | <i>Land Use Planning and Approvals Act 1993</i> (the Act)  |

### *PURPOSE*

The purpose of this report is to advise that the Tasmanian Planning Commission (the Commission) has approved the above-mentioned Planning Scheme Amendment.

### *BACKGROUND*

The history of events relating to the Planning Scheme Amendment is summarised as follows:

- A Scheme Amendment to rezone the land was first certified by the Council on 20 July 2013, under the Central Coast Planning Scheme 2005. 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 Interim Planning Scheme process due to the Solicitor-General's advice that the process was essentially a translation of policy and could not be used to change land use policy.
- The Commission advised that a Scheme Amendment should be initiated. At its meeting on 20 April 2015, the Council decided to initiate such an Amendment (Minute No. 97/2015).
- On 22 June 2015 (Minute No. 155/2015), the Council approved the current Amendment and undertook the required advertising of the proposed Amendment in accordance with s.34 of the Act.
- The Commission held hearings on 21 October 2015 and 9 December 2015.
- On 29 February 2016, the Commission advised that the Scheme Amendment, comprising a rezoning of land to Rural Living, and insertion of a Specific Area Plan, had been approved and would take effect on 7 March 2016.

### *DISCUSSION*

The Scheme Amendment comprises two elements – the rezoning and the Specific Area Plan. Properties at 9, 9A, 10, 11 and 13 Revell Lane, 28 Epsom Road, CT149934/2 Ashwater Crescent and CT85356/13 Preservation Drive, Penguin were previously zoned Rural Resource and have

now been rezoned to Rural Living. The principal effect of the zoning change is to better facilitate residential development and to protect existing and future residents from potentially unpleasant and unsafe activities that were permissible under the Rural Resource zone.

The Specific Area Plan incorporates numerous use and development standards which respond to development issues associated with the land as follows:

- 1 Provision for uses that are consistent with conserving an acceptable level of residential amenity and accommodating existing uses.
- 2 Requirements for development to take account of the landslide risk which affects the area.
- 3 A larger lot size requirement (2ha) than other Rural Living locations (1ha) to limit potential traffic using Revell Lane which is not suitable for significant traffic volumes.
- 4 Siting provisions to limit the visual impact of buildings on the skyline.

The Scheme Amendment has been included in the Central Coast Interim Planning Scheme 2013, and is accessible through the Commission's website. The Commission now updates all planning schemes, not individual planning authorities.

A copy of the approved Amendment is attached at Annexure A.

#### *CONSULTATION*

Formal consultation has been undertaken in accordance with the requirements of the Act. Members of the public involved in hearings have been advised of the Scheme Amendment by the Commission.

#### *RESOURCE, FINANCIAL AND RISK IMPACTS*

The impact of the decision is administrative in nature.

#### *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 Commission's approval of the Scheme Amendment will result in a more appropriate zoning of the land and a set of provisions that will encourage residential development, in a manner that responds directly to issues affecting the area.

### *Recommendation –*

It is recommended that the Council receive the Commission's advice that the Planning Scheme Amendment for properties constituting the Revell Lane Precinct, Penguin has been approved.'

The report is supported."

The Executive Services Officer reports as follows:

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

■ "That the Tasmanian Planning Commission's advice that Planning Scheme Amendment for the Revell Lane Precinct, Penguin (Amendment 2/2015) (a copy being appended to and forming part of the minutes) has been approved, be received."

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### **9.7 Dog control – Fixing of registration fees for the 2016–2017 financial year and other fees under the *Dog Control Act 2000***

The Director Community Services reports as follows:

#### *"PURPOSE*

This report considers the fixing of dog registration fees for the 2016–2017 financial year and other fees as required under the *Dog Control Act 2000* (the Act).

#### *BACKGROUND*

The *Dog Control Amendment Act 2009* provides for the Council to set dog registration fees and other associated animal fees such as kennel licences, dangerous dog licences



and so on. This report enables the registration fees to be set and the registration forms and tags to be issued to dog owners before the commencement of the registration period, and other associated animal fees to be set for the 2016–2017 financial year.

#### *DISCUSSION*

The dog control legislation requires that all dogs over the age of six months be registered with a local council and it provides for councils to set fees for the purpose of registration and management of the Act. All dogs over six months of age must be registered with a local council; the period of registration being 1 July to 30 June each year.

The dog registration system enables the Animal Control Officer to identify a dog's owner and records information to enforce the regulations and provisions of the dog control legislation.

The Council will continue to offer a discounted fee in the following instances:

- . should the dog registration be paid prior to 31 July 2016 for the 2016–2017 financial year – as an incentive to maximise dog registrations as at 1 July 2016;
- . should the dog be sterilised – to encourage the reduction in the instances of unwanted or abandoned dogs;
- . should the dog be obedience trained – to promote the value of obedience training;
- . should the dog be a registered working, pure bred, greyhound or hunting dog;
- . should the dog be owned and registered by a pensioner; and
- . newly registered dogs that have either recently been purchased or are up to six months of age.

The Council will continue to provide the registration services free of charge in the following instances:

- . should the dog be a registered and appropriately trained guide, hearing or companion dog (limited to one per person); and
- . should the dog registration be transferred from another Tasmanian council.

The Council has endeavoured to keep any increase in registration fees to a minimum.

The proposed fees continue to reflect the cost of providing the service through increases in the cost of transporting dogs safely (and with a minimum of stress on the animal), together with the demand for out of hours services, notably the number of dangerous dog incidents, and the usual cost of living increases that affect this service.

The Council will also be undertaking an in-house program to pursue infringements for dogs that are not reregistered within the required timeframe. This will be undertaken immediately after the end of the discount period, beginning on 1 August 2016.

In setting the community service obligation component the Council has considered five rationales which include the following questions:

- . is it considered a public good?;
- . is it a private good that has public benefits?;
- . the relative need for the service;
- . the ability to pay for the service; and
- . the essential nature of the service.

The Council considers that while the ownership of dogs is a private good it does have some public benefits, such as companionship, social, therapy, security and recreational benefits. The Council believes that there is a need for the service and that the community sees a high need for the policing of dogs in public areas such as beaches, streets and through legislative requirements. The Council recognises the essential nature of the service in that the community expects that dog control should be provided to ensure quality of life for residents within the municipal area.

The Council also provides a discount period as an incentive to responsible dog owners who endeavour to meet the relevant legislative requirement to register their dog at the start of the financial year. Under the Act dogs are required to be registered as at 1 July each year and while the Council sends out registration renewals at the start of June each year to facilitate timely registration, the Council also extends the discount period for the payment of registration through to the end of July each year to assist responsible dog owners in meeting the cost of that registration. The Council offers discounted fees to persons who acquire a dog part way through the year and refunds part of the registration cost of deceased dogs where it is appropriate to do so.

The Council has discussed the introduction of a life-long registration fee and proposes to introduce this for the 2017-2018 year. The logistics of how this will work in practice needs to be worked through so it can be implemented in an orderly fashion. Discussions over changes to software, type of dog tag to recognise life-long

registration, and an education campaign on the introduction of this change will be undertaken in the coming year.

#### *CONSULTATION*

The Central Coast Council falls within the upper range of the mid-sized councils and the proposed dog registration and associated fees fall within the upper range of fees charged by those councils.

#### *RESOURCE, FINANCIAL AND RISK IMPACTS*

The proposed fee structure is based on retention of the current dog control procedures and is calculated to meet the projected cost of dog control in 2016–2017 with the exception of the community service obligation to be met from rates.

A copy of the fee structure for the 2015–2016 financial year is appended to this report.

#### *CORPORATE COMPLIANCE*

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

##### The Shape of the Place

- Conserve the physical environment in a way that ensures we have a healthy and attractive community

##### A Connected Central Coast

- Improve community well-being

##### Council Sustainability and Governance

- Improve corporate governance
- Improve service provision.

#### *CONCLUSION*

It is recommended that dog registration fees be fixed for the financial year 1 July 2016 to 30 June 2017 in respect of all dogs over the age of six months, at the following rates:

## COMMUNITY SERVICES

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| DESCRIPTION  | INCENTIVE RATE<br>(IF PAID ON OR BEFORE<br>31 JULY 2016) | FULL RATE<br>(IF PAID AFTER<br>31 JULY 2016) |
|--|--|--|
| Unsterilised dog   | \$53.00  | \$96.00                                      |
| Sterilised dog*  | \$31.00  | \$42.00                                      |
| Greyhound registered with the<br>Tasmanian Greyhound Racing<br>Board*  | \$31.00  | \$55.00                                      |
| Pure Bred dog* (kept for<br>breeding whose owner is the<br>holder of a current stud prefix<br>recognised by the Tasmanian<br>Canine Association) | \$31.00  | \$55.00                                      |
| Working dog kept for the<br>purpose of working farm<br>stock*  | \$31.00  | \$55.00                                      |
| Hunting dog*   | \$31.00  | \$55.00                                      |
| Guide, Hearing or Companion<br>dog   | Nil  | Nil  |
| Newly registered dog<br>(purchased through the year) –<br>first year of registration only  | **Pro-rata<br>registration rate                          | **Pro-rata<br>registration rate              |
| Newly registered dog (up to<br>six months of age)* for the<br>first year of registration only  | **Pro-rata<br>registration rate                          | **Pro-rata<br>registration rate              |
| Registration fee for each<br>Declared Dangerous Dog  | \$250.00   | \$300.00                                     |
| Pensioners rate***   | \$26.00  | \$31.00                                      |

|  |        |        |
|--|--------|--------|
| Transfer of dog registration from another Tasmanian Council for the same registration period (evidence must be provided) | Nil    | Nil    |
| Discount for Obedience Certificate****   | \$1.00 | \$1.00 |

- \*Proof of evidence must be provided at the time of registration (such as a veterinarian certificate, Tasmanian Canine Association certificate, Greyhound Racing Board certificate, current membership of a recognised hunting dog organisation).
- \*\*Pro rata registration rate – The rate is calculated as the Full Rate divisible by 12 and multiplied by the number of months or part thereof remaining in the financial year 1 July 2016 to 30 June 2017, or taken to be the Incentive Rate, whichever is the lesser. Note: the pro-rata registration rate does not apply where the owner has neglected to register a dog prior to being impounded.
- \*\*\*Pensioners rate – The pensioner's rate applies to ONE dog only (owned by a pensioner at the one property). Evidence such as the Pension Concession Card must be sighted at the time of payment.
- \*\*\*\*Discount for Obedience Certificate – Proof of evidence must be provided at the time of registration – a current certificate of obedience proficiency has been provided from an approved dog training organisation which has been accepted as a provider of an appropriate obedience certificate.

And that the following fees for the management of the *Dog Control Act 2000* also be fixed:

| DETAILS  | AMOUNT (\$) |
|--|-------------|
| Impounding fee (1 <sup>st</sup> impoundment)*        | \$25.00     |
| Impounding fee (subsequent)*                         | \$75.00     |
| Daily pound fee (per week day or any part thereof)** | \$45.00     |

## COMMUNITY SERVICES

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|   |  |
|---|--|
| Out of hours release fee (additional charge). Note: available in special circumstances only and if an appropriate authorised person is available. | \$90.00  |
| Investigation of nuisance complaint (non-refundable)  | \$25.00  |
| Kennel Licence Application (initial) (not including dog registration)   | \$120.00                                       |
| Kennel Licence renewal (per year)   | \$50.00  |
| Replacement tag (each)  | \$5.00   |
| Dangerous dog collar (each)   | Purchase price<br>(plus 5% admin. fee and GST) |
| Dangerous dog sign (each)   | Purchase price<br>(Plus 5% admin. fee and GST) |

- . \*Charged for the collection and short-term (less than 12 hours) impoundment.
- . \*\*Charged for long-term (12 hours or more) impoundment and in addition to the Impounding fee."

The Executive Services Officer reports as follows:

"A copy of the schedule of fees fixed for the 2015–2016 financial year having been circulated to all Councillors, a suggested resolution is submitted for consideration."

- "That dog registration fees be and are hereby fixed for the financial year 1 July 2016 to 30 June 2017 in respect of all dogs over the age of six months, at the following rates:

| DESCRIPTION      | INCENTIVE RATE<br>(IF PAID ON OR BEFORE<br>31 JULY 2016) | FULL RATE<br>(IF PAID AFTER<br>31 JULY 2016) |
|------------------|--|--|
| Unsterilised dog | \$53.00  | \$96.00                                      |
| Sterilised dog*  | \$31.00  | \$42.00                                      |

|  |                              |                              |
|--|------------------------------|------------------------------|
| Greyhound registered with the Tasmanian Greyhound Racing Board*  | \$31.00                      | \$55.00                      |
| Pure Bred dog* (kept for breeding whose owner is the holder of a current stud prefix recognised by the Tasmanian Canine Association) | \$31.00                      | \$55.00                      |
| Working dog kept for the purpose of working farm stock*  | \$31.00                      | \$55.00                      |
| Hunting dog*   | \$31.00                      | \$55.00                      |
| Guide, Hearing or Companion dog  | Nil                          | Nil                          |
| Newly registered dog (purchased through the year) – first year of registration only  | **Pro-rata registration rate | **Pro-rata registration rate |
| Newly registered dog (up to six months of age)* for the first year of registration only  | **Pro-rata registration rate | **Pro-rata registration rate |
| Registration fee for each Declared Dangerous Dog   | \$250.00                     | \$300.00                     |
| Pensioners rate***   | \$26.00                      | \$31.00                      |
| Transfer of dog registration from another Tasmanian Council for the same registration period (evidence must be provided)             | Nil                          | Nil                          |
| Discount for Obedience Certificate****   | \$1.00                       | \$1.00                       |

- \*Proof of evidence must be provided at the time of registration (such as a veterinarian certificate, Tasmanian Canine Association certificate, Greyhound Racing Board certificate, current membership of a recognised hunting dog organisation).
- \*\*Pro rata registration rate – The rate is calculated as the Full Rate divisible by 12 and multiplied by the number of months or part thereof remaining in the financial year 1 July 2016 to 30 June 2017, or taken to be the Incentive Rate, whichever is the lesser. Note: the pro-rata registration rate does not apply where the owner has neglected to register a dog prior to being impounded.

## COMMUNITY SERVICES

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- . \*\*\*Pensioners rate – The pensioner’s rate applies to ONE dog only (owned by a pensioner at the one property). Evidence such as the Pension Concession Card must be sighted at the time of payment.
- . \*\*\*\*Discount for Obedience Certificate – Proof of evidence must be provided at the time of registration – a current certificate of obedience proficiency has been provided from an approved dog training organisation which has been accepted as a provider of an appropriate obedience certificate.

And that the following fees for the management of the *Dog Control Act 2000* also be fixed:

| DETAILS   | AMOUNT (\$)                                    |
|---|--|
| Impounding fee (1 <sup>st</sup> impoundment)*   | \$25.00  |
| Impounding fee (subsequent)*  | \$75.00  |
| Daily pound fee (per week day or any part thereof)**  | \$45.00  |
| Out of hours release fee (additional charge). Note:<br>available in special circumstances only and if an<br>appropriate authorised person is available. | \$90.00  |
| Investigation of nuisance complaint (non-refundable)  | \$25.00  |
| Kennel Licence Application (initial) (not including dog<br>registration)  | \$120.00                                       |
| Kennel Licence renewal (per year)   | \$50.00  |
| Replacement tag (each)  | \$5.00   |
| Dangerous dog collar (each)   | Purchase price<br>(plus 5% admin. fee and GST) |
| Dangerous dog sign (each)   | Purchase price<br>(Plus 5% admin. fee and GST) |

- . \*Charged for the collection and short-term (less than 12 hours) impoundment.
- . \*\*Charged for long-term (12 hours or more) impoundment and in addition to the Impounding fee.”



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## NOTES

## INFRASTRUCTURE SERVICES

**9.8 Penguin Creek corridor**

■ Cr Howard (having given notice) to move, “That the Council investigate where responsibility rests for the following matters at Penguin Creek:

- 1 the untidy appearance of the area north of the weir at Hiscutt Park extending to Main Road bridge;
- 2 whether riparian rights apply;

and further, following investigation, due consideration be given to remedial actions being undertaken in the 2016–2017 financial year with a further report to be provided to the Council’s Ordinary meeting to be held on 16 May 2016.”

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

“Upon completion of the Penguin Hiscutt Park weir desilting project, public concern has been forthcoming in regard to the area north of the weir extending to Main Road bridge which includes eastern and western creek banks.

Those enjoying a health related walk are disenchanted when unable to view the potential stimulating creek beauty due to overgrown distasteful foliage (see attached).

Being a haven for a large array of wildlife it represents a nuisance concern for nearby residents.

It is significant that the area is situated adjacent to the Heritage-listed Anglican Church plus the western approach to town.

Public questions arising include:

- 1 Where does responsibility rest for the untidy appearance of the area?
- 2 Do riparian rights apply?

It is requested that the matter be researched and should a favourable response eventuate, due consideration be given to remedial action being undertaken in the 2016–2017 financial year.”

The Director Infrastructure Services reports as follows:

### *"PURPOSE"*

The purpose of this report is to consider a motion on notice from Cr Howard.

### *BACKGROUND*

A preliminary investigation of the area directly to the north of the Hiscutt Park pond has revealed that the land tenure containing the creek area is very complicated. Effectively the area consists of odd shaped land parcels under private ownership, Housing Tasmania, the Council and 'Onshore Water Body (Null Owner)'. The creek meanders from the base of the weir to the bridge under Main Road and is not contained within any one single lot.

### *DISCUSSION*

The sketch of the preliminary investigation outcomes is shown below:



Initial indications are that the Council only owns a small section of land on the western side of the creek and directly north of the weir. Development of the area thus may not be possible and certainly not until land ownership is confirmed and agreement to what might be proposed for the area is reached with the various landowners.

Further investigations to confirm the ownership of all of the land parcels have commenced. A further report should be available on the matter for the Council meeting to be held on 16 May 2016.

Initial indications are that responsibility for maintenance of the area rests with Housing Tasmania, the Department of State Growth, adjoining landowners and to a minor degree, the Council.

#### *CONSULTATION*

Council staff have been in consultation with the owner of land on the north-eastern side of the creek regarding possibilities for use/development of the land. The land owned by Housing Tasmania creates difficulties for use of the land, unfortunately.

When land ownership investigations are complete, consultation with all landowners will be necessary before any development plans for the area can be prepared.

#### *RESOURCE, FINANCIAL AND RISK IMPACTS*

If the Council determines to upgrade the area in conjunction with adjoining landowners, then the capital cost of works as well as annual maintenance costs would need to be accounted for.

#### *CORPORATE COMPLIANCE*

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

##### The Shape of the Place

- . Improve the value and use of open space
- . Conserve the physical environment in a way that ensures we have a healthy and attractive community
- . Encourage a creative approach to new development

##### A Connected Central Coast

- . Provide for a diverse range of movement patterns

##### The Environment and Sustainable Infrastructure

- . Invest in and leverage opportunities from our natural environment

- . Develop and manage sustainable built infrastructure
- . Contribute to the preservation of the natural environment.

### *CONCLUSION*

The motion on notice from Cr Howard is submitted for consideration.”

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### **9.9 Installation of solar power at the Ulverstone Sports and Leisure Centre (305/2014 – 20.10.2014)**

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 advise of investigations undertaken and to make recommendations on the installation of solar power at the Ulverstone Sports and Leisure Centre (USLC).

#### *BACKGROUND*

The amount of power consumed by Council buildings and facilities has been a concern for some period of time.

Councillors have been eager to pursue the use of solar power for a Council facility to establish the viability or otherwise of its use.

Officers have been investigating the use of solar power for Council facilities and this report outlines the results for the USLC.

Solar installations have become more accessible and affordable in recent times in Australia.

Solar power can be a good investment for larger scale facilities as it can mean:

- . lower electricity consumption and therefore lower costs;
- . increased property value;
- . clean renewable energy is being used; and
- . the initial cost of installation/conversion can be recouped over a relatively short time even with today's energy prices and certainly well within the system's useful life.

The amount of electricity generated depends on several factors, including the angle and size of the panels, which side of the roof they are installed, the efficiency of the solar panels and the climate, and these would need to be considered when undertaking the assessment of the system.

#### *DISCUSSION*

To establish the costs of a possible solar power system for the USLC, two companies were approached to provide an estimate of cost to install a solar power generation system on the roof of the stadium.

The cost of systems depends on how much electricity needs to be generated and if this is to supply the full requirements or to supplement the power being delivered to the facility by normal means. In this instance it is not cost effective to install a system to meet all of the electricity requirements of the facility.

Depending on the supplementing system used the reduction in power consumption will range from \$16,000 per year up to \$18,500 per year.

This provides an estimated payback period for such a system in the order of 6.5 to 7.5 years. This return on investment will increase as power prices continue to increase.

The existing cost of electricity consumption at the USLC is on average \$30,000 per year.

The inverters have a useful life of 12 years, optimisers 25 years, the solar panels 10 years and a 25-year power output warranty.

#### *CONSULTATION*

Consultation was undertaken in conjunction with two solar energy system providers and within the Infrastructure Services Department.

If this item is included in the 2016–2017 or 2017–2018 Estimates, it would need to follow the Council's Purchasing and Procurement Policy with a public tender process.

### *RESOURCE, FINANCIAL AND RISK IMPACTS*

The estimated cost for the provision of a supplementing solar power system at the USLC is \$120,000.

### *CORPORATE COMPLIANCE*

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

#### The Shape of the Place

- Improve the value and use of open space

#### The Environment and Sustainable Infrastructure

- Develop and manage sustainable built infrastructure.

### *CONCLUSION*

It is recommended that financing for the provision of a solar power system to be installed on the stadium roof at the Ulverstone Sports and Leisure Centre be investigated, including the availability of grant funding, with a view to including the project in the 2017–2018 Estimates.'

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

The Executive Services Officer reports as follows:

"A suggested resolution is submitted for consideration."

- "That financing for the provision of a solar power system to be installed on the stadium roof at the Ulverstone Sports and Leisure Centre be investigated, including the availability of grant funding, with a view to including the project in the 2017–2018 Estimates."



ORGANISATIONAL SERVICES

**9.10 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 March 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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**9.11 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 March 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:

- . Letters concerning the tenancy of vacant units at Caroo Court, Penguin.

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.”
- .....
- .....
- .....

### 9.12 Common seal

The Director Organisational Services reports as follows:

“A Schedule of Documents for Affixing of the Common Seal for the period 22 March 2016 to 18 April 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.”
- .....
- .....
- .....

### 9.13 Financial statements

The Director Organisational Services reports as follows:

“The following principal financial statements of the Council for the period ended 31 March 2016 are submitted for consideration:

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

The Executive Services Officer reports as follows:

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

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

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## NOTES

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## 10 CLOSURE OF MEETING TO THE PUBLIC

### 10.1 Meeting closed to the public

The Executive Services Officer reports as follows:

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

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

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

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

These are matters relating to:

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

A suggested resolution is submitted for consideration.”

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

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

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

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

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The Executive Services Officer further reports as follows:

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

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# Associated Reports And Documents



# **General Meeting**

## **Minutes**

**12 February 2016**

**The Tramsheds  
4 Invermay Road  
Launceston**

326 Macquarie Street, GPO Box 1521, Hobart, Tas 7000  
Phone: (03) 6233 5966  
Fax: (03) 6233 5986  
Email: [admin@lgat.tas.gov.au](mailto:admin@lgat.tas.gov.au)  
Home Page: <http://www.lgat.tas.gov.au>



**PROCEDURAL MATTERS.  
RULES REGARDING CONDUCT OF MEETINGS**

**13. WHO MAY ATTEND A MEETING OF THE ASSOCIATION**

- (a) Each Member shall be entitled to send a voting delegate to any Meeting of the Association, such voting delegate exercising the number of votes determined according to Rule 16(a).
- (b) After each ordinary Council election, the Chief Executive Officer shall request each Member to advise the name of its voting delegate and the proxy for the voting delegate for Meetings of the Association until the next ordinary Council elections.
- (c) Members may change their voting delegate or proxy at any time by advising the Chief Executive Officer in writing over the hand of the voting delegate or the General Manager prior to that delegate taking his or her position at a Meeting.
- (d) A list of voting delegates will be made available at the commencement of any Meeting of the Association.
- (e) Members may send other elected members or Council officers as observers to any Meeting of the Association.

**14. PROXIES AT MEETINGS**

- (a) Up to 1 hour prior to any Meeting of the Association, a Member may appoint another Member as its proxy.
- (b) The form of the proxy is to be provided by the Chief Executive Officer and is to be signed by either the Mayor or General Manager of the Council appointing the proxy.
- (c) The Chair of the meeting is not entitled to inquire as to whether the proxy has cast any vote in accordance with the wishes of the Member appointing the proxy.
- (d) Proxies count for the purposes of voting and quorum at any meeting.

**15. QUORUM AT MEETINGS**

At any Meeting of the Association, a majority of the Member Councils shall constitute a quorum.

**16. VOTING AT MEETINGS**

- (a) Voting at any Meeting of the Association shall be upon the basis of each voting delegate being provided with, immediately prior to the meeting, a placard which is to be used for the purpose of voting at the meeting. The placard will be coloured according to the number of votes to which the Member is entitled:

| <b>Population of the Council Area</b> | <b>Number of votes entitled to be exercised by the voting delegate</b> | <b>Colour placard to be raised by the voting delegate when voting</b> |
|---------------------------------------|--|---|
| Under 10,000                          | 1  | Red   |
| 10,000 – 19,999                       | 2  | White   |
| 20,000 – 39,999                       | 3  | Blue  |
| 40,000 and above                      | 4  | Green   |

- (b) The Chairman of the meeting shall be entitled to rely upon the raising of a coloured placard as the recording of the vote for the Member and as evidence of the number of votes being cast.
- (c) Except as provided in sub-rule (d), each question, matter or resolution shall be decided by a majority of the votes capable of being cast by Members present at the Meeting. If there is an equal number of votes upon any question, it shall be declared not carried.
- (d) (i) When a vote is being taken to amend a Policy of the Association, the resolution must be carried by a majority of the votes capable of being cast by Members, whether present at the Meeting or not.  
(ii) When a vote is being taken for the Association to sign a protocol, memorandum of understanding or partnership agreement, the resolution must be carried by a majority of votes capable of being cast by Members and by a majority of Members, whether present at the Meeting or not.  
(iii) When a vote is being taken to amend the Rules of the Association, the resolution must be carried by at least two-thirds of the votes capable of being cast by Members, whether present at the Meeting or not.

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\* Denotes Attachment



## **GENERAL MEETING SCHEDULE**

**10.00      Coffee on arrival**

**10.30      Meeting commences**

**12.00      Christine Gray,  
Media and Communications Officer, West Coast Council  
West Coast Community Plan 2025**

**12.30 pm   Approximately, lunch will be provided**

**1.30      Shona Prior  
Climate Change Office**

# 1. GOVERNANCE

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The president welcomed Members and declared the meeting open at 10.30am.

Apologies were received from

|                         |                              |
|-------------------------|------------------------------|
| Mrs Lyn Eyles           | Central Highlands Council    |
| Mr Tony Smart           | Circular Head Council        |
| Mr Nick Heath           | City of Hobart               |
| Mayor Craig Perkins     | Meander Valley Council       |
| Mr Greg Preece          | Meander Valley Council       |
| Mr Tim Watson           | Dorset Council               |
| Mr Peter Brooks         | Glenorchy City Council       |
| Lord Mayor Sue Hickey   | City of Hobart               |
| Mayor Duncan McFie      | King Island Council          |
| Mr David Laughher       | King Island Council          |
| Mayor Michael Kent      | Glamorgan Spring Bay Council |
| Mr David Metcalf        | Glamorgan Spring Bay Council |
| Mayor Albert van Zetten | Launceston City Council      |
| Ms Sandra Ayton         | Central Coast Council        |
| Mayor Carol Cox         | Flinders Island              |
| Mr Raoul Harper         | Flinders Island              |
| Mr Greg Winton          | Derwent Valley Council       |

## 1.1 CONFIRMATION OF MINUTES \*

**Central Coast Council/Burnie City Council**

**That the Minutes of the meeting held on 29 October 2015, as circulated, be confirmed.**

**Carried**

### **Background:**

The Minutes of the General Meeting held on 29 October 2015, as circulated, are submitted for confirmation and are at **Attachment to Item 1.1**.

## 1.2 BUSINESS ARISING \*

**That Members note the information.**

**Noted**

### **Background:**

**At Attachment to Item 1.2** is a schedule of business considered at the previous meeting and its status.

## 1.3 CONFIRMATION OF AGENDA

**Central Highlands Councils/Central Coast Council**

**That consideration be given to the Agenda items and the order of business.**

**Carried**

### **Background:**

Delegates will be invited to confirm the agenda for the meeting and the order of business.

## 1.4 FOLLOW UP OF MOTIONS\*

**Waratah Wynyard Council/Circular Head Council**

**That Members note the report.**

**Carried**

### **Background:**

A table detailing action taken to date in relation to motions passed at previous meetings is at **Attachment to Item 1.4**.

## 1.5 PRESIDENT REPORT

### Central Highlands Councils/Central Coast Council

That Members note the report on activity since the last general meeting.

**Carried**

#### Meetings

- Twelve Council Visits
- ALGA Board Meeting: Met and discussed a number of issues that overlap with LGAT priorities including building a strategic approach to freight issues nationally; the need for disaster funding to be maintained; protection for liability to be addressed the Federal Budget submission; and the election framework
- GMC including review of LGAT Strategic Plan
- Legislative Council regarding Planning Legislation - We indicated our broad support for the Bill and noted there were a few areas where later amendments could be made to improve the function of the Bill, but that we would like to see the current 28-day timeframe remain as a priority. Ultimately we were successful in having this concern addressed in the legislation.
- Minister regarding budget submission
- Premier's Local Government Council
- Weekly meetings with the LGAT CEO
- CEO Performance Review Committee (Probation Review)

#### Appointments

- Appointed to the ALGA Board National General Assembly (NGA) Sub-Committee which is responsible for the review and consideration of the Notices of Motions that are put to the NGA each year.
- Representative for ALGA at the Environment Ministers' Meeting.
- Along with the LGAT CEO, will participate on the Steering Committee charged with the oversight of the review of the Local Government Act.

#### Events

- Regional Breakfast Forums
- LGAT Christmas Event for key stakeholders

#### Media/Communication

- TasWater communications (Radio, Television, Print)
- Fortnightly editions of The Pulse
- The December LGAT News Magazine

## 1.6 CEO REPORT

### Break O'Day Council/Kentish Council

**That Members note the report on activity since the last General meeting.**

**Carried**

Key meetings and events.

- 2IC Forum
- Acting CEO Integrity Commission
- ALGA Board Meeting
- Audit Office re Local Government Report
- Bob Rutherford, State Growth regarding Economic Development partnerships
- Continuous Improvement Project Advisory Committee Meeting
- Council visits (Glamorgan, Hobart, Waratah-Wynyard, Central Coast, Burnie, Devonport, Brighton, Southern Midlands, Dorset, Georgetown, Kentish/Latrobe, Clarence).
- Executive Chair of the Planning Taskforce re future work plan
- Engineers Australia – Joint Event
- Further briefing of the Legislative Council on the LUPPA Amendment Bill
- GMC
- Launch of 26TEN Strategy
- LGMA (Tas) re joint officer
- Local Government Managers Australia (LGMA) Tasmania Board, AGM (presentation), conference and MOU signing, meeting with the Minister for Local Government
- MAV Insurance Board Meeting
- Mayor's Professional Development Day
- Meeting of Regional CEOs to map activity and gaps
- Meeting with the Local Government Division regarding Code of Conduct implementation
- Minister regarding State Budget Submission
- Monthly meetings Local Government Division
- Planning Institute of Australia (PIA) Tasmania Awards
- Planning Reform Taskforce
- PLGC
- PLGC Officials
- Regional Breakfasts
- Regional CEOs re State Budget Submission
- Regular meetings with the President
- Speaker at the Australian Institute of Governance Tasmania Conference
- STCA AGM
- Strategic Action Plan Implementation Committee (Role of LG Project)
- TasCOSS and other peaks regarding budget submission
- TasPlan CEO regarding LG representation

### **Strategic and Policy Activity**

- Initial preparation for Federal Election submission, review of ALGA documents
- Initial research regarding allowances/superannuation
- Input into resource sharing review being undertaken by ACELG
- Papers for PLGC
- Review of draft Model Code of Conduct and template administration documents
- Strategic/Annual Planning
- Submission for State Budget
- Submission with ACELG for workforce development grant
- Terms Of Reference Review of LG Act

### **Media and Messaging**

- By Laws
- FAGS
- Interview Business View Magazine
- LGAT Annual Report
- Magazine article, newsletter articles (including support for President's articles).
- Media Release - Paris
- Medial Release – Audit Report
- Planning/LUPPA
- Public Meetings
- TasWater Communications
- Cats
- NSW Amalgamations
- Airport Rates
- Financial Assistance Grants

### **Organisational**

- Commissioned Anderson Morgan to undertake an information technology audit ahead of future Information and communication technology needs.

### **Planning**

- Discussion re hosting STCA CEO at LGAT
- Improving uptake of magazine advertising – review meeting
- LGAT Annual Report Completed
- Progression of joint LGMA/LGAT position/hosting.
- Strategic planning session with GMC
- Strategic Plan review completed, Annual Plan developed.

## **1.7 MONTHLY REPORTS TO COUNCILS\***

### **West Coast Council/West Tamar Council**

**That Members note the reports for October and November 2015.**

**Carried**

### **Background:**

Monthly reports to Councils that briefly outline Association activities and outcomes for the previous months are at **Attachment to Item 1.7.**



## 2. ITEMS FOR DECISION

---

### 2.1 RATING OF RESIDENTIAL PROPERTIES OWNED BY CHARITIES

Contact Officer - Katrena Stephenson

#### Meander Valley Council/Break O'Day Council

1. That Members note recent case law which suggests that although a property may be owned by a charitable institution, occupancy by private residents is not a charitable purpose; and
2. That Members agree to take a common and equitable approach to the rating of independent living units which takes as a core assumption that private residential occupancy is not a charitable purpose and is not exempt from general rates.

**Carried**

#### Background

Late in 2015 there was media commentary about the intent by Hobart and Clarence City Councils to rate residential properties owned by charities, including independent living units attached to not for profit aged care providers.

In doing so, councils must first consider whether the properties are eligible for a General Rate exemption under the Local Government Act, after then the issue is how it is dealt with. Some providers claim that because they are charitable they are therefore exempt from rates, however the Act requires land to be owned and occupied exclusively for charitable purposes in order for that exemption to apply.

- A. Local Government Act: S 87 "(d) land or part of land owned and occupied exclusively for charitable purposes"; [is exempt]
- B. The Charities Act 2013 (Cth) lists twelve charitable purposes – aged care is not specified. Supported aged care and homelessness care are charitable subtypes.
- C. The Aged Care Act 1997 (Division 41, section 3) defines the meaning of residential aged care but does not define the place in which this care is offered, other than as a 'residential facility'. The Act defines residential aged care as follows:
  - (1) Residential care is personal care or nursing care, or both personal care and nursing care, that:
    - (a) is provided to a person in a residential facility in which the person is also provided with accommodation that includes:
      - (i) appropriate staffing to meet the nursing and personal care needs of the person;
      - (ii) meals and cleaning services;
      - (iii) furnishings, furniture and equipment for the provision of that care and accommodation; and
    - (b) meets any other requirements specified in the Residential Care Subsidy Principles.

The Act also defines what is not residential care:

- (2) Residential care does not include any of the following:
  - (a) care provided to a person in the person's private home;
  - (b) care provided in a hospital or in a psychiatric facility;
  - (c) care provided in a facility that primarily provides care to people who are not frail and aged; and
  - (d) care that is specified in the Residential Care Subsidy Principles not to be residential care.

Legal advice suggests that although a property may be owned by a charitable institution, occupancy by private residents is not a charitable purpose.

Meander Valley Council (MVC) have been to The Magistrates Court, Administrative Appeals Division twice over this issue following a process under section 123 of the Act – Objections to rates notice.

The first in 2002/2003 was a charitable trust set up to provide affordable home ownership for individuals. The Magistrate's decision in Council's favour was appealed to the Supreme Court but dismissed as incompetent having been prepared by the appellant who wasn't a legal practitioner.

The decision of *Roman Catholic Church Trust v Meander Valley Council (2012)* re: 65 William Street made it clear that if a property is occupied for residential purposes s87(1)(d) of the Local Government Act will not be satisfied because it requires the two parts of s87(1)(d) to be met that is owned and occupied exclusively for charitable purposes. This decision referred to the ability of the tenants to restrict the rights of the owner to enter the property as a factor in determining that the properties were occupied for residential purposes, not charitable purposes.

The second, in 2011 was the Roman Catholic Church Archdiocese of Hobart objecting to General Rates on their twelve (Centacare) units at 65 William Street, Westbury for housing low income residents (generally on Centrelink benefits). The Presbytery and the Nun's house at the Westbury Catholic Church were also included in this action.

The Magistrate decided in the Church's favour on the two houses but more importantly found in Council's favour on the 12 units, supporting the legal advice that private residential occupancy is not a charitable purpose. Both parties chose not to appeal either decision.

While neither cases are retirement village scenarios, the principles are the same and also would apply in relation to community housing and the transfer of public housing to charitable organisations (Housing Tasmania currently pays rates).

The conclusion that is drawn from the recent case law is that a property will be occupied for residential purposes, and therefore ineligible for the charitable rate exemption, where the terms of the occupation allow the residents to restrict the owner's access/right of entry.

In other words it will depend on the nature of the agreement between the owner and the resident as to whether the charitable exemption applies. If there is a substantial level of control by the owner, then the owner will also be the occupier for the purposes of section 87(1)(d).

Based on the Meander Valley Council decision independent living units are occupied by the residents (not the charity) for residential purposes. In making that decision councils need to be satisfied that this is the case by viewing residence or similar agreements between the tenant and the charity.

Standard residents agreements may have privacy clauses and assume that the use of the independent living units is subject to the Retirement Villages Act 2004 (Tas). That legislation applies to “retirement villages” which is comprised of “residential premises” which are defined in s.4 as: premises, or a part of premises, in a retirement village designed for separate occupation as a place of residence.

This also supports the view that independent living units are used for residential not charitable purposes.

The villages set up by, for example, Southern Cross Care, Glenara Lakes at Youngtown, are an example of the Church arguing for the charitable exemption. Launceston City Council (LCC) dealt with this issue a few years ago following similar legal advice. They had a significant number of “units” in various villages or properties run by charitable institutions, some attached to nursing homes/aged care facilities.

These hadn’t been rated by LCC for General Rates in the past having been considered “exempt” by LCC on the charitable basis. However with legal advice that they were not eligible LCC proposed to apply the General Rate and received a fair bit of objection and adverse publicity from the various institutions. One ill-informed journalist ran an unbalanced fear campaign.

LCC had been concerned about the incorrect application of this “exemption” under the Local Government Act. An incorrect application of the Act could cause the validity of the rating resolution to be called into question. LCC now levies the rates according to the provisions of section 87 and provide a discretionary remission under section 129 to those properties that were previously treated as exempt.

Legalities aside, the debate rests largely with considerations of equity. “Is it equitable that these “village units” (some are three bedroom houses, some residents are well off and many certainly not needing “charity”) do not pay rates and therefore do not contribute to the services and facilities of their respective cities or towns while young family, battler and pensioner home owners and other residential villages do pay and in fact are subsidising those that don’t?” Worse, these groups are effectively paying a subsidy to the Independent Living Units (ILU) occupants.

By way of context, Clarence City Council (CCC) advise they have received criticism because a proportion of ILU residents are not well off, including full pensioners with limited capacity to pay. This is true, but CCC currently has five and a half thousand properties eligible for pensioner rates remission across the city. Those pensioners have to pay full rates.

Advice from State Revenue is that the pensioner remission applies to ILU residents in the same way as private property owners. They would need to apply, and provide (each year) evidence of the amount passed on to them in rates by the operator. This would normally be an invoice, letter, or similar.

Thus by not levying rates councils are enabling a cost shift from other levels of government that results in pensioner living in their own home subsidising those who live in retirement villages.

The individual financial impact will vary depending on valuations (and it should be noted that the Valuer-General's solution to providing split valuations has yet to be implemented or tested) but may be in the order of seven hundred and fifty to one thousand dollars in Clarence.

Councils also have the option to may make a policy decision to apply a differential rate to this category of ratepayer. The financial impact is also dependent on how individual operators apportion the cost to residents when a single rates notice is issued for a major complex with a single title.

The income to Clarence City Council is relatively low – likely 0.35-0.5% of rate base. The policy position of the Council is that the additional money will not be a windfall to council but will reduce the overall rating burden across the community.

The City of Hobart's view is that generally nursing homes owned by charities remain exempt from the General Rate pursuant to s87(1)(d) of the Local Government Act. The entitlement to the charitable exemption under s87(1)(d) will always depend upon the specific factual circumstances in each case.

Council services benefit the community as a whole and land owners in the municipal area are required to pay rates in accordance with the Local Government Act. The General Rate exemption has never applied to independent living units not owned by a charity and indeed retirees who choose to live in their own home are required to pay all rates. This is an equity issue.

The number of properties impacted by this matter in Hobart was less than twelve and in some cases only part of the property was affected i.e. the exemption remained on part of the property. The City gave twelve months notice of its intention to remove the exemption from properties no longer eligible.

The application of the new legal advice is not yet consistently being applied across the sector.

**Current Policy**

Does not apply.

**Budget Impact**

Does not apply.

## 2.2 FEDERAL ELECTION

Contact Officer - Katrena Stephenson

### Circular Head Council/Central Coast Council

**That Members agreed the priorities as outlined for LGAT's Federal Election Submission, with the exception of Copping which has now progressed such that it no longer needs to be captured.**

**Carried**

### Background

At the last General Management Committee meeting it was agreed that LGAT should prepare a Federal Election Submission aligned with that of the Australian Local Government Association (ALGA) but identifying specific Tasmanian priorities. It is likely the Federal Election will be in September/October 2016 but could be as early as March, which means we need to start planning and preparing now.

LGAT has provided input into the ALGA submission being developed. It will concentrate on the following priorities:

- Restoring the indexation of Financial Assistance Grants (FAGs)
- Increasing in the quantum of FAGs to at least one per cent of Commonwealth taxation
- Ensuring direct funding of Local Government can continue through legislative or administrative reform
- Reviewing the FAGs indexation methodology
- Developing a Freight Strategy to increase productivity through targeted investment
- Permanent doubling of Roads to Recovery funds
- Restoring fairer roads funding for South Australia
- Community Infrastructure funding
- Supporting councils to work with local businesses and communities to implement local and regional Climate Change Plans
- Maintenance of Natural Disaster Relief and Recovery support and a program to mitigate natural disasters.
- Reviewing the impacts of the new arrangements for funding municipal services in Indigenous communities.
- Ensuring councils have access to adequate general funding, through untied grants, to meet the human service needs of their local community.

A submission from the Tasmanian Local Government sector could align with these national priorities in relation to specific possible projects in Tasmania. One such example, might relate to an investment in Water and Sewerage infrastructure under the heading "Community Infrastructure Funding".

Similarly, bridge or roads assessed as being high priority in terms of the heavy vehicle network but which are currently not of a standard/capacity to meet requirements, could be bundled as a request under "Strategic Regional Roads".

Some possible elements have been already flagged in our State Government Budget submission – for example:

- Support TasWater in lobbying the Federal Government for funding of the Launceston Sewerage Improvement Project;
- Continued investment in improved educational completion and attainment;
- Support for community infrastructure projects of state significance including the Copping C-Cell and addressing the waste tyre legacy; and
- Support Local Government to address the infrastructure upgrades and replacements identified through the recently completed Local Bridge Assessment Project, including joint advocacy to the Federal Government.

**Budget Impact**

Does not apply.

**Current Policy**

Does not apply.

## **2.3 REGIONAL LOCAL GOVERNMENT AUTHORITIES\***

**Contact Officer - Katrena Stephenson**

### **George Town Council/Kingborough Council**

1. **That Members note the work being undertaken between LGAT and the Regional Authorities to clarify roles and responsibilities and identify opportunities to collaborate for the benefits of members.**
2. **That Members highlight issues for consideration in clarifying and enhancing the respective roles of the organizations.**

**Carried**

The CEO of LGAT agreed to circulate some discussion questions for the consideration of Members.

### **Background**

The Local Government Association of Tasmania (LGAT) is established under the *Local Government Act 1993* to represent the interests of councils in Tasmania; promote efficient and effective Local Government and to provide services to our Members. LGAT is governed by an elected Board – the General Management Committee (GMC).

Each of the three Tasmanian regions have established a body to represent the respective regional interests. The principle objectives and governance of these organisations is different.

Recently, each of the organisations have undergone change in leadership and it was agreed that it was an opportune time to review the respective roles and relationships between the organisations. The objective was to explore and eliminate areas of possible duplication in function and identify opportunities for improving the offering to councils.

Each of the organisations has an important role in supporting the role and responsibilities of councils. LGAT provides a formal function for interaction between Councils and State Government whereas the regional bodies provide a voice and vehicle for activities on a regional scale.

The CEOs of the organisations agree that there is a compatible and constructive functionality between them, however opportunities exist to improve the delivery of their services for the benefit of the councils.

There have been two meetings between all four CEOs to date, with a third scheduled for 11 February 2016.

At the second meeting on 24 November 2015 the agenda included:

- Regional/organisational updates;
- Mapping our respective structures (governance, funding, staffing, functions);
- Undertaking a SWOT analysis when considering us as a collective; and
- Identifying actions to move forward in delivering enhanced value to our Members.

We also took some time to discuss the State Budget process and Federal Election Agenda. An extract from LGAT's budget submission is at **Attachment to Item 2.3A**.

There is significant variance between the organisations scale, funding and governance arrangements as well as staffing and functions. Although common to the three regional organisations is a focus on regional cooperation and engagement, regional advocacy and regional development (in varying forms). A summary of the organisations is at **Attachment to Item 2.3B**.

A SWOT analysis was undertaken, considering all four organisations as a whole, and is summarised below.

### **Strengths**

- Economic Development Focus existing in North and North/West
- New dialogue between the four Local Government organisations
- History/longevity, reasonable degree of acceptance by councils
- Many achievements
- Regional identity supports resource sharing
- A lot of resources sitting in councils in relation to Economic Development/Tourism

### **Weaknesses**

- Lack of integration/co-operation historically
- Dependent on subscriptions
- Difficult to articulate the value proposition for State plus Regional
- Regional bodies not recognised by the State Government (not in legislation)
- Role clarity is weak
- Lack of consistency of approach
- Parochialism can push against a common understanding of regional value
- Different funding, governance and staffing models

- Lack of universal commitment to the models and organisations (including funding)
- Hard to articulate achievements at an individual council level

### **Opportunities**

- Period of review for sector and organisations – opportunities around resource sharing?
- Communities are thinking bigger about Local Government
- Can build recognition and use by the State through review of Local Government Act
- Can build best practice – eg governance model review Cradle Coast Authority
- In the South there is opportunity to build Economic Development focus
- Link into Premiers Local Government Council umbrella/Role of Local Government Project
- State is focussed on increased economic activity – ties in with the Government's agenda
- Better coordinate the resources in councils

### **Threats**

- Member withdrawal
- Financial pressures on councils
- Lack of State Government resources in Economic Development/Regional Development space – not coordinated
- Been around, perhaps not seen as dynamic organisations
- Local Government Reform around resource sharing and amalgamation might lessen the need for regional bodies
- Potential loss of regional autonomy if one organisation

Early actions identified include:

1. Promote joint approaches and conversations. For example:
  - a. Budget
  - b. Land use planning
  - c. Regular meetings to explore opportunities
  - d. Communications between member bodies (eg updates to member meetings, attendance at each other's events/meetings)
  - e. Seek opportunities for joint advocacy on issues
  - f. Promote good news from regional authorities through LGAT Magazine/Newsletter
2. Review of the Local Government Act – opportunity for role clarification/status building
3. Role of Local Government Project – Strategic Action Plan, linking economic development initiatives with regional programs/thinking. Integrate hierarchies and conversations
4. Linkages across organisational work plans



During visits by the LGAT CEO and President to Councils, it has become clear that for a number of councils, across all three regions, there are questions about the ongoing role of the Regional Authorities as there is with LGAT at times from various member councils.

Influencing the discussions are a number of changes and activities underway in each region.

For example, the CEO (and sole employee) of the Southern Tasmania Councils Authority (STCA) has commenced renting space at the LGAT offices, providing opportunity to further strengthen the relationship and reduce duplication of effort.

The Cradle Coast Authority has commissioned Adjunct Professor Mr Graham Sansom to undertake a review of regional governance including the role of the Cradle Coast Authority.

Northern Tasmania Development (NTD) is undertaking a review of regional bodies in Northern Tasmania in partnership with Tourism Northern Tasmania (NTN) and National Resource Management (NRM) North, along with input from the Launceston Chamber of Commerce and a representative from a community non-profit.

The review will inform the Position Description for the new Chief Executive Officer (the position is currently vacant), and will also identify options for NTD/TNT/NRM governance that enables the private sector to grow the region, explore strengths and weaknesses, and deliver regional priorities.

The Minister for Local Government has indicated he would be interested in feedback on the Regional Bodies in relation to the Review of the Local Government Act which is targeted at improving clarity around roles and responsibilities.

**Budget Impact**

Does not apply.

**Current Policy**

Does not apply.

## **2.4 DEDUCTIBILITY OF ELECTION EXPENSES/LIMITS ON ELECTION EXPENDITURE**

**Contact Officer - Katrena Stephenson**

### **West Tamar Council/Break O'Day Council**

- 1. That Members note the Report; and**
- 2. That Members agree that mapping a sectoral position in relation to any changes to election expenditure be done as part of the broader review of the Local Government Act.**

**Carried**

### **Background**

At the October 2015 General Meeting, in addition to a discussion on allowances, matters relating to election costs and expenses were raised. In July 2012 the following motion was carried and similar motions have been passed at the National General Assembly of the Australian Local Government Association (ALGA).

That the Local Government Association of Tasmania request that the Federal Government:

- Review the current maximum thresholds set for Local Government candidate election expenses which it recognises as a legitimate deduction for income taxation purposes; and further,
- Consider the introduction of a suitable indexation mechanism to enable currency of the revised threshold to be maintained.

LGAT has pursued this matter collectively through ALGA after direct attempts to engage the Federal Government failed. An update on the Australian Local Government Association (ALGA) activity is provided.

ALGA is currently trying, on behalf of state associations, to persuade the Australian Government to remove the cap of one thousand dollars on the deductibility of election expenses for candidates in Local Government elections.

The Commonwealth Treasury indicated in November 2015 that the issue might be able to be progressed independently of any Taxation review but that there would need to be a costing provided to the Federal Cabinet of the removal of the cap.

In order to estimate the cost to the Federal Budget of any increased tax expenditures from removing the cap the Treasury is looking for a range of data.

In December, ALGA sought feedback from Associations in relation to the data requirements, which LGAT has provided. Information required included the number of elected position holders, the election cycle and terms of office, the number of candidates contesting elections historically, any existing regulations or restrictions on the ability of elected office holders to earn income while carrying out the functions of the office and typical election spends.

LGAT will continue to keep Members advised of progress.

At the October 2015 General Meeting, an item of topical discussion was a suggestion that expenditure of Local Government elections be limited to one thousand dollars. This was not particularly supported but it was suggested that current expenditure limits on advertising and campaigning for Local Government Elections were unrealistic and that they do not take into account localities, populations, urban/rural areas etc. While it was agreed an item would be tabled at the next General Meeting there was a lack of clarity on the direction for this paper.

LGAT suggests that this matter might most appropriately be dealt with in relation to the Review of the Local Government Act, along with donor disclosure. This would allow LGAT to canvass the broad views of Councils prior to formulating a position for the sector to endorse.

## **2.5 MEMBER ALLOWANCES AND SUPERANNUATION**

**Contact Officer - Katrena Stephenson**

### **Dorset Council/Circular Head Council**

**That Members agree LGAT should seek from the State Government, an independent review of Elected Member Allowances.**

**Carried**

### **Background**

Prior to 2000, Tasmanian councils set their annual allowances within limits decided by the Government and set in the Local Government Regulations 1994. Each council made a decision on the allowances to be paid up to a maximum amount prescribed by regulation.

In 1999, the Tasmanian Government and LGAT agreed to establish an independent process to determine the appropriate level of remuneration for councillors in Tasmania. The Local Government Act 1993 was amended to remove the requirement that councils be responsible for setting their councillors' allowances up to a maximum amount prescribed by regulation.

It was agreed that allowances arising from the reviews should have effect for a period of four years. Reviews have now been conducted in 2000, 2004 and 2008. Elected Member Allowances were last independently reviewed in 2008.

The Board of Inquiry comprised members of the Tasmanian Industrial Commission. The Board of Inquiry considered matters such as the formula for council categorisation; the workload reasonably expected (as distinct from the commitment that might be provided by individuals); the relativities of the Mayor, Deputy Mayor and councillors; cost impact of allowances and the adjustment mechanism.

The following was noted in their report:

- Historically council representation has been driven by the notion of community service with candidates largely motivated to contribute to the community rather than being driven by remuneration. Allowances were designed to reimburse expenses reasonably incurred.
- The Board considered that the notion of community service will always have a place in Local Government but that this does not mean councillors should be expected to serve for little or no financial recompense beyond reimbursement of expenses.

- Council service requires elected members to deal with a complexity of issues and a significant workload beyond that of most voluntary roles. Councillors are also subject to significant public scrutiny.
- Councillors should continue to receive an allowance rather than remuneration because it is a different type of accountability to that which typically applies to an employer/employee relationship. The capacity to control and direct does not apply in Local Government.
- Evidence suggests that Local Government representation is heavily skewed against younger employer persons and females generally. However there are other factors than the allowance that contribute to this imbalance.
- Councillor responsibilities have increased in complexity over time.
- The workload for councillors is significant and typically ten to twenty-five hours per week. Individual examples which fall outside this range are most likely a matter of personal choice.
- It is universally accepted that Mayors carry a heavier workload and level of responsibility.
- There is no logical reason for a wide disparity in ratios from large to small councils in relation to the Mayor/Councillor relativities.
- A case for a capital city loading was not established.

### **Superannuation for Elected Members**

The 2008 report does not explicitly refer to superannuation but the 2004 review led to a one off adjustment of nine per cent to compensate for the absence of superannuation.

Currently:

- If councils resolve unanimously to be an 'eligible local governing body' (under section 12-45(1)(E) of Schedule 1 of the Taxation Administration Act 1953) then under the Taxation Administration Act, councillors are regarded as employees and superannuation guarantee contributions must be paid (nine point five per cent).
- If they don't make that resolution it is up to the council to decide whether it will make super contributions for a councillor.
- Additionally councillors may enter agreements with councils to sacrifice their remuneration into super so they are treated as employer contributions and taxed at fifteen per cent (based on ATO advice from 13 August 2007). That is, the allowances are not treated as income for the purposes of the Income Tax Assessment Act 1997.
- However, the choice of fund rules do not apply with such agreements and Council can disagree with the choice of fund. The arrangements are purely voluntary.
- Councillors are encouraged to seek professional advice based on their individual circumstances.

## **OTHER STATES**

### **New South Wales**

The NSW Local Government Remuneration Tribunal decides each year the annual fees for Councillors, as well as the categories of councils and mayoral offices. Minimum and maximum annual fee amounts are provided. The tribunal gives consideration to both Consumer Price Index (CPI) and Wage Price Index when determining increases.

Remuneration for 2015 ranges from \$11,010 for a rural councillor up to \$27,550 for a councillor in a major city (when the maximum level is considered). The additional fee for the Mayor ranges from \$24,000 (maximum) to \$80,260 (maximum).

The 'Principal' city attracts a higher maximum allowance level of \$36,720 for a councillor and \$201,580 for the Mayor. Councillors are paid a fee, not a salary and it is subject to tax.

### **Victoria**

Councillors receive an allowance which is determined by each council within limits set by the Victorian Government. The limits vary depending on the revenue and population base of each council.

There are three broad categories. For 2015 Councillors in Category One received between \$7,900 and \$18,878 and the Mayor received up to \$56,402. In Category Two, the range for councillors is \$9,788-\$23,539 with the Mayor up to \$72,834 (eg Ballarat, Warrnambool). Category Three, which includes Bendigo, Monash and Port Phillip has a range of \$11,771-\$28,202 for councillors and up to \$90,081 for the Mayor.

Allowances for the City of Melbourne and Greater Geelong are fixed by Order in Council and annually adjusted. Melbourne City Councillors receive \$42,302 and the Lord Mayor \$180,163. The allowances were adjusted by two point five percent in 2015.

### **South Australia**

Determined by the Remuneration Tribunal every four years prior to each election. There are five council categories and the allowances for councillors range from \$5,700 to \$21,500. There are additional allowances for Mayors (four times their base allowance) and Deputy Mayors (one and a quarter times) and Committee Chairs (one and a quarter times) and a travel time allowance for non-metro councils who reside more than fifty kilometres away from the Council office.

Adelaide City Council is determined separately by the Tribunal and councillors in 2014 were provided \$24,000 per annum. The Lord Mayor receives \$165,000 per annum. The Deputy Lord Mayor receives one and a half times the annual allowance for a councillor.

### **Western Australia**

The Salaries and Allowances Tribunal considers both CEO and Elected Member payments. Both are banded by council size. Elected members receive meeting attendance fees that apply to council meetings, committee meetings, WALGA meetings etc.

Meeting fees are also banded and range from a maximum of \$232 to \$773 for a councillor and \$477 to \$1,159 for a Mayor or President. Councils may decide by absolute majority to pay an annual fee rather than meeting fee. In this case, the bandings are also applied and the annual fee ranges from a minimum/maximum \$3500-\$9270 to \$24,000/30,900 for a Councillor and \$19,055 to \$46,350 for a Mayor.

The Mayor receives an additional allowance above the meeting fee or annual fee ranging from a \$500-\$19,570 to \$50,000-\$87,550.

### **Queensland**

The Local Government Act 2009 (section 183) provides the tribunal with jurisdiction for Local Government remuneration matters for all Queensland Local Governments, except the Brisbane City Council. The tribunal must review Local Government categories once during each Local Government four-year term.

For 2015 Category One (e.g. Charters Towers, Winton) councillors receive \$49,829 and Mayors \$99,638. Category Four councillors receive \$84,308 and Mayors \$145,624 (e.g.

Gladstone and Rockhampton) and Category Eight (Gold Coast) receives \$141,791 and \$237,597 for councillors and the Mayor respectively.

### Northern Territory

The maximum allowable remuneration is determined by the Minister for Local Government and elected members are entitled to a base allowance, electoral allowance, extra meeting allowance and professional development allowance. Broadly allowances range from \$4000 to \$20,000 for a councillor and from \$22,000 to \$111,000 for Mayor (equivalent).

A summary is provided in the table below.

|                      | Councillor       |                   | Mayor                    |                             | Note                            |
|----------------------|------------------|-------------------|--------------------------|-----------------------------|---------------------------------|
|                      | Smallest Council | Largest Council   | Smallest Council         | Largest Council             |                                 |
| <b>TAS</b>           | \$8,726          | \$34,002          | \$21,813 additional      | \$85,007 additional         |                                 |
| <b>Vic (Min-Max)</b> | \$7,900-\$18,878 | \$11,771-\$28,202 | \$56,402                 | \$90,081                    | Excluding Melbourne and Geelong |
| <b>Qld</b>           | \$49,829         | \$84,308          | \$99,638                 | \$14,5624                   | Excluding Brisbane              |
| <b>NSW</b>           | \$11,010         | \$27,550          | \$24,000 additional      | \$80,000 additional         | Maximums presented only         |
| <b>WA (Min-Max)</b>  | \$3,500-\$9,270  | \$24,000-\$30,900 | \$19,055 +\$500-\$19,570 | \$46,350 +\$50,000-\$87,550 |                                 |
| <b>SA</b>            | \$5,700          | \$21,500          | \$22,800                 | \$86,000                    | Excluding Adelaide              |
| <b>NT</b>            | \$4,000          | \$20,000          | \$22,000                 | \$111,000                   |                                 |

### Review cycle

In July 2008, the PLGC agreed that there would continue to be a review of councillor allowances every four years and that indexation would be aligned with the Wage Price Index.

In 2012 when the review was due, it was determined, in consultation with Mayors and General Managers, that on the basis that very little had changed in relation to roles and responsibilities and that the general quantum generally met expectations, then the ongoing indexation was adequate. Particularly given the movement of water and sewerage functions.

On that basis LGAT advised that a review was not necessary. Similarly, Members advised in 2014 that a formal review was not required.

However, in light of the fact that we are now approaching eight years since the last formal review of elected member allowances, the discussion at the last general meeting regarding attracting potential future candidates, issues related to elected members with caring responsibilities, the level of engagement required of Mayors in particular, and general concerns in relation to parity across roles and council types it would seem to be timely to seek that the Government implement a review.

# 3. ITEMS FOR NOTING

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## 3.1 STRATEGIC AND ANNUAL PLAN\* Contact Officer - Dion Lester

**Circular Head Council/Kentish Council**

**That Members note the report.**

**Carried**

### **Background**

On the 28 October 2015 the GMC and LGAT staff undertook a review of the LGAT 2012 – 2017 Strategic Plan. This session involved a review of the last strategic planning process and the outcomes from the LGAT Member survey, an assessment of gaps and priorities in the current strategic plan, an overview of the 2014 - 2015 Annual Plan and outcomes, and a mapping exercise for the next Annual Plan period.

A new Strategic Plan will be prepared for the next five year period in 2017, so it was determined that only minor amendments were required to pick up any changes in context since the Plan was prepared in 2012.

The key areas where the GMC determined amendments or additions were required to the six existing Priority Areas in the Plan were:

- Priority Area One (Strategic Relationships) – aim to maintain 100% Council membership and increase emphasis on councillor engagement;
- Priority Area Two (Sector Profile and Reform) – update context about working collaboratively with State Government;
- Priority Area Three (Financial Sustainability) – promote procurement; and
- Priority Area Five (Land Use Planning) & Six (Environmental Sustainability) - roll together, introduce a new strategy related to emergency management and better reflect the government's current policy approach to climate change.

More generally, the following changes were also suggested:

- Include a greater emphasis on 'core business', such as advocacy;
- Explore new resource sharing opportunities;
- Include new policy areas related to sectoral reform, economic growth, and Parks & Wildlife roads; and
- Capture collaboration with other bodies, such as Local Government Professionals TAS (formerly Local Government Managers Australia TAS) and the three regional bodies.

The updated Strategic Plan then informed the preparation of the 2015-16 Annual Plan which include:

- Picking up the key priorities for this year;
- Differentiating ongoing core activities and those activities that are specific only to the current Annual or Strategic Plan period; and
- Outlining internal LGAT or 'business improvement' activities, which are being undertaken to improve how the LGAT secretariat fulfils its strategy and implements future Annual Plans.

A copy of the Strategic and Annual Plans are at **Attachment to Item 3.1.**

#### **Budget Impact**

Some of the planning/scoping activity may have budgetary impacts to be considered in setting next year's budget.

#### **Current Policy**

Does not apply.

### **3.2 STATE AND FEDERAL BUDGET SUBMISSIONS\***

**Contact Officer - Katrena Stephenson**

#### **Central Highlands Councils/Northern Midlands Council**

**That Members note the report.**

**Carried**

#### **Background**

##### **State Government**

LGAT was required to make a submission to the State Budget process by 2 December 2015 with significantly truncated timeframes compared to previous years, limiting the breadth of consultation that could be undertaken.

However, following consultation with GMC, General Managers, the Regional Authorities and other peak bodies as well as consideration of priorities in our strategic plan and motions from General Meetings, a submission was finalised. The inclusion of statements from other key Local Government bodies as well as consideration of broader community issues was a new approach and will be further refined in future. A key driver was recognising that the current economic climate is not one that is conducive to ambit claims for funding and so we looked to focus on a submission that sought a range of investments that will serve the State well in increasing productivity and securing the wellbeing of all communities.

The Submission outlined some priorities in the areas of Local Government Reform, Land Use Planning, Infrastructure and Better Communities.

Commitments sought included:

#### **Priority**

- Fully resourcing the Planning Schemes Online Project to support implementation of the Tasmanian Planning Scheme
- Continued co-funding feasibility studies related to voluntary mergers and strategic resource sharing

#### **Critical**

- Adequate resourcing of the Local Government Division
- Resourcing the completion and implementation of the Tasmanian Planning Scheme and associated policies, communications, tools, and training
- Investment in the development of State Policies to provide the overarching direction for sustainable land use and development



- Resourcing of a separate Planning Policy Unit
- Clarification of the uncertainty around future ownership, maintenance and upkeep of former Forestry Tasmania roads (now managed by Parks) through the audit of roads being undertaken by Infrastructure Tasmania, without significant new and unfunded infrastructure burden placed with Local Government
- Support Local Government to address the infrastructure upgrades and replacements identified through the recently completed Local Bridge Assessment Project, including joint advocacy to the Federal Government

### **Significant**

- Commitment to fund future transactional costs of voluntary mergers
- Commitment to fund future transformation costs of mergers identified as meeting the agreed principles and delivering good outcomes for communities
- Resourcing further legislative review aimed at improving planning outcomes
- Maintain current State road maintenance funding levels and ensure appropriate funding to upgrade State roads, particularly those linked to popular tourist routes
- Support and work with Local Government on the development and implementation of a regionally integrated freight and transport strategy
- Support for community infrastructure projects of state significance including the Copping C-Cell and addressing the waste tyre legacy
- Communication and collaboration, with Local Government, on education reform activities at a local and state-wide level
- Progression of projects identified in the Role of Local Government Project Strategic Action plan which support improved economic development outcomes
- Involvement in mapping and supporting the ongoing role for Local Government's regional authorities as relate to economic development and tourism

### **Important beyond Local Government**

- Make changes to the water and sewerage regulatory framework (in line with TasWater's submissions) to allow pricing outcomes to be linked to TasWater's long term infrastructure and financial planning
- Support TasWater in lobbying the Federal Government for funding of the Launceston Sewerage Improvement Project
- Continued investment in improved educational completion and attainment
- Improved collaboration in relation to tourism strategies; developing private investment opportunities; assisting with marketing and events development; education and training and appropriate funding
- Support for collaborative building of Age Friendly Cities
- Immediate development of the five year strategic plan for Preventative Health in Tasmania, accompanied by an increase in the preventive health budget

A copy of the submission is provided at **Attachment to Item 3.2**

### **Federal**

LGAT has provided input into and feedback on the Australian Local Government Association's (ALGA) Federal Budget Submission. This is nearing the final stages of completion and will be available on the ALGA website in due course ([www.alga.asn.au](http://www.alga.asn.au)).

The submission will seek the following commitments for 2016-17:

- Restoration of the indexation of Financial Assistance Grants;
- A funding program directed at regional road projects to ensure that first mile/last mile and freight connectivity issues are addressed to improve national productivity;
- That the Bridges Renewal Program be made permanent;
- Funding for community infrastructure to stimulate growth over the longer term and build community resilience;
- Funding to support Local Governments' capacity to manage their own unique climate risks; and
- Funding of a targeted disaster mitigation program.

Beyond 2016-17 ALGA is seeking the following:

- Returning the quantum of the Financial Assistance Grants to a level equal to at least one per cent of Commonwealth tax revenue and implementing a revised indexation methodology which better reflects the cost increases faced by councils;
- Provide appropriate resources to aid in the prevention of cost shifting, including working towards a renewed Inter-governmental Agreement;
- A permanent doubling of Roads to Recovery funding; and
- A Review of the new arrangements for funding municipal services in indigenous communities to ensure that services are meeting the needs of communities and that there has not been a shifting of responsibilities and costs on to Local Government.

#### **Budget Impact**

Does not apply.

#### **Current Policy**

Aligns with current priorities and motions but does not seek to address all issues raised by the sector, rather focuses on those with the broadest reach.

### **3.3 PLANNING REFORM**

**Contact Officer - Dion Lester**

#### **Devonport City Council/Break O'Day Council**

**That Members note the progress of the State Government's planning reforms and the key issues for the Local Government sector.**

**Carried**

#### **Background**

Prior to the last State Government election, the Liberal party committed to the introduction of a single planning scheme for Tasmania under the guise of a faster, fairer, cheaper and simpler planning system.

A Planning Taskforce was established in 2014 and the LGAT CEO is a member of this taskforce.

In 2015 LGAT successfully advocated for the establishment of a technical reference group, comprising nine Local Government planners and LGATs Policy Director, which first met in July 2015.

Members also agreed to co-fund a secondee to the drafting team from Local Government. While the long term future or form of the Taskforce is still unclear, the Minister has indicated that he wants Local Government at the table.

In parallel to the Taskforce processes, the Department of Justice developed amendments to LUPAA to support the future implementation of a Tasmanian Planning Scheme. LGAT consulted with members and made a sectoral submission on the Amendment Bill.

The overarching message in our submission was that the Local Government sector supports in principle the development of a single planning scheme for the state, provided there is still the ability for councils and communities to be able to respond to local issues of importance.

The amendments also sought to reduce Permitted application timeframes from 28 days to 21, however LGAT successfully lobbied the Legislative Council to retain the current 28 day timeframe.

In late December the Taskforce completed the draft of the State Planning Provisions (SPPs) of the Tasmanian Planning Scheme, which the Minister then provided to Local Government for an initial review and comment period, concluding on 5 February 2015.

This initial period was to highlight any significant or major flaws, with a more comprehensive consultation period of 60 days to occur once the Tasmanian Planning Commission (TPC) advertises the SPPs for comment (expected to commence in late February / early March 2016).

The statutory consultation period will be followed by hearings and a report from the TPC on any recommended changes. The Minister is expected to declare the State Planning Provisions in July 2016, with Councils then required to prepare Local Provisions in the second half of 2016 for the TPC to exhibit and assess.

The Minister is targeting early to mid 2017 for the Tasmanian Planning Scheme to be fully operational.

#### **Key Issues:**

- LGAT is unique in that among the peak bodies in the Taskforce, the others have all advocated for changes similar to the Government's agenda whereas Local Government is having the change thrust upon them despite the positive planning statistics in this state.
- Local Government will bear the brunt of implementation and community angst in relation to the new provisions.
- While consultation has been widespread in terms of peak/industry groups, the level of detail that needs to be considered by Local Government is different and there are likely a number of issues that LGAT will need to bring to the attention of Government on behalf of our Members.

#### **What planning reform does Local Government want?**

At the December 2015 GMC Meeting it was moved that LGAT develop a whole of sector planning reform position.

The current State Government planning reform agenda (and indeed all the recent reform from previous governments) tends to:

1. Have excessive focus on the assessment or regulatory aspects of our planning system;
2. Be ad hoc in its nature – Government picks ‘bits and pieces’ of the planning system to reform with little consideration of the system and overall governance as a whole;
3. Create a negative public perception of the planning system – which by association includes Local Government’s performance in delivering it;
4. Ignores policy development - more State Policies are proposed as part of the current reform agenda, however there has been no progress to date; and
5. Be top down and imposed on Local Government, despite the fact that far greater expertise in planning rests in our sector than the entire State Government.

This has resulted in Local Government being reactive to the various reforms, both from a resource and communication perspective and has meant that some of the critical aspects of the planning system (that many argue require reform) have been ignored to date.

Planning reform will be a significant and ongoing part of the State Government agenda for the next few years. As a sector we need to determine and clearly articulate to the State Government what we believe are the important reforms and lead the discussion accordingly.

Over the coming months LGATs Policy Director will engage with Councils in order to develop a sector wide position on what areas future planning reform really needs to focus on.

#### **Budget Implications**

Being undertaken within current resources, noting this currently forms a significant workload.

#### **Current Policy**

Strategic Plan Priority Area 1: Strategic Relationships

Strategic Plan Priority Area 2: Sector Profile & Reform

Strategic Plan Priority Area 5: Land Use Planning & Environmental Sustainability

### **3.4 BUILDING REGULATORY FRAMEWORK**

**Contact Officer - Dion Lester**

**Central Highlands Councils/Waratah Wynyard Council**

**That Members note the report on the Tasmanian Building Regulatory Framework.**

**Carried**

#### **Background**

In November 2015 the State Government released details of proposed changes to the Tasmanian Building Regulatory Framework; this was after substantial consultation with Local Government.

There are four Bills that will make up the new regulatory framework for building and plumbing work:

- Building Bill (New Bill)
- Occupational Licensing Amendment Bill
- Residential Building Work Contracts and Dispute Resolution Bill (New Bill)
- Building and Construction Industry Security of Payment Amendment Bill

The major changes to the Framework are contained in the Building Bill, with the other three Bills in the review being ancillary legislation that will support the proposed framework. The intention of the review is to reduce red tape and costs associated with building and plumbing work by categorising work by level of risk, which then determines what level of approval or notification, is required.

For building work it proposes four categories:

1. Work an owner can do (minor maintenance or repairs or small structures)
2. Work that can be done without a permit, by a licensee (Low Risk Work)
3. Work that does not need a permit but Council must be notified (Notifiable Work)
4. Work that needs a permit issued by Council (Permit work)

Plumbing work is essentially the same, with the exception that for work that is Category three work – “notifiable plumbing work”, it involves a process where Council must be advised before work is commenced and that work is actually assessed by Council before it issues a Certificate of Likely Compliance.

The table below provides some examples of the differences proposed by the Bill.

| Current Act  | New Building Bill   |
|--|---|
| <b>Minor works</b> <ul style="list-style-type: none"> <li>- Value of works &lt; \$5,000</li> <li>- Shed &lt; 18 m<sup>2</sup></li> </ul> | <ul style="list-style-type: none"> <li>- Value of works &lt; \$12,000</li> <li>- Shed &lt; 36 m<sup>2</sup></li> </ul>  |
| <b>Building Permit</b> <ul style="list-style-type: none"> <li>- Value of works &gt; \$5,000</li> </ul>                                   | <b>Notifiable works</b> <ul style="list-style-type: none"> <li>- Work that does not need a permit, but Council must be notified by the building surveyor</li> <li>- Examples include new residential buildings, extensions and alterations to residential, and minor alterations to commercial buildings</li> </ul> |
|  | <b>Permit works</b> <ul style="list-style-type: none"> <li>- All new and large additions to commercial and industrial buildings,</li> <li>- Changes of uses involving building works</li> <li>- Large residential buildings</li> </ul>  |

The role of the Permit Authority (Local Government) now involves:

- Granting of permits for works requiring a permit (high risk development);
- Assessment of notifiable plumbing works;
- Receipt of records for notifiable building works; and
- Compliance and enforcement.

The changes and potential risks for Local Government are:

- An increase in the work undertaken without Council approval and therefore a reduction in the building fee income.
- Councils will be unaware of much of the building work that has taken place in its municipal area.
- Any compliance activities that involve property owners who have not complied with the new requirements, for example having category three work carried out without sign off from a building surveyor, will fall to Council. This will require investigative resources and currently there is no provision for these costs to be funded.
- The reduction in “regulated building work” will mean that Council will not be notified of often significant renovations which have the capacity to result in a supplementary valuation. As an example a deck with a constructed value of less than \$20,000 but which may substantially increase the value of a home need not be notified to Council.

#### **Budget Impact**

The proposed changes will likely have an impact on Councils building fee income.

#### **Current Policy**

Strategic Plan Priority Area 1: Strategic Relationships

### **3.5 POLICY UPDATE**

**Contact Officer - Dion Lester**

#### **Central Coast Council/Burnie City Council**

**That the Members note the report on current policy activity and in particular:**

- 1. There will be a 'Round Three' of the Bridges to Renewal Program announced in 2016;**
- 2. LGAT will soon be contacting councils on a regional basis to discuss the potential for a broader role out of the Northern Councils Street Lighting Project; and**
- 3. The Working Group formed to look at waste tyre storage in Tasmania has provided its initial report to Minister Groom.**

**Carried**

#### **Background**

##### **Federal Bridges to Renewal Program: Round Two Successful Projects Announced**

The Federal Government announced the successful projects from the Bridges to Renewal Program (Round Two) on 18 January 2016. Round Two of the Bridges Renewal Programme was open only to Local Government, with up to \$100 million in funding available.

This funding round saw a total of 270 applications being submitted nationally, seeking around \$220 million in Australian Government funding. Of the applications, 141 were successful. In Tasmania, six councils were successful in their applications for matched funding for a range of bridge infrastructure programs.

The following table provides a summary of the funded projects within the State.

| <b>Council Name</b>       | <b>Project Name</b>                                 | <b>Project Description</b>   | <b>Federal contribution</b> | <b>Total Project Cost</b> |
|---------------------------|---|--|-----------------------------|---------------------------|
| Break O'Day Council       | Cornwall Road Bridge Replacement                    | Replace a one lane timber bridge with a two-lane concrete bridge.                      | \$110,000                   | \$220,000                 |
| Break O'Day Council       | Golden Fleece Rivulet Bridge Replacement            | Replace Bridge No 1941, a single- lane timber bridge with a two- lane concrete bridge. | \$682,000                   | \$1,364,000               |
| Burnie City Council       | Tittie Gee Creek Bridge, Upper Natone Road, Ridgley | Replace a single lane timber bridge with a two lane concrete bridge.                   | \$121,500                   | \$243,000                 |
| Derwent Valley Council    | Tyenna and Newbury Road Bridges Replacement         | Replace two single lane timber bridges with single lane concrete bridges.              | \$270,000                   | \$540,000                 |
| Dorset Council            | Dead Horse Hill Road (Bridge 1614), Ringarooma      | Replace a single lane timber and concrete bridge with a single lane concrete bridge.   | \$221,000                   | \$442,000                 |
| Meander Valley Council    | Union Bridge, Union Bridge Road, Mole Creek         | Replace a single lane timber bridge with a dual lane concrete bridge.                  | \$1,110,000                 | \$2,200,000               |
| Northern Midlands Council | Lake River Bridge, Macquarie Road, Delmont          | Replace a single lane timber bridge with a two lane concrete bridge.                   | \$719,500                   | \$1,439,000               |
| <b>Total</b>              |   |  | <b>\$3,234,000</b>          | <b>\$6,448,000</b>        |

It is understood that there will be a likely 'Round Three' of the Bridges to Renewal Program announced in 2016. It is anticipated that Tasmanian councils will be well placed to take advantage of the third round.

The work undertaken in 2015 by council road managers in collaboration with the Department of State Growth to better understand the condition and load bearing capacity of local bridge infrastructure will provide a very solid evidence base for any future applications under the Bridges to Renewal Program, and will assist councils in prioritising their forward work programs.

### **Northern Councils Energy Efficient Street Lighting Project**

Work is continuing on the energy efficient street lighting project. Driven by the City of Launceston, the project is investigating models for the replacement of 'old technology' street lights with LED.

Energy efficient street lights (e.g. LED) can use up to 77% less energy than the current inefficient technology.

City of Launceston has contracted Ironbark Sustainability to assess a number of models and report on the potential savings to replace:

1. All street lights across Tasmania; and
2. Minor road lights in Launceston.

LGAT is playing a coordination and liaison role between Ironbark Sustainability, TasNetworks and LGAT members, with the support of City of Launceston, to assist all LGAT members to be in a position to determine if there is a valid business case to undertake an LED replacement program for public lighting in their municipality.

Working on a regional scale will significantly improve bargaining power with key stakeholders, such as TasNetworks, and potentially enable economies of scale in regards to purchasing.

A number of northern Tasmanian councils have provided in principle support to move the project to the next phase. This project has been named "Northern Lights".

Following further analysis, other regional projects will be defined, and relevant councils contacted in due course.

LGAT has obtained a data set of the number and type of streetlights by each municipality. The next phase of the broader project is to establish costs for the development of a business case on an individual council and regional basis. LGAT will be contacting councils on a regional basis in regards to this shortly.

LGAT is liaising with the Municipal Association of Victoria (MAV) as they have undertaken similar projects on efficient street lighting. Recently, LGAT partnered with MAV Procurement to extend MAV procurement's Public Lighting Contract to include Tasmania.

While this process is still in train, it is hoped that it will potentially enable public lighting goods and services to be purchased at a lower cost for LGAT members.

#### **Budget Implications**

- Replacement of old technology with new will require some capital investment to "pay out" any residual asset value.
- Models of financing such an investment are being investigated including the use of the extra Roads to Recovery (R2R) funding that all Tasmanian Councils will receive over the next two financial years to pay the capital costs for the replacement project. The use of R2R funding is likely to place time constraints on the project of using the R2R funds within the funding allocation period. Therefore, the project needs to get up and running quickly and will be conducted on a "opt in" basis.
- A fee for service may be applicable for the purchasing of "business case" modelling from a consultancy firm, LGAT will advise on this shortly.

#### **Climate Change Update**

The Tasmanian Government has recently released "Embracing the climate challenge: Tasmania's draft climate change action plan 2016-2021" for public consultation.

The Tasmanian Climate Change Office has advised that the plan focuses on sensible and practical actions to help Tasmania capture the opportunities, better manage change, and reduce future impacts and costs.

The Plan outlines actions the Tasmanian Government will take to respond to the opportunities and challenges of climate change in a way that enhances the State's prosperity and resilience.



The Government is seeking public and stakeholder views on Tasmania's advantages in the context of a changing climate and transition to a low carbon economy. The purpose of the draft action plan is to seek input from stakeholders and the general community.

The plan provides a framework for the Government's ongoing response to climate change over a five-year period through to 2021. It sets policy directions and priorities for managing risks and adapting to climate change within Tasmania.

The draft action plan is framed around four focus areas, namely:

1. Meeting the climate challenge
2. Maximising our energy advantage
3. Maximising our business advantage
4. Maximising our liveability advantage

The Government anticipates that the new climate change action plan will be finalised by mid-2016. This timing will allow for extensive stakeholder and community consultation; an opportunity to better understand national and international priorities, and an opportunity to incorporate findings of the review of the Climate Change (State Action) Act 2008 which will be undertaken in the first half of 2016.

The intention is for the final climate change action plan to then be reviewed again every five years on a rolling basis.

### **Waste Tyres**

On 13 November 2015 at a meeting with the Northern Midlands Council, the Minister for Environment, Parks and Heritage, the Hon. Matthew Groom MP, agreed to establish a Working Group to consider the issue of waste tyre management in Tasmania.

The Working Group consisted of:

- Sarah Courtney, Member for Bass (Chair);
- John Mollison, Deputy General Manager, Environment Protection Authority Division;
- Matt Genever, CEO, Tyre Stewardship Australia;
- David Downie, Mayor, Northern Midlands Council;
- Dion Lester, Policy Director, Local Government Association of Tasmania; and
- Brad Arkell, Senior Policy Officer, EPA Division [executive support]

The Terms of Reference for the Group were to provide its findings to the Minister on:

- How to deal with the legacy waste tyre stockpile near Longford;
- How waste tyres should be managed into the future; and
- What regulatory reform is needed to tackle this issue.

The Waste Tyre Working Group met on three occasions during late November and early December and prepared an interim report that summarised the discussions of the Group and presented those findings for consideration by the Minister.

The Longford stockpile was a key focus of the Group's deliberations and the history of the stockpile and its short and long term future were discussed.

The Group noted that the stockpile had grown to its current large size and become a potential risk, through:

- The poorly developed nature of the waste tyre industry in Australia (particularly in Tasmania);
- A decision by a key business to pursue a particular reuse option for waste tyres that has failed to eventuate;
- That business's failure to comply with the Council's permit conditions; and
- The initial low awareness of the Northern Midlands councillors to the size and nature of the stockpile.

It is only relatively recently that there has been any real policy focus on addressing the problem of waste tyres across Australia and those jurisdictions adjusting their policy settings on tyres have only done so in the past twelve to eighteen months.

Council has recently sought to rectify the non-compliance of the existing operator and prevent future stockpiling at the site via an Environment Protection Notice (EPN). The operator has appealed the EPN and it is currently before the Tribunal.

The Longford stockpile is not unique. In other jurisdictions across Australia market conditions, lack of clarity on regulation, and a lack of awareness amongst tyre retailers and the wider community, have led to increased waste tyre stockpiling.

As the Northern Midlands Council is responsible for regulating the site, it has advocated a range of policy responses, such as a state-based and government-regulated disposal levy.

The options considered by the Group to be most feasible included:

- Working with Tyre Stewardship Australia to assist the roll-out of the national Tyre Product Stewardship Scheme (TPSS);
- Regulating to restrict stockpiling and landfilling of tyres to underpin market development; and
- Developing markets for tyre-derived products to be sold into.

Northern Midlands Council also advocated for a tyre disposal levy, either government regulated (State based) or voluntary.

Any immediate solution to address the Longford stockpile would require an injection of capital and that the pending closure of the site will have significant ramifications for the tyre industry in Tasmania. The closure is considered to be the most pressing issue to address in the coming months.

The Group agreed that the long-term solution should be industry led, but with the support of a suitable regulatory framework to facilitate it. While the Group has had extensive informal discussions with industry, it agreed that structured and formal engagement is required as part of any regulatory response by Government.

At the time of writing no response had been received from the Minister.

## **Rating of Airports**

Airports on Commonwealth land are exempt from paying municipal rates as required under State legislation. However, Commonwealth owned airport operators are required, under the terms of their Commonwealth leases, to pay Councils a 'rate equivalent' payment.

It has been practice that the Valuer-General has valued revenue raising sections of airport land (those parts of the airport which are sub-leased to tenants or where trading operations are undertaken, such as retail outlets), and that is used to calculate the ex-gratia rate payment to be made by the airport to Council.

The airports have paid rates under this rating structure for many years. However, in the past two years Launceston and Hobart airports have not paid the amount levied by Northern Midlands and Clarence City Councils, but have made reduced payments.

The affected councils have no legal standing in seeking to enforce 'rate equivalent' payments and is reliant on the lessor, the Australian Government, to enforce compliance with the airport leases.

The amounts in question are considerable and particularly impact Northern Midlands where airport rates equivalents represent six per cent of council's rate income for the year.

It has been difficult to get the matter heard at a Federal level. LGAT has raised this issue with State Government through the Premiers Local Government Council and Federal Government through ALGA, with the President Troy Pickard very proactive in this regard.

In Clarence the airport is disputing the valuation, whereas in Northern Midlands the airport is disputing the valuation and also the rateable areas.

Northern Midlands Council understand that the valuation objection dispute between the Launceston Airport operator and the Valuer-General is currently before the Courts. The Launceston Airport has sought to pay significantly less than the valued amount as the final settlement, however Council advised it only accepts these payments as part payment of the outstanding debts owed and expects that the full amount due will be paid forthwith.

Council has offered an adjustment or refund if it is determined that the Valuer-General has incorrectly calculated the values of each tenancy.

Council sought Commonwealth Department support to ensure compliance by the operator of the Launceston Airport with its lease agreement to pay ex-gratia rates, however the Department responded by urging the airport to continue efforts to constructively engage with Council to develop a process to settle the differences, including perhaps the use of a mediator if necessary.

Lobbying has been undertaken by the council, ALGA and the Australian Mayoral Aviation Council (AMAC) with Federal MPs, the Minister and the Head of Agency. Despite assurances from the Department, the matter has not been resolved.

Clarence Council have also undertaken numerous meetings with both the Federal Department and the Airport, including a mediation session. The Australian Government have proposed the engagement of an independent valuer to determine land valuations at the airport.

The success of this course of action is dependent on the airport agreeing to such a valuation being binding with regard to rate equivalent payments.

The Deputy Secretary, Department of Infrastructure and Regional Development, Andrew Wilson has also indicated that he would be seeking to rewrite those sections of the leases pertaining to rates and land tax as “in the current form they are unworkable”.

He also advised that a number of airports are refusing to pay land taxes on the same basis.

### **Local Government SES Volunteer Funding Model**

In July 2015, the Chief Fire Officer Mike Brown approached the LGAT CEO in relation to progressing discussions around future funding models for State Emergency Service (SES) volunteer assets and resources.

A working group chaired by the Tasmanian Fire Service (TFS), and involving members from LGAT, TFS, SES and TFS Corporate services has been established to explore options for the centralisation of SES volunteer services and the funding of these services.

The working group has engaged Wise, Lord and Ferguson (WL&F) to audit the current funding for SES volunteer units, including council cash and in-kind contributions, and to get a clear understanding of the value of the capital assets.

It is likely that the Audit will be completed by the end of January 2016.

Councils have been very receptive to the requests from WL&F and they have now received the required data to undertake the analysis. The audit will provide the working group with a firm understanding of the current cost of running the volunteer SES units and will provide valuable information to inform future funding model options.

In parallel to this project, the parliament is undertaking an Inquiry into the Tasmania Fire Service budget (the inquiry).

The inquiry will investigate the impact on the Tasmania Fire Service of the transfer of the SES reporting responsibility to the State Fire Commission and the funding of the SES among other things.

LGAT has provided a submission into the inquiry. It is understood that hearings for the inquiry are likely to occur in February 2016 and that the inquiry has to report to Government by the end of April 2016.

At this stage, it is not fully understood what impact the inquiry will have on the Local Government SES volunteer funding project, however, the project will continue to be progressed.

Councils will continue to be consulted on the project and will be informed about the findings of the Audit. Communication about progress on the project will be regularly reported to councils, the General Management Committee and through General Meetings.

### **LGAT Professional Development Program**

In June 2014 LGAT launched its annual professional development program for members. Since its inception LGAT has delivered a significant number of Local Government targeted programs to elected members and council officers.

In 2015 LGAT delivered over 22 sessions to approximately 500 elected members/staff.

These programs included:

- Planning for elected members
- Managing contracts
- General Scene Management
- Operational skills
- Healthy communities
- Roads
- Healthy change
- Good governance
- LGAT breakfast series
- Workshops for General Managers and 2IC's
- Elected member weekends.

A number of offerings are planned for 2016. These include Governance Essentials for Local Government, 2016 Regional Breakfast Series, Procurement training, disability access forum(s), healthy communities, asset management, road management and a suite of training from the EPA, among other things.

In addition, LGAT is employing a new staff member, in partnership with the Local Government Managers Association (LGMA), as a dedicated events and professional development officer. This will increase LGAT's ability to deliver a broader and more extensive program for our members.

We are still encouraging councils to use the LGAT brokering service to assist councils in sourcing professional development programs and accessing critical numbers to make professional development programs cost effective whilst also meeting council's specific learning and development needs.

Please contact LGAT if you have a training need.

### **Cat Management Plan**

The Tasmanian Government has committed to developing a Tasmanian Cat Management Plan. DPI/PWE have been tasked with developing the plan and in order to do this a reference group has been established. LGAT is represented on the Group.

The Reference Group members along with representatives of Local Government and scientific experts have met on several occasions to discuss issues associated with feral cats and socialised cats and have identified a range of priority actions to be included in the plan.

The plan aims to outline ways that cats can be better managed in Tasmania. Issues to be examined include, existing legislation, as well as roles and responsibilities, and identifying the necessary resources (public and private) to achieve effective outcomes.

Key areas of focus will be domestic, stray and feral cats, and will cover the breeding of cats, cat-borne diseases, environmental, agricultural and human health impacts.

The plan is likely to focus on:

- Knowledge gaps and priorities for research in relation to feral cats;
- Options for improving the effectiveness of the legislation;
- Roles and responsibilities for the different levels of government; and
- Options for ensuring sufficient funding and resources are available to enable the sustainable and effective management of cats to occur.

DPIPWE have supplied a brief to the Minister requesting support for the proposed content of the plan. Once supported by the Minister, it is proposed that a working group be established including Local Government, State Government, RSPCA and the Tasmanian Cat Centre to discuss the roles and responsibilities of the different parties in the Management of Cats.

**Budget Impact**

Being undertaken within current resources

**Current Policy**

Does not apply

### **3.6 PARTNERSHIP BETWEEN LGAT AND MAV**

Contact Officer - Deborah Leisser

#### **Central Coast Council/Central Highlands Councils**

**That Members note the following report.**

**Carried**

**Background**

LGAT is working in partnership with the Municipal Association of Victoria (MAV) in order to provide Tasmanian Councils with increased direct access to a broader range of goods and services through approved provider panel arrangements.

Increasing council access to aggregated purchasing opportunities is a key procurement focus area for LGAT.

LGAT is an active partner in the National Procurement Network (NPN) a not for profit, informal arrangement of Local Government Association procurement areas across Australia. This is currently the main mechanism LGAT uses to provide councils with access to aggregated purchasing opportunities.

Use of available NPN contracts/panels is optional, but there are significant benefits for councils if they use them.

These include:

- Greater cost savings are delivered by aggregating expenditure
- Being able to ensure probity and minimal risk through a fair and transparent procurement process while complying with the Local Government Act 1993
- Reduced council administration and tendering costs
- Innovative technology tools that help simplify purchases
- Contracts managed by procurement specialists for the life of that contract

According to the Local Government Act 1993 Councils must go to tender if the provision of goods and services exceed \$200,000 over a contract term, however they don't need to go to tender on their own if they make use of NPN or other LGAT facilitated contracts.

LGAT is now also working in partnership with MAV in order to provide Tasmanian Councils with increased direct access to a broader range of goods and services through approved provider panel arrangements. These goods and services will start to be made available in 2016.

An initial project under the Partnership is the inclusion of Tasmania in the refresh of MAV's Public Lighting Contract. The joint Public Lighting Contract will potentially enable LGAT members to purchase public lighting goods and services at lower cost and will likely be accessible for LED replacement projects. The contract is currently in the process of being finalised, submissions have been received and providers are being assessed.

Additional contracts that will be explored as part of the partnership includes goods and services such as HR Support Services Tender (including Employee Assistance Program services); Parks and Playground Equipment and Asphalt.

Other contracts may be negotiated on an as needs basis.

### **Budget Impact**

A number of Tasmanian Councils made sufficient savings when purchasing through the NPN over the past 12 months, with many, more than offsetting LGAT membership fees for the period.

While the NPN is a not for profit arrangement, a rebate is generated on sales (payable by the manufacturer). In the 12 months to end September \$23,800 was returned to LGAT through sales rebates. These funds support LGAT procurement activity.

### **Current Policy**

Strategic Plan Priority Area 2: Ensure Financial Sustainability

## 4. ITEMS FOR DISCUSSION

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### 4.1 POKER MACHINES AND THE GAMING ACT Council - Brighton

Presentation on concerns about Poker Machines and the Gaming Act in the community by Mayor Tony Foster and Margie Law from Anglicare.

#### **Background**

Mayor Tony Foster will provide an outline of Brighton Council's concern regarding poker machines, the Gambling Act, and his thoughts on Council involvement in the issue. He will then introduce Margie Law of Anglicare to speak. She is a local expert on the poker machine industry and the issues associated with it. She is also a key driver of the local coalition of organisations concerned about poker machines, which Brighton Council has become a member of.

In 1997, Brighton Council refused a planning application for poker machines on the basis of negative impacts to the local community and economy. The Tribunal ruled that this was reasonable under the Land Use and Planning Approvals Act, but that Section 9 of the Gaming Act means that the right to operate poker machines under that Act overrides all other Acts.

Since that time, there is now a much better understanding of the impacts (positive and negative) of poker machines. Some data is publically available, other data for smaller municipalities is with-held unacceptably.

A November EMRS poll of 1000 adults found that 84 per cent of respondents disagree that the Tasmanian community benefits from having poker machines in hotels and clubs, 66 per cent of whom strongly disagreed.

Further, 82 per cent of respondents want fewer poker machines in their communities: 32 per cent of respondents want a reduction in numbers while a further 50 per cent said that poker machines should be removed completely.

Councils and LGAT need to consider their position on the issue. Over 40 Victorian councils and VLGA have joined the Gambling Reform Alliance due to similar issues and concerns.

Brighton Council will table a motion on this subject at the July 2016 General Meeting.



## **4.2 BED AND BREAKFAST ACCOMMODATION**

### **Council - Kingborough**

Some 15 years ago accommodation was licensed under the State Licensing Commission. This was disbanded and handed to Local Government.

The present State Government appears to want to reduce 'red tape' and to get behind the B&B industry as a necessary provider of accommodation, that otherwise would turn tourists away from much of Tasmania due to reported otherwise accommodation shortages.

B&B accommodation has been with us for many years, however "AirB&B" has brought a new focus to the B&B industry.

As a State, we need quality accommodation, and as individual Municipality's, we all need the same quality of accommodation being provided to tourists within our local areas. Quality accommodation attracts and adds to the visitor experience.

The B&B industry appears to have little regulation, and each facility determines its own destiny, ie to register with Local Government or otherwise.

Is there a level playing field applying to the B&B industry?

Is there a level playing field for B&B's opposed to say a Hotel or tourist complex? Should there be?

On 1 July 2015, Kingborough Council moved from AAV to CV for rating assessments. At the same time we introduced a 'commercial' Land Use Code, which in summary passed a small savings to residential property owners.

One residential property owner late last financial year, became a B&B accommodation facility and has dedicated three rooms within the family home for B&B purposes. He has followed the correct procedure and made all the applications necessary.

The Valuer-General rated his property under a commercial code within the Land use Category, resulting in Council rate increase from \$2,000 pa (residential) to \$3,500 (commercial).

On the above information, it is clear that other B&B establishments will not follow suit quickly.

For the B&B establishments that do not advise Local Government, there are no application fees, increased rates or building modifications carried out.

There is however the question that many owners may have avoided to obtain, the clarification of buildings and contents insurance and public liability insurance, that could prove onerous in the event of damage to the property or injury/loss of life to a paying guest.

We need to consider a number of issues, but not necessary limited to the following;

- Rates for part house / whole house.
- Rates for whole/part homes that are seasonally part of B&B accommodation, eg 1 or 2 months only per annum.
- Homes / part homes that are B&B utilised up to 40-50 weeks per year, as opposed to those in other locations that may only attract usage spasmodically, say 10-15 uses per annum

- Turnover/usage of B&B accommodation
- Hotel/tourist complex in immediate area
- Etc

B&B accommodation is throughout the state and affects every Council. As an industry it is time that we formed a common policy to deal with B&B rate incomes, then seek the Valuer-General's assistance by introducing one or more B&B accommodation Land Use Categories to overcome an ad hoc arrangement.

A paper will be tabled at the July 2016 General Meeting.

### **4.3 COUNCILLORS DECLARATION OF OFFICE Council - Kingborough**

#### **Background**

After each Council Election we undertake a "Declaration of Office". Councillors have discussed various means of education for new and re elected Councillors, the last being at the Annual Conference in 2015.

For discussion, the following points are raised:

- New and re elected Councillors can lack knowledge and have differing understandings of their legal obligations.
- In an endeavour to overcome misunderstandings and conflicts, should pre reading information be provided to each elected Councillor prior to Declaration of Office?

At Declaration of Office, should each Councillor be required to sign off that:

- They have read, understood contents;
- Sought clarification where necessary;
- State that they understand the Local Government Act and Regulations;
- Will undertake programmed learning sessions (LGAT/Council); and
- Will act at all times in accordance with the Code of Conduct.

Kingborough Mayor, Steve Wass, will take the discussion comment back to his council.

## **5. OTHER BUSINESS & CLOSE**

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There being no further business the President declared the meeting closed at 2.00pm.

# Turners Beach Community Representatives Committee

Minutes of the meeting held in the Turners Beach Hall

Thursday, 3 March 2016 commencing at 4.00pm

## **PRESENT**

**Community Representatives:** Tim Horniblow, Andrew Leary, Barry Isaac, and Waine Whitbread.

**Central Coast Council (CCC) Representatives:** Sandra Ayton (General Manager), Jackie Merchant (Community Development Officer) and Cor Vander Vlist (Director Community Services).

## **1 WELCOME/APOLOGIES**

Apologies received from John Kersnovski (CCC–Director Infrastructure Services), Susan Spinks, Ben Kearney and Robert Priestly.

## **2 MINUTES OF PREVIOUS MEETING**

Minutes for the meeting held on Thursday, 5 November 2015 were confirmed.

## **3 MATTERS ARISING FROM PREVIOUS MINUTES**

### **(a) Forth and Leith shared pathway**

Council continues to have conversations with Ministers and is waiting on the State budget to be announced. The amount required (\$450K) is for access across the bridge only. The Council will contribute to the accesses to the bridge.

### **(b) Bass Highway and Leith connection**

The Council has had discussion with Rene Hidding regarding the possibility of a flyover for this intersection. The safety of children on school buses was reiterated. Waiting to see what comes out of the State budget.

**(c) Responsible dog ownership**

Signs which were put in the wrong place have now been moved into the caravan park. Cor is currently talking to Forth Valley Lions about a dog bin at the end of the walkway. After March dogs are allowed on the beach without a lead but must be under control (i.e. come when called), however dogs must be on a lead when in built up areas.

Barry expressed some concerns about dog owners not having control of their dogs off the lead and rushing at other people whose dogs are under control. Cor responded that if there is an ongoing issue he can send the Inspector to investigate.

Andrew Leary questioned if repeat offenders (dogs on beach) can be reported with a car registration. Cor responded yes they can and complaints may be anonymous.

**(d) Public toilet and access signage**

New signage for toilets at the bottom end of the beach is working much better.

Group questioned if, with the increased use of the precinct (garden, playground) is there a case for more public toilets.

Council to explore the feasibility and cost of creating outside access into the back of the hall to the toilets. Council to report back at the next meeting.

**(e) Community update: Beach access and other signs**

Cars are still trying to access the beach through pedestrian access. Cor suggested "Walkway to beach" signage.

Signage in the caravan park is the Parks responsibility. The Council is to look at requirement for signs between houses and Caravan Park.

Waine Whitbread raised the question of general public using caravan park toilets. Cor responded this would be the responsibility of the park, as are 'Keep off the Dune' signs within the caravan park.

'Camp Centre' sign on the telegraph pole at Turners Beach Road, needs to be removed, no longer relevant. Suggest it is taken to the museum.

**(f) Disabled access to the Beach**

Waine Whitbread raised the question of providing disabled access to the beach. Discussion followed around the new ramp at the West Ulverstone beach. A boardwalk could be considered in the next budget if on review the beach was suitable, as large shifts of sand and rock may make any structure impossible. (See further information provided by Tim Horniblow in point 4 'Other Business').

**(g) Kerb and Channel**

The Esplanade on the beach side at the front of the caravan park does not drain well and in the wet gets very muddy and churned up. It appears a drainage solution is required. John Kersnovski to be asked to look at and consider what drainage solutions may be available that are still in keeping with the current environment and surrounds, rather than hard edge kerb.

**(h) Stolen/abandoned car**

Waine Whitbread reported an abandoned red Bluebird vehicle. Cor responded that the item will be reported to the Police, however if the vehicle is not stolen and is registered, then under the law now the vehicle can stay there as long as it likes. If it is not registered then Council can impound the vehicle.

**(i) Lethborg Avenue footpath and Turners Beach Roundabout**

Waine Whitbread reports that the pathway along Lethborg Avenue has been ruptured by tree roots and poses a potential hazard and the Turners Beach roundabout needs cleaning up.

**(j) New bus shelter**

The cost of a new bus shelter is approximately \$11,000. A local contractor is currently doing a quote for the Council.

## **4 OTHER BUSINESS**

### **4.1 Council Update**

**(a) Bottom steps at beach access**

Bottom wooden steps at beach access require cleaning as they are becoming slippery.

**(b) Main Roundabout**

Large trucks frequently go across the edge of the roundabout, disrupting whatever the surface is. It requires some uniform treatment and repair. Stoney Creek roundabout which has artificial grass (mod grass), which works well, consider as an example.

**(c) Civic Guide**

Cor has contacted the owners of Civic Guide. It is their intention to update all the signs. They made it quite clear that the sign was their property and therefore not to be disposed of.

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**(d) Welcome sign**

Cor showed the group a possible new version of the directional signage and asked for input on its location.

It was agreed that the garden at the front of the toilets (western end) would be a good place. Some revisions to the content are needed (walkway to beach, viewing platform, café, boat ramp) were suggested. Cor to revise and bring to the next meeting.

**4.2 Community Update**

**(a) Barry Isaac**

Asked was the intention of the community garden that the locals were encouraged to take produce? Signage to this effect to be organised by group.

Suggested wood between boxes to increase safety at edge.

Blackburn Drive is again being used by people to leave rubbish. Cor will check.

**(b) Andrew Leary and Waine Whitbread – nothing further to add**

**(c) Tim Horniblow**

Enquired about sand bag funding for this year. The project has been such a success so far, however the south would need to be done to complete it. It is felt that funding for one more section should do it. It will be considered in the budget process.

Disabled access to Beach – Tim reported the following:

- . Disabled access onto the Beach has been investigated in connection with previous TBCC projects. The advice from Disability Services was best not to encourage wheelchairs and people with mobility issues onto the Beach. Viewing areas were recommended as an alternative, which led to the platform project near La Mar.

Further, advice from coastal geomorphologists reported that fixed structures such as ramps do not work on highly mobile platforms and create major erosion issues. Sand ladders do work in some areas but are not suitable for wheelchairs or for persons with mobility issues.

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Sandra reported that a sand ladder had been installed previously but was removed as local residents didn't like the hard surfaces under foot.

**(d) Petrol station**

Boards have been removed by someone at the back of the petrol station.

Cor will follow up, and suggested that the management of the site was going to be an ongoing issue, and that it was some way yet from the building being considered dangerous.

**5 MEETING CLOSURE**

As there was no more business to discuss the meeting closed at 5.10pm.

The next ordinary meeting of the Committee will be held on 26 May 2016.

## **CENTRAL COAST COUNCIL**

### **AUDIT PANEL**

#### **Minutes of meeting held on Monday 7 March 2016 at Central Coast Council commencing at 1.00pm.**

##### **1. Attendance**

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

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

##### **2. Apology**

Cr Gary Carpenter.

##### **3. Confirmation of Minutes**

Cr Viney moved and John Howard seconded that the Minutes of the meeting held on 9 November 2015 be confirmed as true and correct. Resolved unanimously.

##### **4. Matters Arising from Previous Meeting**

John Howard requested a copy of management's response to the audit recommendations from the Final Audit for 2014-15. These were provided to members.

##### **5. Risk Management**

5.1 Allianz Workers Compensation schedule circulated.

5.2 No potential claims.

5.3 Summary of risk initiatives that are in place and copy of the Strategic Risk Register were provided.

Noted excellent workers compensation claims report and no potential risk claims.

General Manager outlined WHS Committee membership and noted investment in OHS is now becoming evident with a focus on ensuring near misses are reported and followed up. Outlined the BSI audit - an external OHS audit undertaken annually which includes checks on systems and contractor management.

Risk Committee and internal audit policy being finalized. Confirmed Risk Register is updated regularly when anything noted between reviews. Cyber fraud highlighted by Council's risk insurers at recent risk conference as a high risk.

##### **6. Financial Report**

Financial reports for period ended 31 January 2016 were circulated with agenda.

General Manager pleased with current financial status at this stage of year noting change to demand and discount period has had a positive effect. Noted income from grants down as per statement but \$600,000 since received.

General Manager noted she had raised her concern with SLT and Group Leaders about the number of projects being backed into the second half of the year. Has been assured they will be completed and will be kept up to date with progress.



Draft Investment Policy & draft Internal Audit Policy circulated with agenda.  
Noted Internal Audit Policy covers compliance as well as finance matters.

## **7. Major Projects**

An update on the following major projects provided:

- Dial Regional Sports Complex – at detailed design phase, funding submission to be submitted in March;
- Nine Mile Road reconstruction project;
- Forth/Leith Railway Bridge – funding application done;
- Gawler River Bridge – discussions held with Minister re takeover following upgrade;
- Preservation Drive –re handing over to Council.

Discussed capital funding and impact of operating costs for the Dial Regional Sports Complex Development. A dvd was shown on the project.

## **8. Tasmanian Audit Office (TAO)**

Representatives from the TAO attended this part of the meeting to discuss the Financial Audit Strategy for year ending 30 June 2016. A copy of the Strategy was provided to members.

Advised that the new Auditor General will commence on 30 March and outlined changes made to the TAO organizational structure.

Areas of high risk were highlighted and changes to the Accounting Standards and areas to be included in this year's audit outlined. Performance audits are currently in progress on legislation compliance.

The Audit Team will be at Central Council in June 2016 and the Council's Financial Report to be completed by 15 August with final audit visit 5-6 September 2016.

**Meeting Closed at 2.10pm.**

## **DEVONPORT CITY COUNCIL AND CENTRAL COAST COUNCIL**

### **SHARED AUDIT PANEL**

#### **Unconfirmed minutes of meeting held Monday 7 March 2016 at Central Coast Council commencing at 3.40pm**

##### **Attendance**

Members – Sue Smith (Chair), Councillor Ken Clarke, Alderman Charlie Emmerton, Alderman Grant Goodwin, John Howard, Councillor Phillip Viney

Officers - Sandra Ayton (General Manager), Vernon Lawrence (Director Organisational Services), Kym Peebles (Executive Manager Organisational Performance), Paul West (General Manager),

##### **Apologies**

Councillor Gary Carpenter

#### **1. Confirmation of the minutes**

It was moved by Councillor Phillip Viney, seconded John Howard, and resolved unanimously that the Minutes of the meeting held on 9 November 2015 be confirmed as true and correct.

#### **2. Declarations of Interest**

Nil

#### **3. Matters arising from previous meeting**

Nil

#### **4. Policies & Procedures**

Credit Card Policies - both General Managers provided an overview of the Credit Card Policy presented. Sandra Ayton advised that Central Coast will review the associated procedure.

Paul West advised that Devonport City Council will amend the current authorisation procedure to ensure the Mayor scrutinises the General Managers credit card as well as the Deputy General Manager approving the transactions/payment.

The Panel noted the policies and procedures and endorsed the current practices.

Annual Budget Program/Strategy – both General Managers provided an overview of the proposed budget process. Sandra Ayton agreed to circulate the Central Coast budget timetable to Panel members.

Paul West provided an outline of the budget consultation process being undertaken by Devonport City Council.

#### **5. Governance**

The Panel noted and endorsed the annual work plan presented. The Chairperson reminded Panel members that they are entitled to add agenda items to any of the scheduled meetings if they deem it necessary.

Ken Clarke queried the need to reschedule the June meeting to ensure the Panel could discuss any issues identified in the TAO Management Letter drafted following the interim audit. The General Managers agreed to circulate the respective

Management Letters to Panel members and to consider an additional meeting once the Letters have been issued.

**6. Legislative**

Paul West provided brief update on the status of the proposed review of the *Local Government Act 1993*. The review is likely to commence in during the spring Parliamentary session.

**7. General Business**

The Chairperson provided an overview of the feedback received through the Panel self-assessment process. The Panel and Council Officers noted the comments and will implement the necessary changes to the meeting process.

The Chairperson noted it is a requirement that the Audit Panel report to each Council on an annual basis and will draft a report accordingly.

Shared Services Project Update – Paul West provided an update on the project. All Cradle Coast Councils have signed up to the project and the project brief has been drafted. The State Government have agreed to provide 50% of the consultants cost, with the member Councils meeting the remaining 50% based on population.

Meeting closed at 4.40pm

## Central Coast Community Safety Partnership Committee

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

**Wednesday, 16 March 2016 – Commencing at 10.10am**

### **PRESENT**

**Cr Jan Bonde** (Mayor – CCC), **Sandra Ayton** (General Manager – CCC), **Melissa Budgeon** (Community Wellbeing Officer – CCC) at 10.30am, **Snr Sgt Debbie Williams** (Tasmania Police), **Glen Lutwyche** (Principal – Ulverstone High School [UHS]), **Libby Dobson** (CCCCI), **Garth Johnston** (Penguin Neighbourhood Watch), **Barry Isaac** (Turners Beach/Leith Neighbourhood Watch), **Simon Douglas** (Ulverstone Community House) and **Kathryn Robinson** (Community Development Officer – Housing Choices Tasmania)

### **WELCOME**

Mayor Jan Bonde opened the meeting, introductions made and welcomes extended.

### **1 APOLOGIES**

**Cr Rowen Tongs** (Councillor – CCC); **Tony King** (Public Safety Coordinator – CCC); **Julie Milnes** (Tasmanian Health Organisation North West).

### **2 MINUTES OF PREVIOUS MEETING**

Garth Johnston moved and Snr Sgt Debbie Williams seconded, “That the minutes for Wednesday, 21 October 2015 be confirmed”.

Carried

### **3 MATTERS ARISING FROM PREVIOUS MEETING**

- (a) **Central Coast Community Shed – representative.**  
**Item (a) from previous minutes**

**Melissa Budgeon**

This would be discussed when Melissa arrived at the meeting. Melissa to invite a representative onto the Committee.

- (b) **Award Presentation for Tim Peirce – presentation to be made at a Council meeting in 2016.**

**Sandra Ayton**

Sandra Ayton advised that a presentation is to be made at the April Council meeting to Mr Peirce for facilitating community volunteers to be trained in the use of Voluntary Breathalyser Testing at community events.

#### 4 GENERAL BUSINESS

**(a) Crime Report** **Snr Sgt Debbie Williams – Tasmania Police**

Snr Sgt Williams reported that on 3 March a Crime Forum was held at Pier01 which was attended by 30+ people. Thank you to the group that put this event on. The general comment was that it was an event worth attending.

Police resources will be in demand this weekend with the Forth Valley Blues Festival, Forth Primary School Fair and Skyfield in Sheffield. Traffic management has been discussed with the organising committee of each event.

Police resources are no longer needed with the current bushfire alert levels dropping around the State with cooler weather conditions.

Police traffic operations will increase over the Easter holiday period.

National Road Safety Week 1–7 May 2016 – Tasmanian Police will be actively sending out road safety messages via TV and media. The Council and Ulverstone High School offered the use of the electronic notice boards located in the area to display these messages. The Council also offered to put information on the Council website. The Road Safety Advisory Council is also running a competition until 8 April for the best 30-second road safety video. The prize is \$5,000. Tasmania Police will be placing road safety information onto their Facebook page which can be shared by other groups or linked to other website pages.

**(b) Chamber of Commerce Report** **Libby Dobson**

Crime Prevention Forum – the Chamber of Commerce has received positive feedback from those that attended.

**(c) Primary Health Report** **Julie Milnes**

No report.

**(d) Education (all schools) Report** **Glen Lutwyche**

Drugs and Ice Epidemic information night held at Pier01 – the evening was well attending and informative to parents and students.

Penguin District School – Have changed their road access into the school and have found it has created problems with cars and buses entering the school car park. They are looking at ways to fix the problem.

Old change rooms and shed at the Ulverstone High School has been removed to make way for new facilities. Out of hours training sessions will need to obtain a key from the school office to access toilet facilities during training sessions.

Ulverstone High School has registered for National Day of Action against Bullying and Violence. The theme is treat people the way you would like to be treated.

**Melissa Budgeon** (Community Wellbeing Officer – CCC) attended the meeting at this stage.

**(e) Community Safety Action Plan** **Melissa Budgeon**

Sandra asked Melissa to invite a representative from the Community Shed to attend the Central Coast Community Safety Partnership Committee.

Mayor Jan Bonde asked Melissa if there were any suitable campaigns currently running in the prevention of injuries on farms. Snr Sgt Debbie Williams thought this would be something that could be targeted in National Road Safety Week and would speak with Inspector Shadbolt who is in charge of the program.

Melissa reported that the Council is currently trialling solar lighting at the top end of Reibey Street in Ulverstone. If these prove to be appropriate the lights will then be trialled in the Council's parklands where lighting is minimal.

**(f) Ulverstone Community House** **Simon Douglas**

Ulverstone Community House will be conducting community consultation on 4 May 2016 commencing at 1.30pm. The information from this forum will be the basis of the new strategic plan.

The engagement with the local community at the Community House has grown and the running of life skill programs has enabled the community to access other services that they may not have been aware of.

Matthew Williamson in conjunction with the Community House is in the process of developing a book on how to access services and the ways to communicate with these services.

**(g) Housing Choices Tasmania (HCT) Report** **Kathryn Robinson**

\$100,000 Community funding is currently available through Housing Choices Tasmania for projects and programs to assist with low income earners needs. Some applications have been received and reviewed. A

committee made up of local residents will assess the applicants suitability.

There is also future scholarship funding available and three applications have been put forward; this assists students to obtain small items to help with their studies.

**(h) Community Housing Report (Grove Street) Reuben Ellenberger**

No report.

**(i) Department of Housing Report No Representative Attended**

No report.

**(j) Community Reports Barry Isaac/Garth Johnston**

Barry Isaac reported that the Turners Beach Neighbourhood Watch Group would like to meet with Tasmania Police. Snr Sgt Debbie Williams will discuss with Barry a suitable time.

Garth Johnston reported that he has spoken to Cor Vander Vlist, Director Community Services and has been advised that Coles car park is to be redeveloped by the Council. Sandra Ayton, General Manager confirmed this at the meeting. The works to refurbish and improve levels, safety etc. are anticipated to be completed by December 2016.

Garth also reported that he has spoken to Cor regarding drain that is polluting a section of the beach at Penguin. Cor advised he would send someone to see where the pollutant is coming from.

## **5 OTHER BUSINESS**

Glen Lutwyche spoke to the meeting advising that the Ulverstone High School has applied to provide Year 11 and 12 classes. This will allow students to finish their education in a school that is familiar to them and alleviate a drop off of students not continuing on with their studies. Sandra advised that the Council has briefly discussed this and most councillors support the concept.

## **6 CLOSURE**

There being no further business to discuss the meeting closed at 10.55am.

The next Committee meeting to be held on Wednesday, 27 April 2016 commencing at 10.00am in the Council Chamber, Central Coast Council, 19 King Edward Street, Ulverstone.

**ANNUAL REPORT**  
**CENTRAL COAST COUNCIL & DEVONPORT CITY COUNCIL**  
**SHARED AUDIT PANEL**

This report represents a summary of the Audit Panel's activities undertaken in the 2015 year and the agreed work plan for the 2016 year.

The Panel met on four occasions during the 2015 year. The members were Sue Smith (Chair), John Howard, Ken Clarke (DCC and Shared Panel until July 2016), Ald Charlie Emmerton (DCC & Shared Panel), Ald Grant Goodwin (DCC & Shared Panel), Cr Philip Viney (CCC & Shared Panel) and Cr Gary Carpenter (CCC & Shared Panel).

**Central Coast Council Panel Activities**

**March meeting**

- Council Overview -outlined how the Strategic Plan, Annual Plan, Annual Report and organisational structure all link together.
- Financial Performance as at 31 December 2014
- Internal Control and Risk Management

**June meeting**

- Tasmanian Audit Office representatives outlined audit arrangements
- Budget Overview
- Financial Performance as at 30 April 2015
- Internal Control and Risk Management

**August meeting**

- Financial Performance as at 30 June 2015
- Operational Plan and Estimate 2015-16
- TAO's Interim Management Audit Report – year ending 30 June 2015
- Internal Control and Risk Management

**November meeting**

- Financial Performance as at 30 September 2015
- Internal Control and Risk Management
- Draft Annual Work Plan
- TAO's Audit Report 2014-15
- Annual Report & Annual General Meeting
- Report of the Auditor-General on Council's
- Council's Business planning framework.



## **Shared Panel Activities**

### **March meeting**

- Audit Panel Charter
- Audit Panel Annual Work Plan
- Long Term Financial Plans
- Auditor General's Reports to Parliament

### **June meeting**

- Audit Panel Charter
- Audit Panel Annual Work Plan
- Risk Management
- Elected Member Purchasing Controls
- Good Governance Workshop

### **August meeting**

- Good Governance Workshop report
- LGAT Draft Work Plan

### **November meeting**

- Asset Management Overview
- Purchasing & Procurement Policy & Code for Tenders & Contracts
- Audit Panel Evaluation
- Draft Work Plan

## **Work Plan for 2016**

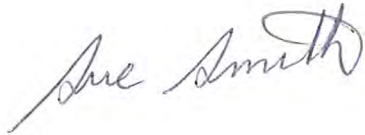
Refer attached work plan document.

## **Chair Comments**

Members were given an opportunity to provide feedback after the years activities. Concerns noted from feedback were to do with the operational matters of the Panel. This has given the Panel opportunity to correct them in 2016. Issues surrounded meeting timetables, Audit Panel agendas and meeting minutes, External Audit by TAO and Shared Panel.

The Shared Panel has been a learning experience for both Panel and the staff and is a work in progress. Value was seen in the opportunity to discuss and learn from each other and will add value to both Councils over time. The past experience of Devonport City Council with audit committees has been an advantage in this process. There has been a tremendous amount of work required to ensure the process meets the requirements of the Local Government Act and Ministerial Order. The question into the future will be whether four

meetings per annum will ensure the requirements of the Audit Panel Charter are met. Annual Work Plans now set up will answer the question. December 2016 Review of Charter by both Councils offers an opportunity to address any changes that may be required. The Audit Panel recognises and acknowledges the input of staff of both Councils and is grateful for their professionalism and attitude.

A handwritten signature in cursive script, reading "Sue Smith". The ink is dark and the signature is fluid.

Sue Smith  
Audit Panel Chair

March 2016



## Devonport City Council and Central Coast Council



### Shared Audit Panel

### Annual Work Plan – 2016

**Members:**

Sue Smith (Chairperson), Councilor Gary Carpenter, Ken Clarke  
Alderman Charlie Emmerton, Alderman Grant Goodwin, John Howard,  
Councilor Phillip Viney

**Officers:**

Sandra Ayton, Shane Crawford, Vernon Lawrence, Kym Peebles, Cor Vande-  
Vlist, Paul West

| Scheduled Meeting                   | Agenda Cut-Off | Agenda Delivery | Topic / Activity               | Outline   | Update |
|-------------------------------------|----------------|-----------------|--------------------------------|---|--------|
| Monday<br>7 March<br><br>Venue: CCC | 23/02/16       | 26/02/16        | Credit Card Policies           | Review the consistency and adequacy of the Councils credit card policies in light of the Auditor General's recommendations.         |        |
|                                     |                |                 | Shared Services Project Update | All Councils in the Region have agreed to actively participate in a Shared Services Study. A copy of the project brief is provided. |        |
|                                     |                |                 | Panel Work Program - 2016      | Ensure that significant, urgent matters identified through the work program are formally and promptly reported to Council.          |        |
|                                     |                |                 | Annual Budget Program/Strategy | Review the annual budget strategy overview for both Councils  |        |
|                                     |                |                 | Shared Audit Panel Assessment  | Review the outcome of the Shared Audit Panel Assessment and determine reporting to Councils.  |        |

| Scheduled Meeting                  | Agenda Cut-Off | Agenda Delivery | Topic / Activity  | Outline  | Update |
|------------------------------------|----------------|-----------------|---|--|--------|
| Monday<br>6 June<br><br>Venue: DCC |                | 24/05/16        | Budget  | Review operational plan and draft budget estimates.  |        |
|                                    |                |                 |   | Review the veracity and quality of financial and non-financial information provided by the council in its financial statements, internal and external reports (e.g. <i>Council newspaper, brochure to all ratepayers etc</i> ) – for example, actual and potential material audit adjustments, financial report disclosures. |        |
|                                    |                |                 | Accounting Disclosure Changes   |  |        |
|                                    |                |                 | Policies relevant to Audit Panel – discussion and consistency, Fraud Policy, Long Term Financial Planning | Determining whether and how the strategic plan, annual plan, long-term financial management plan and long-term strategic asset management plans of the Council are integrated and the processes by which, and assumptions under which those plans were prepared.   |        |
|                                    |                |                 |   | Review the performance of the Council against the identified benchmarks in the long-term plans, policies and strategies  |        |
|                                    |                |                 |   | Review the veracity and appropriateness of information contained within the Council's long-term plans, policies and strategies.  |        |

| Scheduled Meeting                    | Agenda Cut-Off | Agenda Delivery | Topic / Activity   | Outline   | Update |
|--------------------------------------|----------------|-----------------|--------------------|---|--------|
|                                      |                |                 |                    | Review summary reports from the Council's management on all suspect and actual frauds, thefts and material breaches of legislation, ensuring they have been reported to the Council and the relevant authorities.   |        |
|                                      |                |                 |                    | Assess the Council's procurement framework with a focus on the probity and transparency of policies and procedures.   |        |
| Monday<br>8 August<br><br>Venue: CCC |                | 26/07/16        | Year End Reporting | Review the veracity and quality of financial and non-financial information provided by the council in its Annual Report for example, actual and potential material audit adjustments, financial report disclosures. |        |
|                                      |                |                 |                    | Monitor and critique management's response to the TAO's findings and recommendations.   |        |
|                                      |                |                 |                    | Report to the Council on action taken regarding issues arising from TAO audit reports and practice guides.  |        |
|                                      |                |                 |                    | Assess whether a comprehensive process has been established for the purposes of legislative disclosure reporting requirements.  |        |

| Scheduled Meeting | Agenda Cut-Off | Agenda Delivery | Topic / Activity | Outline   | Update |
|-------------------|----------------|-----------------|------------------|---|--------|
|                   |                |                 |                  | Review and comment on the processes the Council has in place to ensure information included in the Council's Annual Report is consistent with the signed financial statements   |        |
|                   |                |                 |                  | Review any significant financial report issues and judgements which the financial statements may contain. <i>This may include areas of accounting treatment that are open to discretion, and in particular have material impact on reported financial performance and position (e.g. assumed asset lives, depreciation methodology, asset revaluation frequency and techniques, capitalisation policies and overhead accounting treatments: all can have material effect on the operating result and net asset values).</i> |        |
|                   |                |                 |                  | Review whether the council has followed appropriate accounting standards (e.g. Australian Accounting Standards) and made appropriate estimates and judgements, including considering the views of the Tasmanian Audit Office (TAO)  |        |
|                   |                |                 |                  | Review the methods used to account for significant or unusual transactions  |        |

| Scheduled Meeting                       | Agenda Cut-Off | Agenda Delivery | Topic / Activity                                  | Outline   | Update |
|---|----------------|-----------------|---|---|--------|
|   |                |                 | Methods used for significant/unusual transactions |   |        |
| Monday<br>14 November<br><br>Venue: DCC |                | 01/11/16        | Strategic Risk Registers                          | <ul style="list-style-type: none"> <li>Risk registers and assessments</li> </ul>  |        |
|   |                |                 |   | <ul style="list-style-type: none"> <li>A plan for ongoing monitoring of the Councils risk profile and its relationship to its risk management framework</li> </ul>  |        |
|   |                |                 |   | <p>Determine whether the Council has internal processes for determining and managing material operating risks in the following areas:</p> <ul style="list-style-type: none"> <li>Important accounting judgements or estimates that prove to be incorrect</li> </ul> |        |
|   |                |                 |   | <ul style="list-style-type: none"> <li>Litigation, claims and complaints against the Council</li> </ul>   |        |
|   |                |                 |   | <ul style="list-style-type: none"> <li>Fraud, theft and other illegal and unethical behaviour</li> </ul>  |        |
|   |                |                 |   | <ul style="list-style-type: none"> <li>Significant business risks, such as workplace health and safety and how these are managed by the Council</li> </ul>  |        |
|   |                |                 |   | <p>Determine whether the Council has:</p> <ul style="list-style-type: none"> <li>A current and effective business continuity or sustainability plan</li> </ul>  |        |
|   |                |                 |   | <ul style="list-style-type: none"> <li>Adequate processes to manage insurable risks, including the insurance cover currently in place for the council</li> </ul>  |        |

| Scheduled Meeting | Agenda Cut-Off | Agenda Delivery | Topic / Activity               | Outline   | Update |
|-------------------|----------------|-----------------|--------------------------------|---|--------|
|                   |                |                 |                                | <ul style="list-style-type: none"> <li>Appropriate policies and procedures for the management and exercise of delegations</li> </ul>  |        |
|                   |                |                 |                                | <ul style="list-style-type: none"> <li>Sound and effective approaches that are followed in developing strategic risk management plans for major projects or undertakings</li> </ul>   |        |
|                   |                |                 |                                | Review audit programs and audit reports provided by the Council's finance department.   |        |
|                   |                |                 | Audit General Report/Responses | Ensure the Council has appropriate quality assurance processes in place to ensure that documents and reports (whether required under legislation or otherwise) are accurate and clear.  |        |
|                   |                |                 |                                | Report annually to Council; <ul style="list-style-type: none"> <li>Outlining outputs relative to the Audit Panel's work program and the results of a self-assessment of performance for the preceding period including whether it believes any changes to its charter are appropriate</li> <li>Outlining any identified training needs</li> <li>Advising future work program proposals, and</li> </ul> Invite comment for the Council on all of the above |        |
|                   |                |                 | Review 2017 Panel Agenda       |   |        |



# Central Coast Council

## List of Development Applications Determined

Period From: 01-Mar-2016 To 31-Mar-2016

| Application Number | Property Address                             | Development Application Type          | Description of Proposed Use   | Application Date | Decision Date | Day Determined |
|--------------------|--|---------------------------------------|---|------------------|---------------|----------------|
| DA215075           | 7 Helen Street<br>Ulverstone 7315            | Discretionary Development Application | Residential and visitor accommodation   | 09-Oct-2015      | 04-Mar-2016   | 28             |
| DA215098           | 109 Penguin Road<br>Ulverstone 7315          | Discretionary Development Application | Subdivision (36 lots)   | 03-Dec-2015      | 22-Mar-2016   | 26             |
| DA215095           | 130 Alexandra Road<br>Ulverstone 7315        | Discretionary Development Application | Residential (dwelling)  | 11-Jan-2016      | 23-Mar-2016   | -40            |
| DA215104           | 322 Preservation Drive<br>Sulphur Creek 7316 | Discretionary Development Application | Residential (dwelling) - variation to site area standard and setback of sensitive use from the Bass Highway | 21-Jan-2016      | 04-Mar-2016   | 26             |
| DA215140           | 1A Main Road<br>Penguin 7316                 | Discretionary Development Application | Subdivision (two lots)  | 05-Feb-2016      | 31-Mar-2016   | 31             |
| DA215121           | 1 Whitegum Way<br>Turners Beach 7315         | Discretionary Development Application | Residential (outbuilding/studio)  | 08-Feb-2016      | 10-Mar-2016   | 22             |
| DA215143           | Seaside Crescent<br>Penguin 7316             | Discretionary Development Application | Residential (dwelling)  | 09-Feb-2016      | 31-Mar-2016   | 49             |
| DA215144           | 16A James St<br>Ulverstone 7315              | Discretionary Development Application | Residential (dwelling)  | 10-Feb-2016      | 11-Mar-2016   | 20             |
| DA215124           | 11 Maxwell Street<br>West Ulverstone 7315    | Discretionary Development Application | Residential (dwelling and outbuildings - shed and carport)  | 16-Feb-2016      | 22-Mar-2016   | 24             |
| DA215151           | 57 Water Street<br>Ulverstone 7315           | Discretionary Development Application | Visitor Accommodation - annexe and deck   | 22-Feb-2016      | 18-Mar-2016   | 22             |
| DA215153           | 33 Risby Street<br>Ulverstone 7315           | Discretionary Development Application | Residential (outbuilding - garage)  | 22-Feb-2016      | 22-Mar-2016   | 22             |
| DA215150           | 15 Adaihi Street<br>Ulverstone 7315          | Permitted Development Application     | Residential (Drug and Alcohol Rehabilitation Centre)  | 29-Feb-2016      | 10-Mar-2016   | 3              |

**SCHEDULE OF STATUTORY DETERMINATIONS  
MADE UNDER DELEGATION**

Period: 1 March 2016 to 31 March 2016

Building Approvals – 17

| <i>Type</i>                                   | <i>No.</i> | <i>Total Value (\$)</i> |
|---|------------|-------------------------|
| Dwellings                                     | 5          | 1,820,840               |
| Flats/Units                                   | 1          | 160,000                 |
| Additions/Alterations                         | 4          | 415,000                 |
| Outbuildings                                  | 2          | 26,287                  |
| Other   | 5          | 1,119,500               |
| The estimated cost of building works totalled |            | \$3,541,627             |

Amended Building and Plumbing Permits – 5

Minor Works Applications – 2

Plumbing Permits – 16

Special Plumbing Permits – 1

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

Food Business registrations (renewals) – 22

Public Health Risk Activity Premises Registration – 1

Public Health Risk Activity Operator Licences – 1

Temporary Food Business registrations – 4

Temporary 12 month Food Business Registrations – 3

Temporary Place of Assembly licences – 1

Abatement notices issued – 1

| <i>Address</i>               | <i>Property ID</i> |
|------------------------------|--------------------|
| Industrial Drive, Ulverstone | 100770.0250        |



Cor Vander Vlist  
DIRECTOR COMMUNITY SERVICES



DA215112



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 &amp; 58

|                    |          |
|--------------------|----------|
| Application Number | DA215112 |
|--------------------|----------|

|                |   |                      |  |
|----------------|---|----------------------|--|
| Applicant Name | Belinda Machel Williams, Hugh Lyndon Bruce Williams |                      |  |
| Postal Address | 148 Clerkes Plains Road<br>SPALFORD TAS 7315        |                      |  |
| Phone(B)       | Phone(H)  | Mobile 041730704 Fax |  |

|                      |   |  |  |
|----------------------|---|--|--|
| Owner/Authority Name | Belinda Machel Williams, Hugh Lyndon Bruce Williams |  |  |
| Address              | 148 Clerkes Plains Road<br>SPALFORD TAS 7315        |  |  |

|                  |  |  |  |
|------------------|--|--|--|
| Property Address | 105 Main Street<br>Ulverstone 7315                               |  |  |
| Title Reference  | 217354/12  |  |  |
| 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                    | Dwelling and Outbuilding  |
| Proposal (intended use)        | Multi-Unit Residential  |
| Development Type               | <del>Discretionary Permit Area &gt;150m<sup>2</sup> &lt;250m<sup>2</sup>, Discretionary Permit Area &gt;250m<sup>2</sup>, Other Development</del> Permitted Use Area >250m <sup>2</sup> |
| Estimated Value of Development |   |

|   |   |
|---|---|
| Building Application  | No  |
| Are all Documents Attached?<br>(Refer to Application Checklist) | 6 document(s) Not submitted (Refer Checklist) |

|                              |                               |
|------------------------------|-------------------------------|
| Existing Floor Area          | Area: 1,499.00 m <sup>2</sup> |
| New or Additional Floor Area | Area: 1,499.00 m <sup>2</sup> |

CENTRAL COAST COUNCIL  
DEVELOPMENT & REGULATORY SERVICES

Received: 10 FEB 2016

Application No:

Doc. ID:



Application Number: DA215112

**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):

Signed:

Date:

Applicant:

H.L.B. WILLIAMS

B.M. WILLIAMS

*[Signature]*

10 Feb - 16  
17-Dec-15

CENTRAL COAST COUNCIL  
DEVELOPMENT & REGULATORY SERVICES

Received: 10 FEB 2016

Application No:

## RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

## SEARCH OF TORRENS TITLE

|                  |                              |
|------------------|------------------------------|
| VOLUME<br>217354 | FOLIO<br>12                  |
| EDITION<br>3     | DATE OF ISSUE<br>05-May-2003 |

SEARCH DATE : 23-Jul-2015

SEARCH TIME : 01.37 PM

DESCRIPTION OF LAND

Town of ULVERSTONE

Lot 12 on Plan 217354

Derivation : Part of Lot 6 Sec. B.b. - Gtd. to J. Quiggin.

Prior CT 2642/91

SCHEDULE 1

C446975 TRANSFER to PAUL DAMIEN KUBANK and SARAH LOUISE LUMB  
Registered 05-May-2003 at 12.02 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

C446976 MORTGAGE to Westpac Banking Corporation Registered  
05-May-2003 at 12.03 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

CHIEF OF LANDS  
DEVELOPMENT AND LAND SERVICES

Received: 14 JAN 2016

Application No:

Doc. ID:

ORIGINAL - NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 1448  
TASMANIA  
REAL PROPERTY ACT, 1862, as amended

CERTIFICATE OF TITLE

Register Book

Vol. Fol.

2642 91



NEED FOR OFFICE  
TO REPLACE

Cert. of Title. Vol.559.Fol.79.

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.

*Michael Sim*  
Recorder of Titles.



DESCRIPTION OF LAND

TOWN OF ULVERSTONE  
ONE ROOD TWENTY PERCHES on the Plan hereon

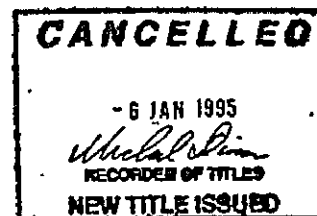
FIRST SCHEDULE (continued overleaf)

JENS FREDERICK BORGNIS SIMONSEN of Hobart, Engineer.

SECOND SCHEDULE (continued overleaf)

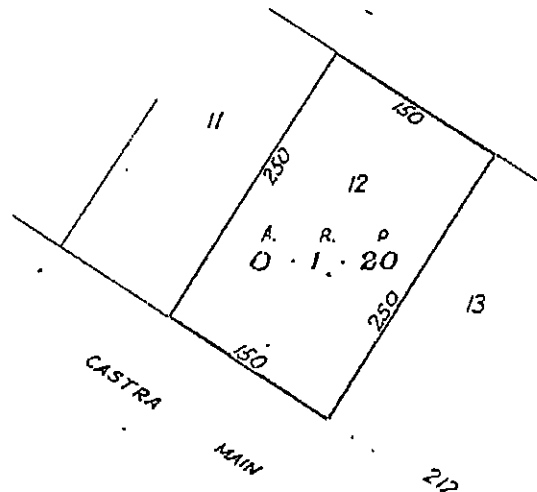
NIL.

PROPERTY ADDRESS:  
105-107 Main Street  
Ulverstone



ORDER OF TITLES ARE NO LONGER SUBSISTING.  
Lot 12 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.

REGISTERED NUMBER  
**217354**



CENTRAL COUNCIL  
DEVELOPMENT & REGULATORY SERVICES

Part of Lot 6. Sec. B.b. - Gtd. to J. Quiggin - Meas. in Links.  
FIRST Edition. Registered 29. 1970 Sec. C. on P.165.  
Derived from C.T. Vol. 559. Fol. 79. Transferred to J. Rae

Application No:

Doc. ID:



105 Main Street, Ulverstone



5443200

431400

3/101

46

2/101

103

1/101

105

48

109

DEET

CENTRAL COAST COUNCIL  
DEVELOPMENT & REGULATORY SERVICES

Received: 10 FEB 2016

Application No:

Doc. ID:

5443100



DA215112





05 February 2016

Mr Hugh Williams  
104 Eastland Drive  
Ulverstone TAS 7315  
e: [hugh@lifestylecaravans.com.au](mailto:hugh@lifestylecaravans.com.au)

Our ref: 32/17919  
Your ref: 22454

Dear Hugh

## **Proposed Units - 105 Main Street, Ulverstone Access and Car Parking Assessment**

GENERAL COUNCIL  
DEVELOPMENT & REGULATORY SERVICES

Received: 10 FEB 2016

I am pleased to provide the following advice for the above project.

Application No:

### **1 Proposal**

Doc. ID:

The proposed development includes the demolition of the existing house and shed at 105 Main Street, Ulverstone and construction of four new, three-bedroom residential units. Each unit includes a single car garage and an outdoor parking space. A single visitor parking space is provided for the site in compliance with Planning Scheme requirements.

This letter addresses dot point 4 of Council's request for further information which requires: "*Certification by a qualified Traffic Engineer that on-site vehicular access, egress and car parking is in accordance with AS/NZS 2890.1 (2004) – Parking Facilities – Off Street Car Parking.*"

### **2 Design Assessment**

The proposed development is a User Class 1A facility as described in AS2890.1 as being *residential, domestic and employee parking*. The minimum dimensional requirements for parking spaces for User Class 1A facilities are as follows:

- 90 degree angle parking
  - Parking space width 2.4 metres
  - Parking space length 5.4 metres
  - Aisle width 5.8 metres

All parking spaces comply with the above requirements as demonstrated in Figure 01 attached to this letter.

#### **Garages**

For single vehicle garages, AS2890.1 requires a minimum internal width of 3.0 metres. The minimum apron width is dependent on the doorway width. A doorway width of 3.0 metres requires an apron width of 5.6 metres.

The proposed mail boxes for Units 1 and 3 encroach onto the apron width for Unit 1 and similarly the proposed mail boxes for Units 2 and 4 encroach onto the apron width for Unit 2. The impacts of this are

demonstrated in Figure 02 attached to this letter where the swept path for a vehicle exiting the garage cannot be accommodated without colliding with the mail boxes. It is therefore recommended that these mail boxes be redesigned or relocated clear of the swept path.

### **Visitor Parking**

It is noted that the visitor parking space is provided in a jockey parking arrangement which is contrary to Clause E9.6.2-A1.2(e) of the Planning Scheme which states that: *"Each parking space must be separately accessed from the internal circulation aisle within the site."* However, the arrangements are considered adequate based on the following:

- The proposed development is residential in nature and therefore will not operate as a public car parking facility;
- The demand and turnover for visitor parking will be relatively low;
- The visitor parking is located towards the rear of the property, separated from the public road, and allows vehicles to enter and exit in a forwards direction;
- The geometric constraints on the site will not allow the requisite visitor parking space to be provided in any form other than the proposed jockey parking arrangement;

Therefore, the proposed visitor parking arrangement is considered to comply with the performance criteria of the Planning Scheme.

### **Access Driveway**

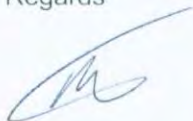
The proposed development provides a 6.0 m wide crossover with two-way access onto Main Street. This arrangement complies with the minimum requirements of AS2890.1 given the total number of parking spaces and the frontage road classification.

## **3 Conclusions**

Based on the findings of this assessment, the proposed car park and access arrangements at 105 Main Street, Ulverstone generally comply with the requirements of AS/NZS 2890.1 (2004) – Parking Facilities – Off Street Car Parking and the Planning Scheme. Notwithstanding the above, it is recommended that the Mail Boxes on each side of the access driveway be redesigned or relocated clear of the swept path for vehicles exiting the garages of Units 1 and 2.

If you have any questions about this letter, please do not hesitate to contact me on the number below.

Regards

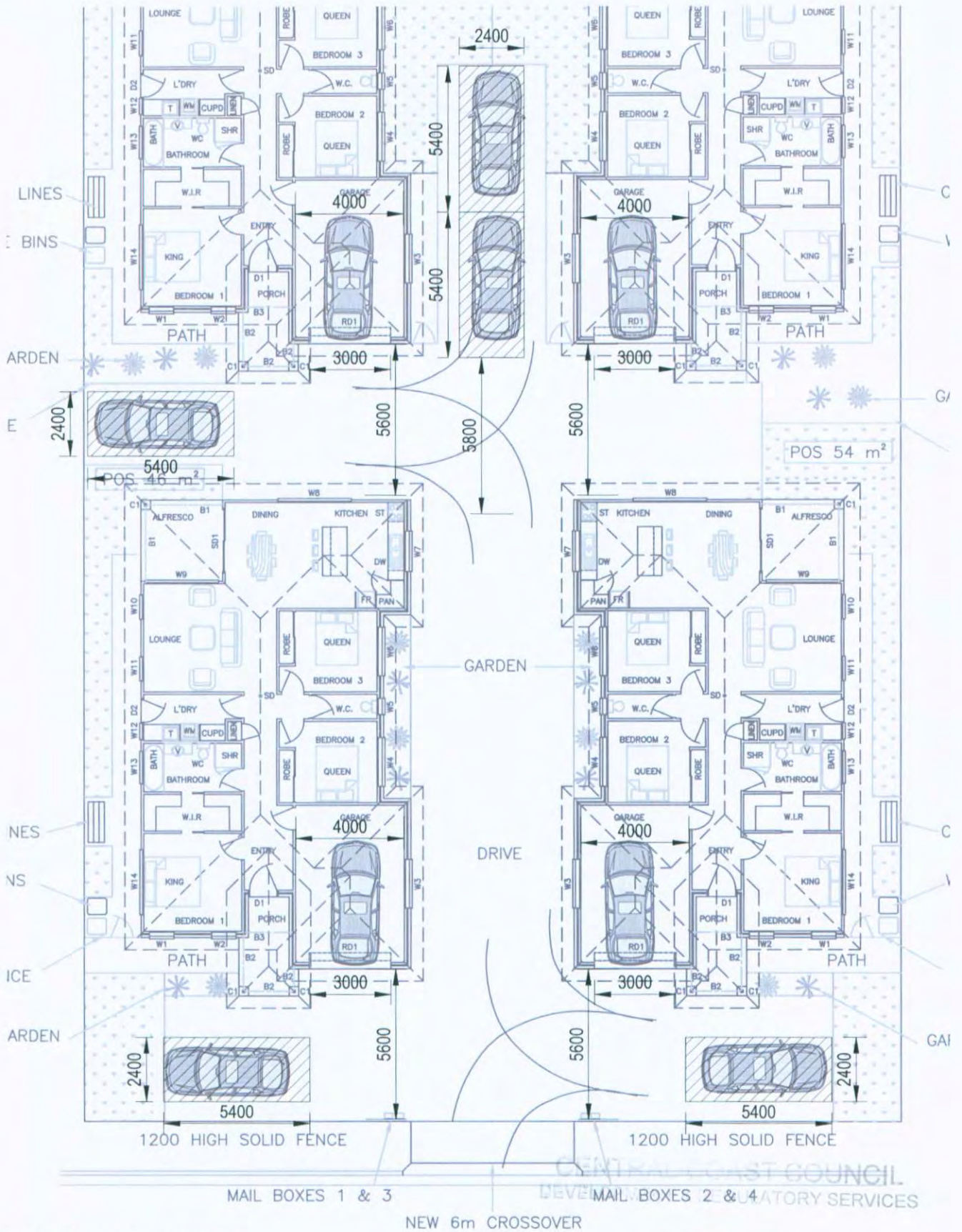


**Mark Petrusma**

Civil / Transport Engineer  
03 6332 5516

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105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000/1001/1002/1003/1004/1005/1006/1007/1008/1009/1010/1011/1012/1013/1014/1015/1016/1017/1018/1019/1020/1021/1022/1023/1024/1025/1026/1027/1028/1029/1030/1031/1032/1033/1034/1035/1036/1037/1038/1039/1040/1041/1042/1043/1044/1045/1046/1047/1048/1049/1050/1051/1052/1053/1054/1055/1056/1057/1058/1059/1060/1061/1062/1063/1064/1065/1066/1067/1068/1069/1070/1071/1072/1073/1074/1075/1076/1077/1078/1079/1080/1081/1082/1083/1084/1085/1086/1087/1088/1089/1090/1091/1092/1093/1094/1095/1096/1097/1098/1099/1100/1101/1102/1103/1104/1105/1106/1107/1108/1109/1110/1111/1112/1113/1114/1115/1116/1117/1118/1119/1120/1121/1122/1123/1124/1125/1126/1127/1128/1129/1130/1131/1132/1133/1134/1135/1136/1137/1138/1139/1140/1141/1142/1143/1144/1145/1146/1147/1148/1149/1150/1151/1152/1153/1154/1155/1156/1157/1158/1159/1160/1161/1162/1163/1164/1165/1166/1167/1168/1169/1170/1171/1172/1173/1174/1175/1176/1177/1178/1179/1180/1181/1182/1183/1184/1185/1186/1187/1188/1189/1190/1191/1192/1193/1194/1195/1196/1197/1198/1199/1200/1201/1202/1203/1204/1205/1206/1207/1208/1209/1210/1211/1212/1213/1214/1215/1216/1217/1218/1219/1220/1221/1222/1223/1224/1225/1226/1227/1228/1229/1230/1231/1232/1233/1234/1235/1236/1237/1238/1239/1240/1241/1242/1243/1244/1245/1246/1247/1248/1249/1250/1251/1252/1253/1254/1255/1256/1257/1258/1259/1260/1261/1262/1263/1264/1265/1266/1267/1268/1269/1270/1271/1272/1273/1274/1275/1276/1277/1278/1279/1280/1281/1282/1283/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SITE PLAN SOURCED FROM YAXLEY  
DESIGN & DRAFTING DWG NO. 215172-4

Received: 10 FEB 2016

Application No:

MR HUGH WILLIAMS  
PROPOSED UNIT DEVELOPMENT  
105 MAIN STREET, ULVERSTONE  
CAR PARK ASSESSMENT  
AGAINST AS2890.1

Job Number 32-17919  
Revision A  
Date FEB 2016

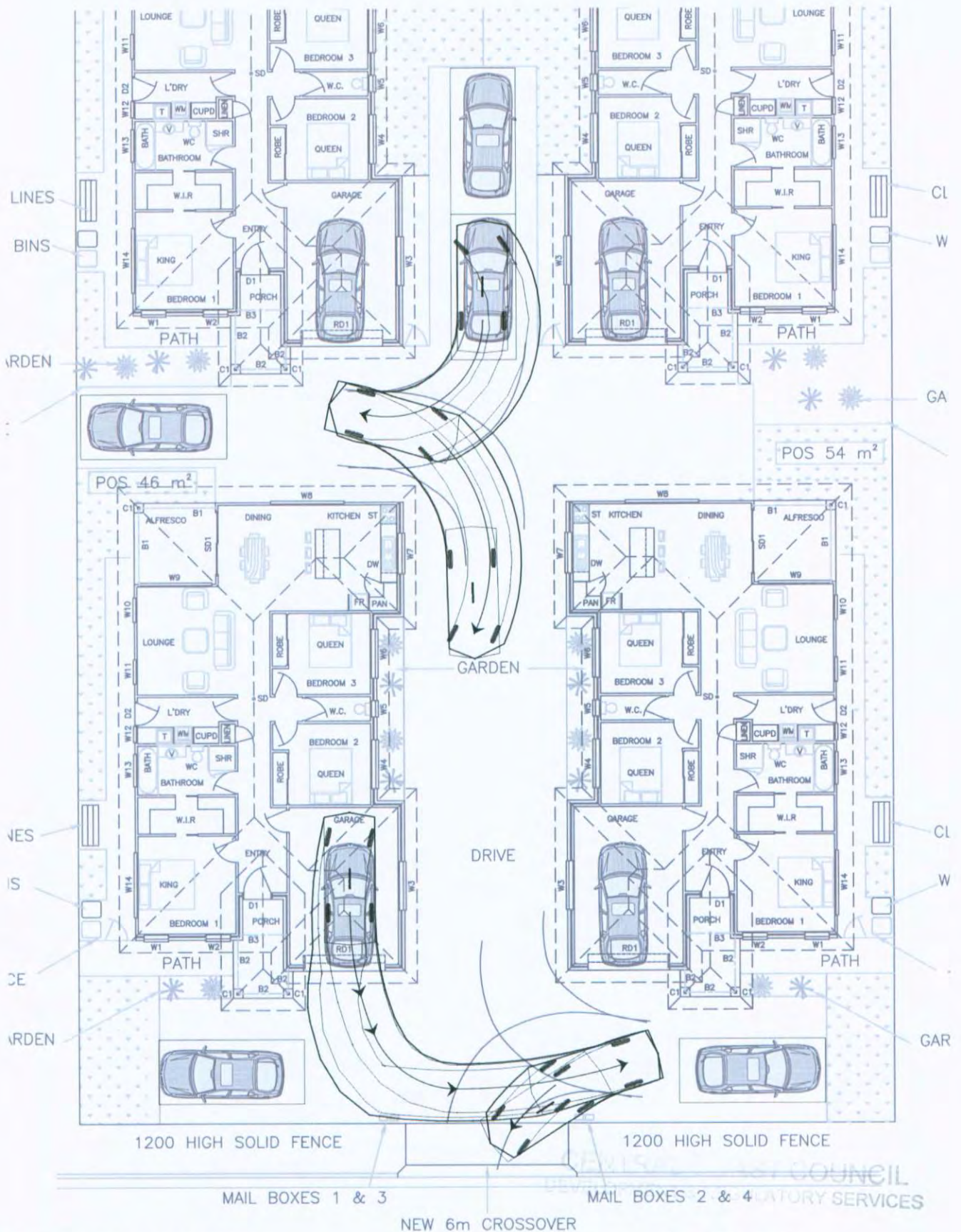
Figure 01

0 2000 4000 6000mm  
SCALE 1:200 AT ORIGINAL SIZE



23 Paterson St, Launceston TAS 7250 Australia T 61 3 6332 5500 F 61 3 6332 5555 E lsmail@ghd.com W www.ghd.com





SITE PLAN SOURCED FROM YAXLEY  
DESIGN & DRAFTING DWG NO. 215172-4

Received: 10 FEB 2016

Application No:

0 2000 4000 6000mm  
SCALE 1:200 AT ORIGINAL SIZE



MR HUGH WILLIAMS  
PROPOSED UNIT DEVELOPMENT  
105 MAIN STREET, ULVERSTONE  
SWEEP PATH ASSESSMENT  
B85 VEHICLE

Job Number | 32-17919  
Revision | A  
Date | FEB 2016

Figure 02



# COVER SHEET

## PROPOSED BRICK VENEER UNITS 105 MAIN STREET, ULVERSTONE HUGH & BELINDA WILLIAMS

### DRAWING INDEX

| DRAWING No. | DESCRIPTION             |
|-------------|-------------------------|
| 1           | COVER SHEET             |
| 2           | DEMOLITION PLAN         |
| 3           | SITE PLAN               |
| 4           | LANDSCAPE PLAN          |
| 5           | DRAINAGE PLAN           |
| 6           | PROPOSED FLOOR PLAN     |
| 7           | ELEVATIONS              |
| 8           | ELEVATIONS              |
| 9           | FOOTPRINT PLAN          |
| 10          | SECTION                 |
| 11          | FOOTING PLAN            |
| 12          | FOOTING DETAIL          |
| 13          | BRACING PLAN            |
| 14          | TYPE D BRACE            |
| 15          | TYPE G BRACE            |
| 16          | LIGHTING PLAN           |
| 17          | FLOOR COVERING PLAN     |
| 18          | NCC NOTES               |
| 19          | ENERGY EFFICIENCY NOTES |
| 20          | GLAZING CALCULATIONS    |
| 21          | GLAZING CALCULATIONS    |

### ATTACHMENTS

|                     |   |
|---------------------|---|
| BUSH FIRE LEVEL     | — |
| ENERGY EFFICIENCY   | — |
| SITE CLASSIFICATION | — |
| WASTE WATER         | — |

CENTRAL COAST COUNCIL  
DEVELOPMENT & REGULATORY SERVICES

Received: 10 FEB 2016

Application No:

Doc. ID:

### AREAS:

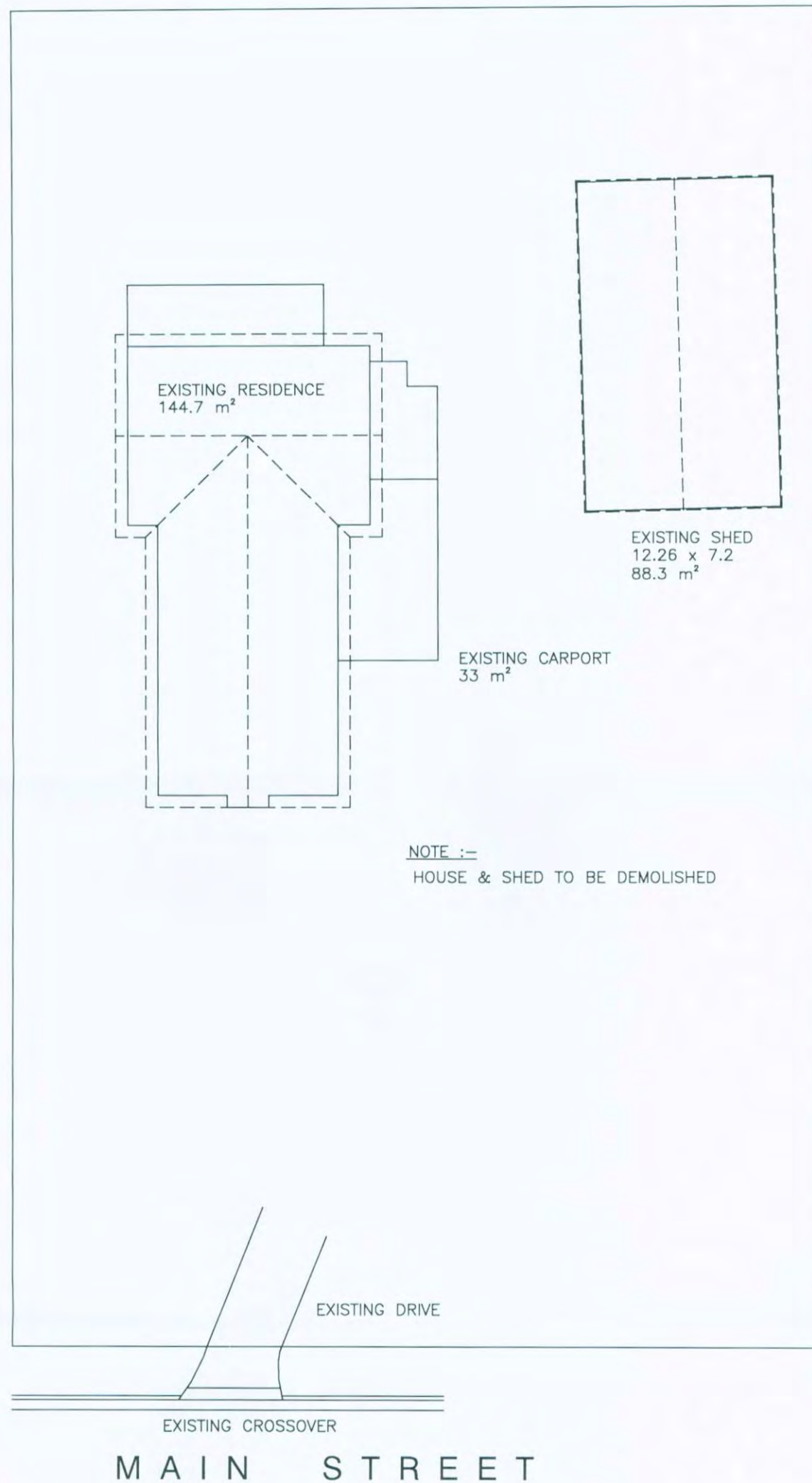
UNIT = 123.91 m<sup>2</sup> (13.33 SQ.)  
GARAGE = 27.12 m<sup>2</sup> (2.91 SQ.)  
PORCH = 6.59 m<sup>2</sup> (0.71 SQ.)  
ALFRESCO = 9.00 m<sup>2</sup> (0.96 SQ.)  
TOTAL = 166.62 m<sup>2</sup> (17.91 SQ.)

### SITE INFORMATION

|                     |                       |
|---------------------|-----------------------|
| TITLE REFERENCE     | ####/#                |
| WIND CLASSIFICATION | N1 — GEOTON GL15341Ab |
| SOIL CLASSIFICATION | A — GEOTON GL15341Ab  |
| CLIMATE ZONE        | 7                     |
| BAL LEVEL           | TO BE ASSESSED        |


|      |           |      |               |  |   |   |                               |
|------|-----------|------|---------------|--|---|---|-------------------------------|
| REV. | AMENDMENT | DATE | TITLE DRAWING | <br>108A South Road Penguin TAS 7216<br>ABN: 17 060 943 437<br>TCC Accreditation No: CC706L<br>Email: brian@yandeydrafting.com.au | DATE<br>SEP 15<br>DRAWN<br>C.S.O<br>CHECKED<br>—<br>SHEET SIZE<br>A3<br>SCALE | PROPOSED BRICK VENEER UNITS<br>105 MAIN STREET ULVERSTONE<br>FOR<br>HUGH & BELINDA WILLIAMS | DRAWING No.<br>215172-1 of 21 |
|      |           |      | COVER SHEET   |  | REV.<br>2<br>DATE<br>DEC 15   |   |                               |



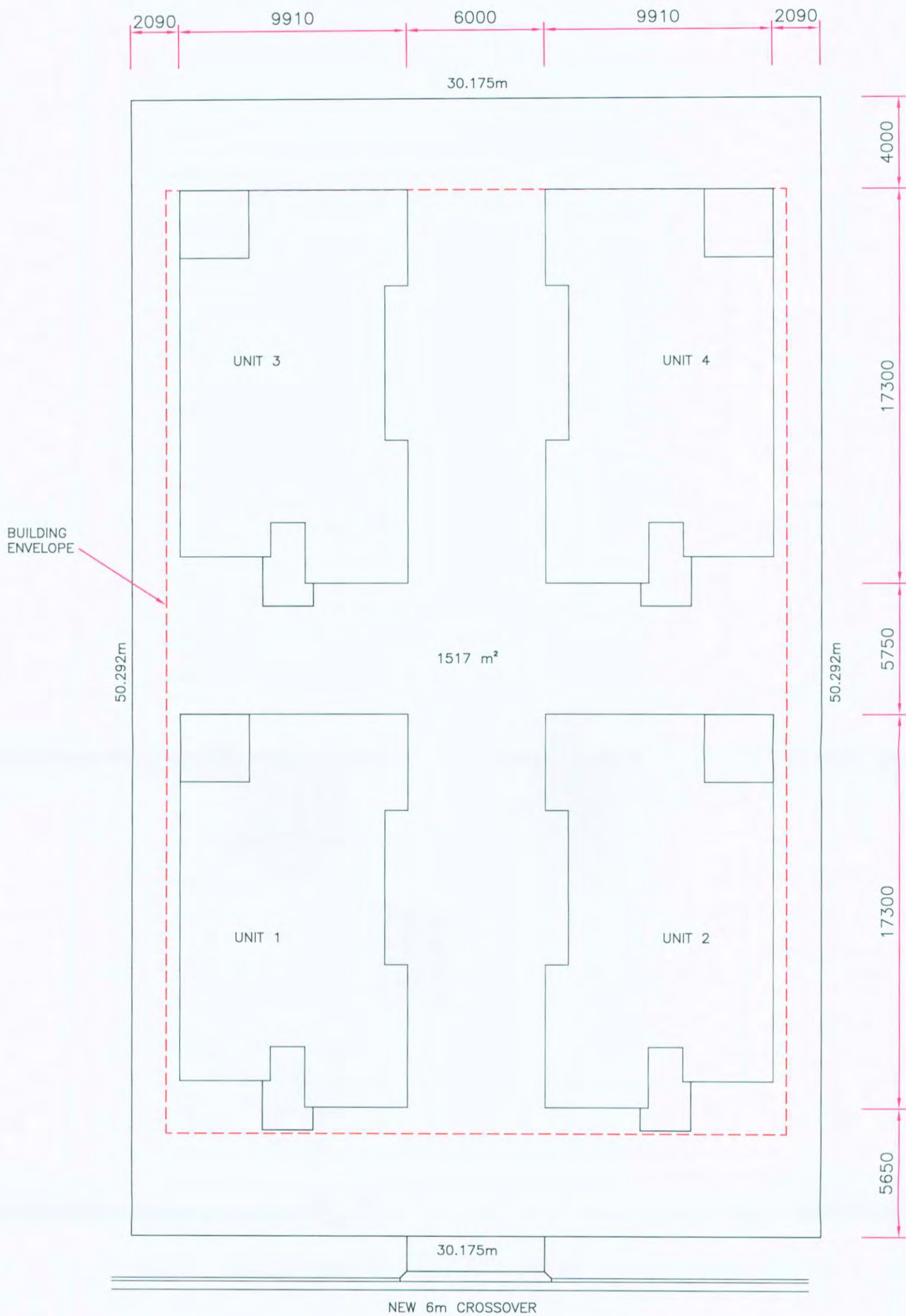


Received: 10 FEB 2016  
Application No:  
Doc. ID:

CENTRAL COAST COUNCIL  
DEVELOPMENT & INFRASTRUCTURE SERVICES

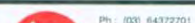
|      |           |      |               |  |                  |   |                                      |        |
|------|-----------|------|---------------|--|------------------|---|--------------------------------------|--------|
| REV. | AMENDMENT | DATE | TITLE DRAWING | <div><p>Ph : (03) 64372701<br/>Fax : (03) 64370789</p><p><b>YAXLEY</b></p><p>DESIGN &amp; DRAFTING</p><p>109A South Road Penguin TAS 7316<br/>ABN : 17 060 943 437<br/>TCC Accreditation No. CC706L<br/>Email : brian@yaxleydrafting.com.au</p></div> | DATE<br>SEP 15   | PROPOSED BRICK VENEER UNITS<br>105 MAIN STREET ULVERSTONE<br>FOR<br>HUGH & BELINDA WILLIAMS | DRAWING No.<br><b>215172-2</b> of 21 |        |
|      |           |      | DEMOLITION    |  | DRAWN<br>C.S.O   |   | REV.                                 | DATE   |
|      |           |      | PLAN          |  | CHECKED<br>—     |   | 2                                    | DEC 15 |
|      |           |      |               |  | SHEET SIZE<br>A3 |   |                                      |        |
|      |           |      |               |  | SCALE<br>1 : 200 |   |                                      |        |



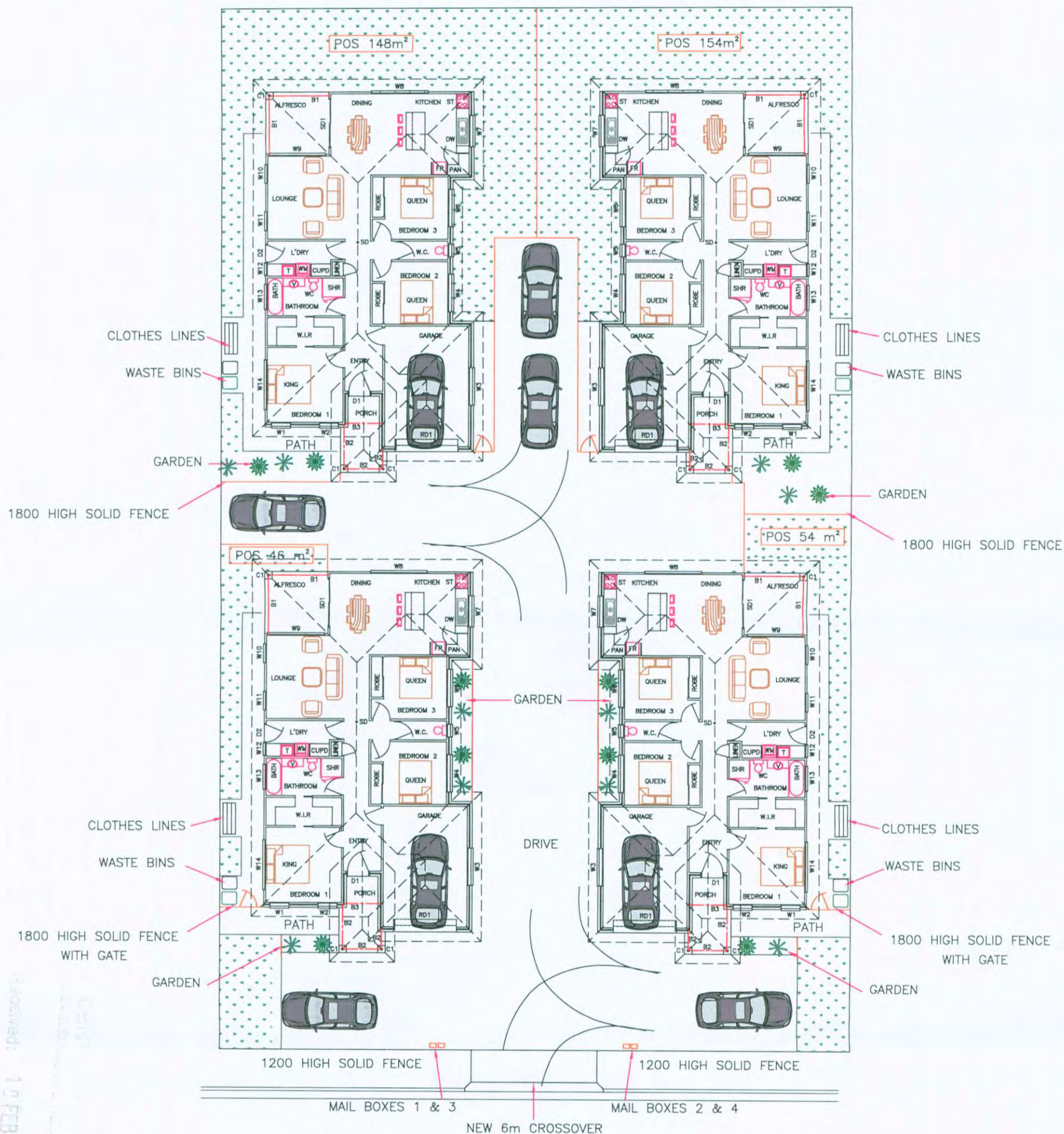


MAIN STREET

Received: 10 FEB 2016  
Application No:  
Doc. ID:  
CENTRAL COAST COUNCIL  
DEVELOPMENT & REGULATORY SERVICES

|      |           |      |               |   |                  |   |                                      |
|------|-----------|------|---------------|---|------------------|---|--------------------------------------|
| REV. | AMENDMENT | DATE | TITLE DRAWING |  <p>Ph: (03) 64372701<br/>Fax: (03) 64370789</p> <p>109A South Road Penguin TAS 7316<br/>ABN: 17 060 943 437<br/>TQC Accreditation No. CC706L<br/>Email: brian@yaxleydrafting.com.au</p> | DATE<br>SEP 15   | PROPOSED BRICK VENEER UNITS<br>105 MAIN STREET ULVERSTONE<br>FOR<br>HUGH & BELINDA WILLIAMS | DRAWING No.<br><b>215172-3</b> of 21 |
|      |           |      | SITE PLAN     |   | DRAWN<br>C.S.O   |   |                                      |
|      |           |      |               |   | CHECKED<br>—     |   |                                      |
|      |           |      |               |   | SHEET SIZE<br>A3 |   |                                      |
|      |           |      |               |   | SCALE<br>1 : 200 |   |                                      |





MAIN STREET

AREAS:

TOTAL BLOCK = 1500m<sup>2</sup>  
BUILDING COVERAGE = 649m<sup>2</sup> / 43%  
IMPERVIOUS SURFACE = 504m<sup>2</sup> / 33%

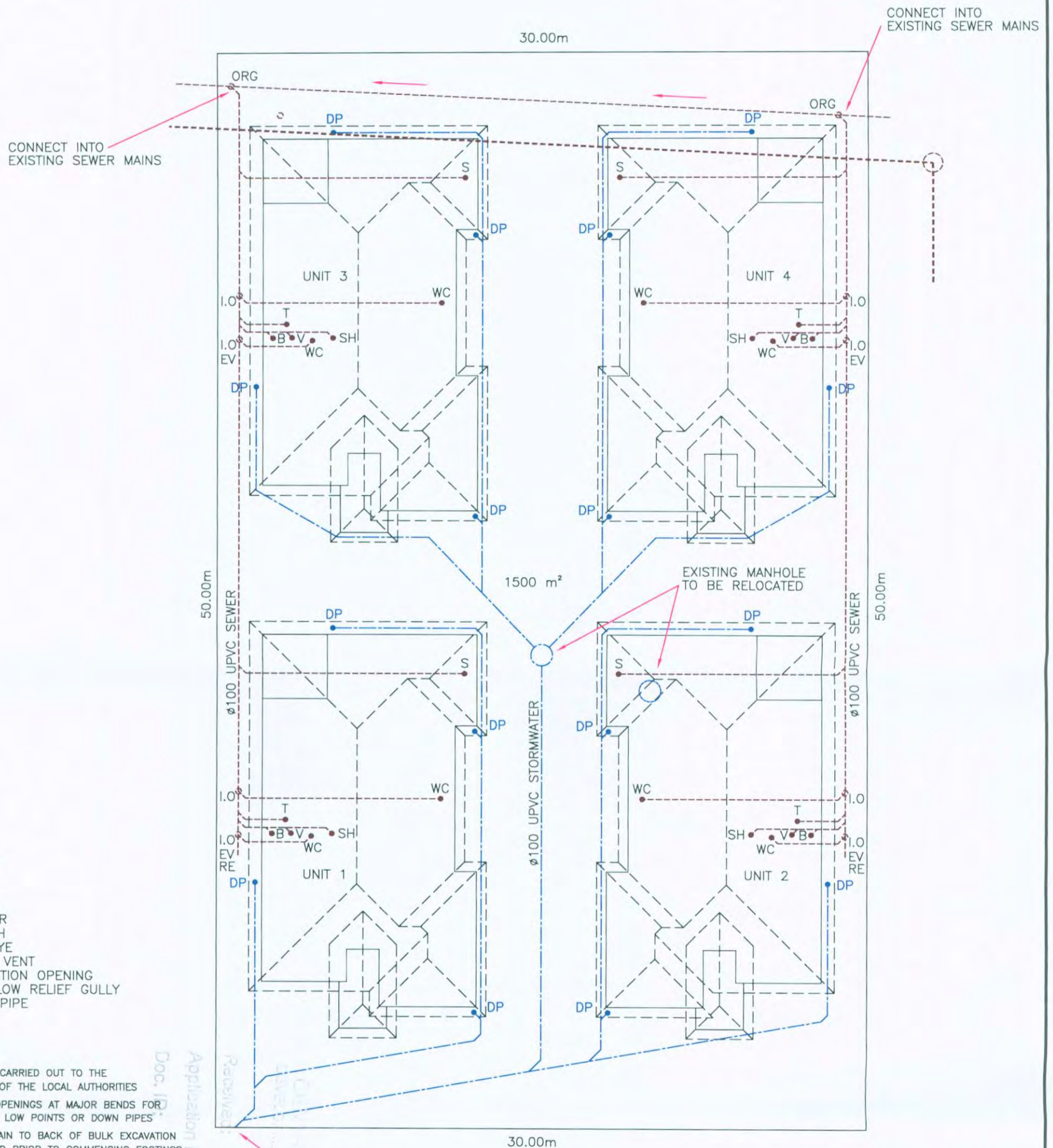
Doc ID: 215172-4  
Application No: 215172-4  
Received: 10 FEB 2015  
CITY OF ULVERSTONE  
REGULATORY SERVICES

|      |           |      |                   |   |  |   |                                      |
|------|-----------|------|-------------------|---|--|---|--------------------------------------|
| REV. | AMENDMENT | DATE | TITLE DRAWING     | Ph: (08) 64372701<br>Fax: (08) 64370789<br><b>Y&amp;XLEY</b><br>DESIGN & DRAFTING<br>109A South Road Penguin TAS 7316<br>ABN: 17 060 943 437<br>TQC Accreditation No: CC706L<br>Email: briana@yaxleydrafting.com.au | DATE<br>SEP 15<br>DRAWN<br>C.S.O<br>CHECKED<br>—<br>SHEET SIZE<br>A3<br>SCALE<br>1 : 200 | PROPOSED BRICK VENEER UNITS<br>105 MAIN STREET ULVERSTONE<br>FOR<br>HUGH & BELINDA WILLIAMS | DRAWING No.<br><b>215172-4</b> of 21 |
|      |           |      | LANDSCAPE<br>PLAN |   |  |   | REV.<br>3<br>DATE<br>FEB 16          |





NOTE:  
SEWER LOCATION TO  
BE DETERMINED



#### LEGEND:

WC — TOILET  
S — SINK  
V — VANITY  
B — BATH  
SH — SHOWER  
T — TROUGH  
RE — ROD EYE  
EV — EDUCT VENT  
I.O — INSPECTION OPENING  
ORG — OVERFLOW RELIEF GULLY  
DP — DOWN PIPE

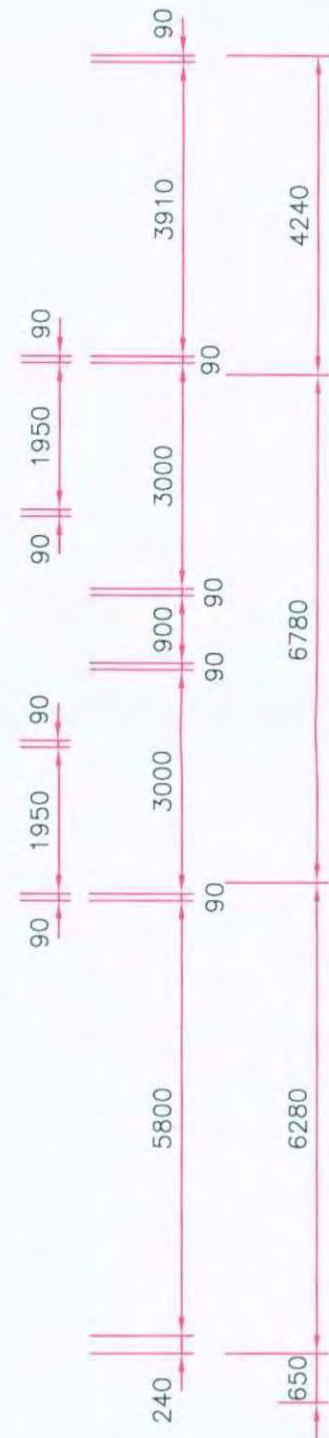
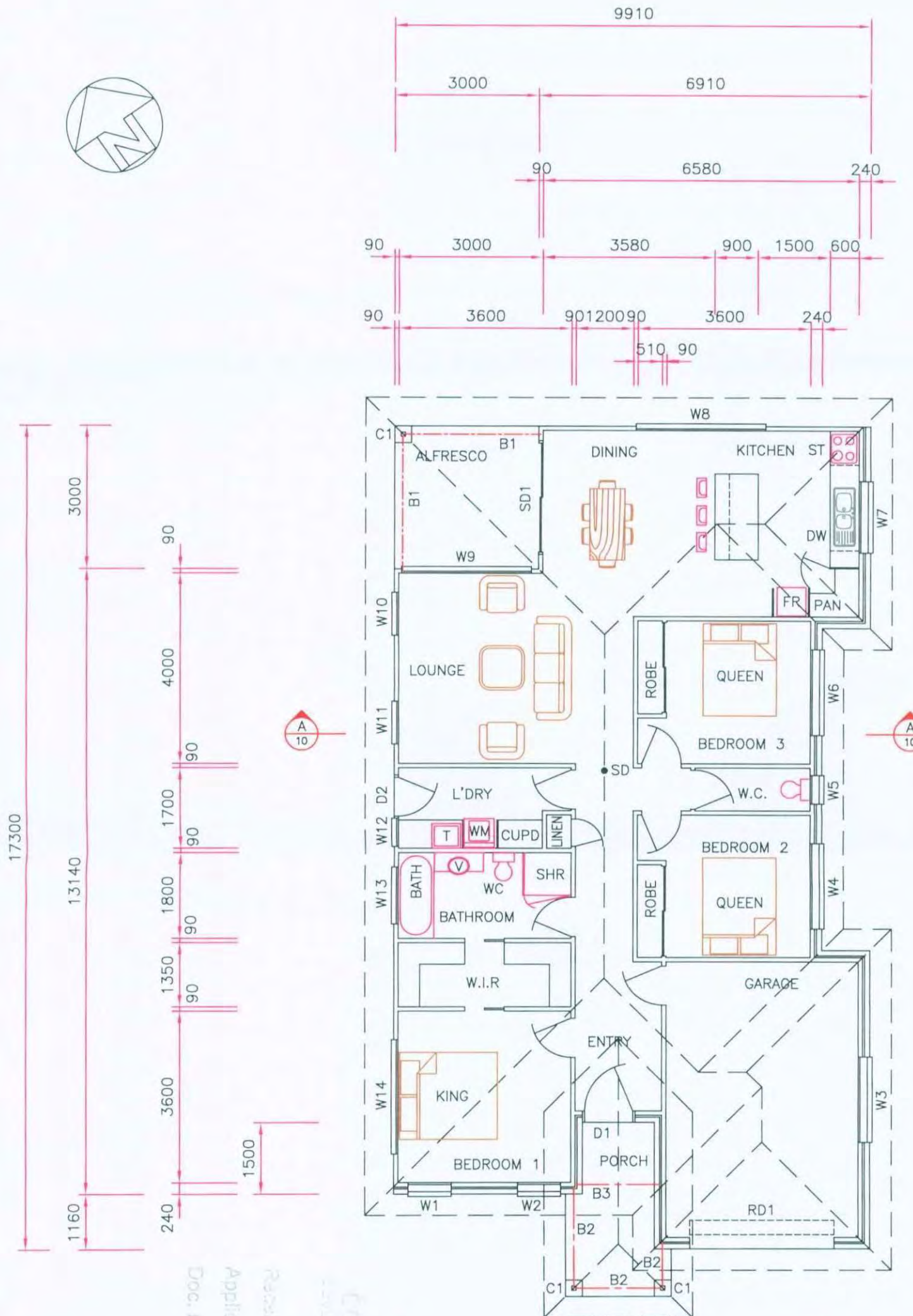
#### NOTES:

- ALL DRAINAGE WORK CARRIED OUT TO THE DESIGN & APPROVAL OF THE LOCAL AUTHORITIES
- INSTALL INSPECTION OPENINGS AT MAJOR BENDS FOR STORMWATER AND ALL LOW POINTS OR DOWN PIPES
- PROVIDE SURFACE DRAIN TO BACK OF BULK EXCAVATION TO DRAIN LEVELED PAD PRIOR TO COMMENCING FOOTINGS
- DOWNPipes TO BE CONNECTED INTO STORMWATER AS SOON AS ROOF INSTALLED
- AG DRAINS INSTALLED PRIOR TO FOOTING EXCAVATION EXCAVATED MATERIAL PLACED UP-SLOPE OF AG DRAIN
- MATERIAL TO BE REMOVED WHEN BUILDING WORKS ARE COMPLETED & USED AS FILL FOR ANY LOW POINTS INSTALL A SEDIMENT FENCE ON THE DOWNSLOPE SIDE OF MATERIAL
- CONSTRUCTION VEHICLES PARKED ON STREET ONLY
- GROUND TO FALL AWAY FROM BUILDING IN ALL DIRECTIONS AS PER AS2870
- ORG RIM TO BE MINIMUM 150mm BELOW LOWEST SANITARY FITTING

MAIN STREET

|      |           |      |                  |                  |   |                               |
|------|-----------|------|------------------|------------------|---|-------------------------------|
| REV. | AMENDMENT | DATE | TITLE DRAWING    | DATE             | PROPOSED BRICK VENEER UNITS<br>105 MAIN STREET ULVERSTONE<br>FOR<br>HUGH & BELINDA WILLIAMS | DRAWING No.<br>215172-5 of 21 |
|      |           |      | DRAINAGE<br>PLAN | SEP 15           |   |                               |
|      |           |      |                  | DRAWN<br>C.S.O   |   | REV.<br>2                     |
|      |           |      |                  | CHECKED          |   | DATE<br>DEC 15                |
|      |           |      |                  | SHEET SIZE<br>A3 |   |                               |
|      |           |      |                  | SCALE<br>1 : 200 |   |                               |





#### LEGEND:

- B1 - 240 x 35 F17 BEAM
- B2 - 120 x 45 F17 SHW BEAM
- B3 - 190 x 35 F17 SHW BEAM
- C1 - 350 SQ. BRICK SURROUND  
90 SQ. SHS 2-M10 BOLTS
- SD - HARD WIRED SMOKE DETECTOR

#### AREAS:

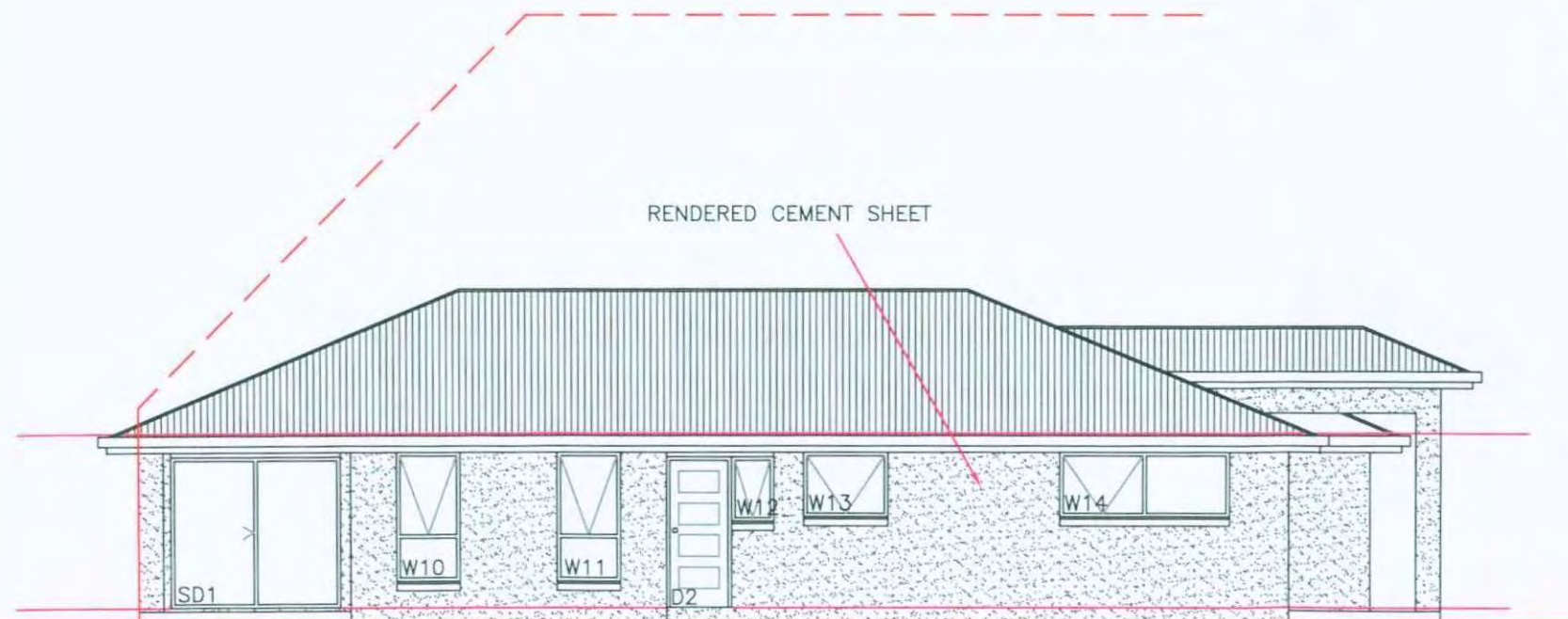
UNIT = 123.91 m<sup>2</sup> (13.33 SQ.)  
GARAGE = 27.12 m<sup>2</sup> (2.91 SQ.)  
PORCH = 6.59 m<sup>2</sup> (0.71 SQ.)  
ALFRESCO = 9.00 m<sup>2</sup> (0.96 SQ.)  
TOTAL = 166.62 m<sup>2</sup> (17.91 SQ.)

|      |           |      |               |                  |   |                |
|------|-----------|------|---------------|------------------|---|----------------|
| REV. | AMENDMENT | DATE | TITLE DRAWING | DATE             | PROPOSED BRICK VENEER UNITS<br>105 MAIN STREET ULVERSTONE<br>FOR<br>HUGH & BELINDA WILLIAMS | DRAWING No.    |
|      |           |      | FLOOR PLAN    | SEP 15           |   | 215172-6 of 21 |
|      |           |      |               | DRAWN<br>C.S.O.  |   | REV.           |
|      |           |      |               | CHECKED          |   | DATE           |
|      |           |      |               | SHEET SIZE<br>A3 |   | 2              |
|      |           |      |               | SCALE<br>1 : 100 |   | DEC 15         |





UNITS 1 & 3 - SOUTH/WEST ELEVATION  
UNITS 2 & 4 - SOUTH/WEST ELEVATION (MIRRORED)



UNITS 1 & 3 - NORTH/WEST ELEVATION  
UNITS 2 & 4 - SOUTH/EAST ELEVATION

CENTRAL COAST COUNCIL  
DEVELOPMENT & REGULATORY SERVICES  
Received: 10 FEB 2016  
Application No:  
Doc. ID:

| REV. | AMENDMENT | DATE |
|------|-----------|------|
|      |           |      |
|      |           |      |
|      |           |      |
|      |           |      |

TITLE DRAWING

**ELEVATIONS**

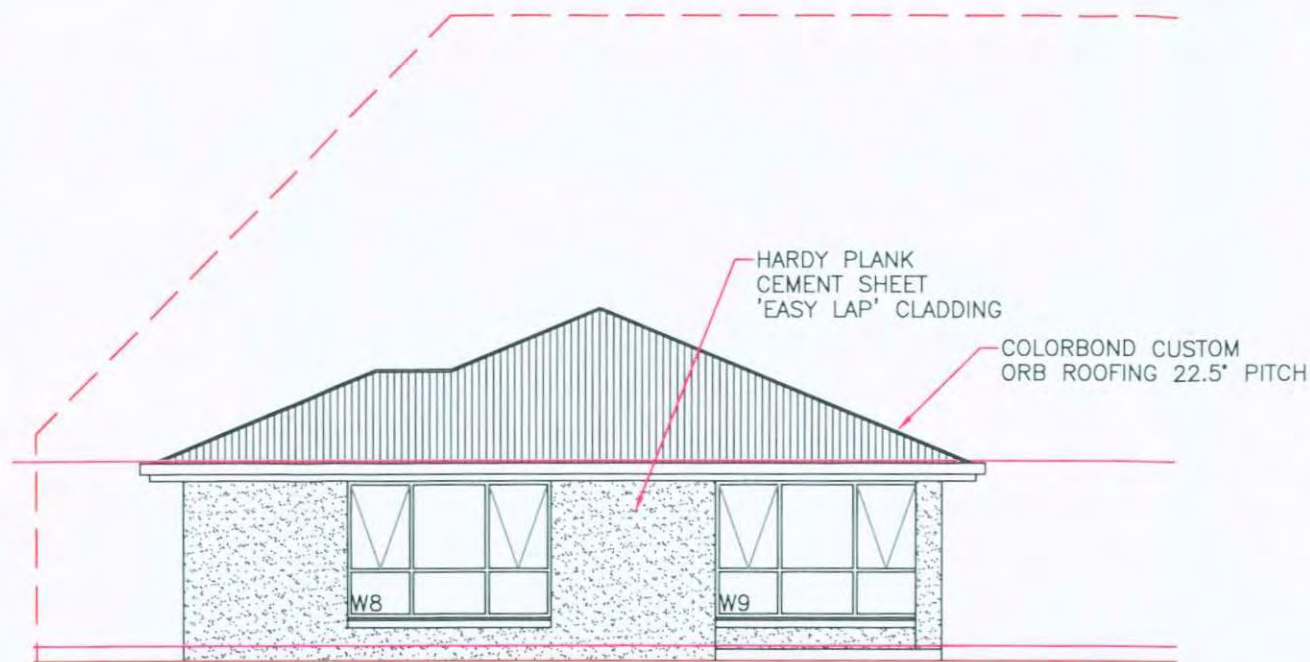
**YAXLEY**  
DESIGN & DRAFTING  
108A South Road Penguin TAS 7316  
ABN: 17 960 943 437  
TDC Accreditation No: C0706L  
Email: [bruce@yaxleydrafting.com.au](mailto:bruce@yaxleydrafting.com.au)

|            |         |
|------------|---------|
| DATE       | SEP 15  |
| DRAWN      | C.S.O   |
| CHECKED    | —       |
| SHEET SIZE | A3      |
| SCALE      | 1 : 100 |

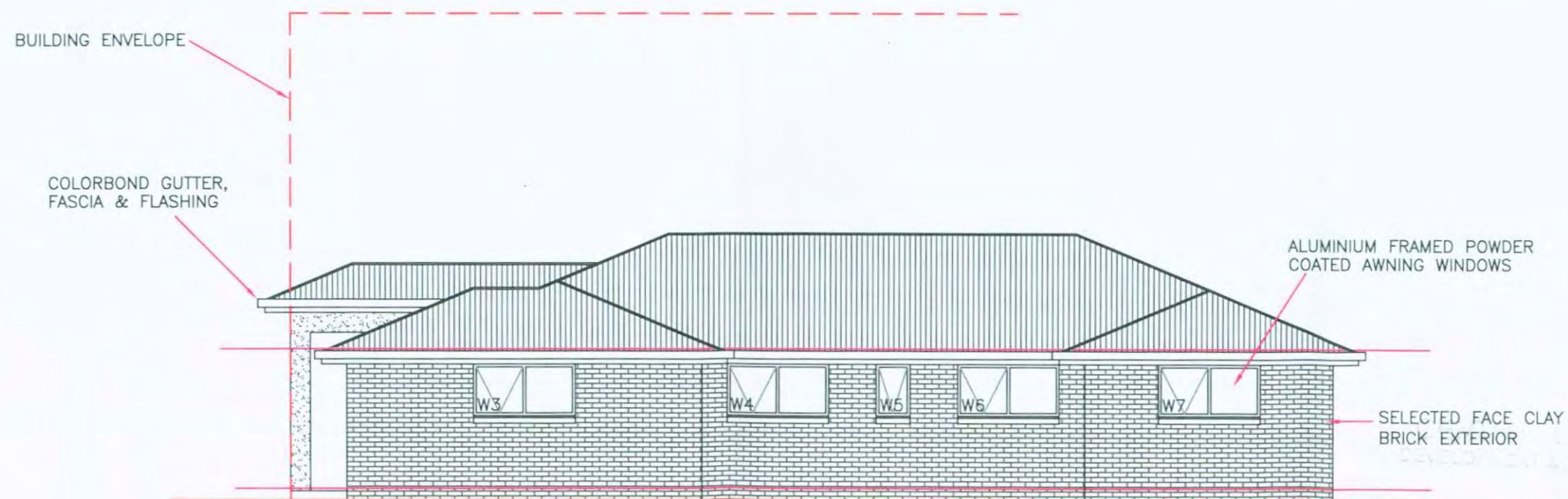
PROPOSED BRICK VENEER UNITS  
105 MAIN STREET ULVERSTONE  
FOR  
HUGH & BELINDA WILLIAMS

|                |        |
|----------------|--------|
| DRAWING No.    |        |
| 215172-7 of 21 |        |
| REV.           | DATE   |
| 2              | DEC 15 |





UNITS 1 & 3 - NORTH/EAST ELEVATION  
UNITS 2 & 4 - NORTH/EAST ELEVATION (MIRRORED)



UNITS 1 & 3 - SOUTH/EAST ELEVATION  
UNITS 2 & 4 - NORTH/WEST ELEVATION

Received: 10 FEB 2016

Application No:

Doc. ID:

| REV. | AMENDMENT | DATE |
|------|-----------|------|
|      |           |      |
|      |           |      |
|      |           |      |
|      |           |      |

TITLE DRAWING

**ELEVATIONS**

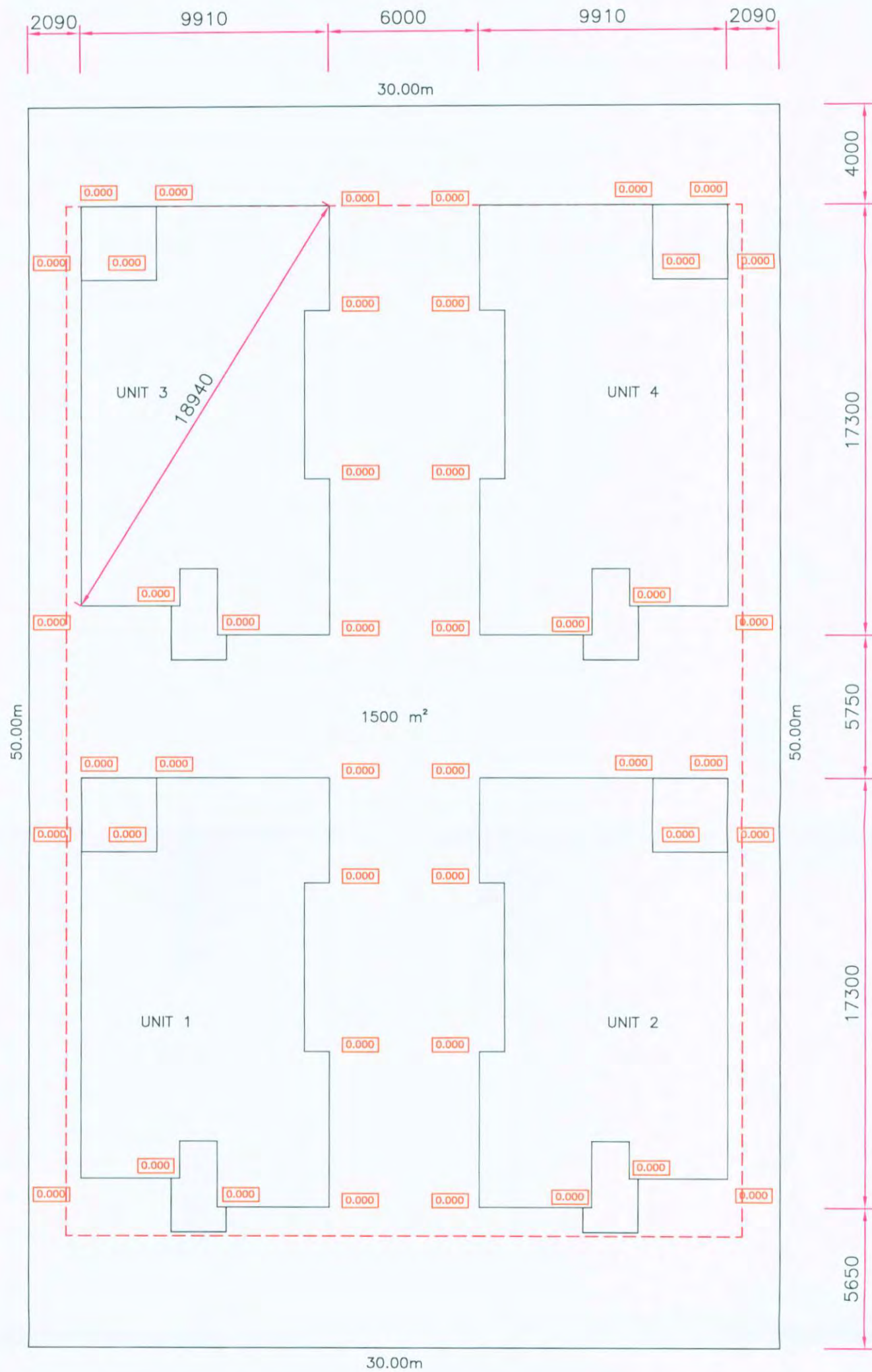
**YXLEY**  
DESIGN & DRAFTING  
106A South Road Penguin TAS 7316  
ABN: 17 060 943 437  
TCC Accreditation No: OC106L  
Email: briand@yxleydrafting.com.au

|            |         |
|------------|---------|
| DATE       | SEP 15  |
| DRAWN      | C.S.O   |
| CHECKED    | —       |
| SHEET SIZE | A3      |
| SCALE      | 1 : 100 |

PROPOSED BRICK VENEER UNITS  
105 MAIN STREET ULVERSTONE  
FOR  
HUGH & BELINDA WILLIAMS

|             |                |
|-------------|----------------|
| DRAWING No. | 215172-8 of 21 |
| REV.        | 2              |
| DATE        | DEC 15         |





MAIN STREET

Received: 10 FEB 2016  
Application No:  
Doc. ID:

GENET  
LEVEL 1  
105 MAIN STREET  
ULVERSTONE  
TAS 7316  
TAS COUNCIL  
PLAY DRY SERVICES

| REV. | AMENDMENT | DATE | TITLE DRAWING  | DATE   | DRAWN | CHECKED | SHEET SIZE | SCALE   | DRAWING No.    | REV. | DATE   |
|------|-----------|------|----------------|--------|-------|---------|------------|---------|----------------|------|--------|
|      |           |      | FOOTPRINT PLAN | SEP 15 | C.S.O | —       | A3         | 1 : 200 | 215172-9 of 21 | 2    | DEC 15 |
|      |           |      |                |        |       |         |            |         |                |      |        |
|      |           |      |                |        |       |         |            |         |                |      |        |
|      |           |      |                |        |       |         |            |         |                |      |        |



PROPOSED BRICK VENEER UNITS  
105 MAIN STREET ULVERSTONE  
FOR  
HUGH & BELINDA WILLIAMS



Mrs. M. P. PAYTON

109 Main Street  
ULVERSTONE TAS 7315

19 February 2016

Jan Sanson  
Land Use Planning Group Leader  
Central Coast Council  
ULVERSTONE

CENTRAL COAST COUNCIL

Division .....

Rec'd 24 FEB 2016

File No .....

Doc. Id .....

Re: Application Number: DA 215112

Dear Sir,

I have viewed the above application at 105-107 Main Street Ulverstone to which my house and property adjoins. I have no objection to the development, but would like to raise a few areas of concern.

1. I have a double storey house right on the legal boundary of my property to the 105-107 Main Street property. I have windows on the lower ground floor, shaded by the present trees on the property which will be removed. I also have a very large bathroom window upstairs facing the property which is of clear glass.
2. The roof on the 4 car garage that is to be demolished is Asbestos. This needs to be removed professionally with no impact on the surrounding properties and residents.
3. The power pole at the front of 105-107 Main Street also supplies my house. On a recent 4 day power outage. Aurora technicians said that this would have to be upgraded if development occurred on 105-107 Main Street. Maybe a transformer.

4. also if the developer puts up a new fence adjoining my property that I would not half the costs for it. I cannot afford any improvements are added expense.
5. also I hope any overshadowing of my property on the development has been considered.

I hope my concerns will be considered as you view the development application.

Yours faithfully

Therapie Patricia Payton.



## Annexure 4



105 Main Street, Ulverstone





Submission to Planning Authority Notice

|   |  |                     |                  |            |
|---|--|---------------------|------------------|------------|
| Council Planning Permit No.   | DA215112   | Council notice date | 12/02/2016       |            |
| TasWater details  |  |                     |                  |            |
| TasWater Reference No.  | TWDA 2016/00176-CC   |                     | Date of response | 15/03/2016 |
| TasWater Contact  | Amanda Craig   | Phone No.           | 03) 6345 6318    |            |
| Response issued to  |  |                     |                  |            |
| Council name  | CENTRAL COAST COUNCIL  |                     |                  |            |
| Contact details   | planning.cmw@centralcoast.tas.gov.au                           |                     |                  |            |
| Development details   |  |                     |                  |            |
| Address   | 105 MAIN ST, ULVERSTONE  | Property ID (PID)   | 6947211          |            |
| Description of development  | Change of Use from Dwelling to Multi Unit - 4 Unit Development |                     |                  |            |
| Schedule of drawings/documents  |  |                     |                  |            |
| Prepared by   | Drawing/document No.   | Revision No.        | Date of Issue    |            |
| Yaxley Design & Drafting  | Drainage Plan 215172-5 of 21                                   | 3                   | Mar 2016         |            |
| Conditions  |  |                     |                  |            |
| <p>Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p> <p><b>CONNECTIONS &amp; METERING</b></p> <ol style="list-style-type: none"><li>1. A suitably sized water supply with metered connection / sewerage system and connection to the development must be designed and constructed to TasWater’s satisfaction and be in accordance with any other conditions in this permit.</li><li>2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer’s cost.</li></ol> <p><b>ASSET CREATION &amp; INFRASTRUCTURE WORKS</b></p> <ol style="list-style-type: none"><li>3. Plans submitted with the application for Engineering Design Approval must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains.</li><li>4. Prior to applying for a Permit to Construct to construct new infrastructure the developer must obtain from TasWater Engineering Design Approval for new TasWater infrastructure. The application for Engineering Design Approval must include engineering design plans prepared by a suitably qualified person showing the hydraulic servicing requirements for sewerage to TasWater’s satisfaction.</li><li>5. Prior to works commencing, a Permit to Construct must be applied for and issued by TasWater. All infrastructure works must be inspected by TasWater and be to TasWater’s satisfaction.</li><li>6. In addition to any other conditions in this permit, all works must be constructed under the supervision of a suitably qualified person in accordance with TasWater’s requirements.</li><li>7. Prior to the issue of a Certificate of Compliance (Building and Plumbing) all additions, extensions, alterations or upgrades to TasWater’s water and sewerage infrastructure required to service the development, generally as shown on the concept servicing plan “Yaxley Design &amp; Drafting, 215172-5 of 21”, are to be at the expense of the developer to the satisfaction of TasWater, with live</li></ol> |  |                     |                  |            |

connections performed by Taswater.

8. After testing, to TasWater's requirements, of newly created works, the developer must apply to TasWater for connection of these works to existing TasWater infrastructure, at the developer's cost.
9. At practical completion of the water and sewerage works and prior to applying to TasWater for a Certificate of Compliance (Building) and/or (Plumbing), the developer must obtain a Certificate of Practical Completion from TasWater for the works that will be transferred to TasWater. To obtain a Certificate of Practical Completion:
  - a) Written confirmation from the supervising suitably qualified person certifying that the works have been constructed in accordance with the TasWater approved plans and specifications and that the appropriate level of workmanship has been achieved;
  - b) A request for a joint on-site inspection with TasWater's authorised representative must be made;
  - c) Security for the twelve (12) month defects liability period to the value of 10% of the works must be lodged with TasWater. This security must be in the form of a bank guarantee;
  - d) As constructed drawings must be prepared by a suitably qualified person to TasWater's satisfaction and forwarded to TasWater.
10. After the Certificate of Practical Completion has been issued, a 12 month defects liability period applies to this infrastructure. During this period all defects must be rectified at the developer's cost and to the satisfaction of TasWater. A further 12 month defects liability period may be applied to defects after rectification. TasWater may, at its discretion, undertake rectification of any defects at the developer's cost. Upon completion, of the defects liability period the developer must request TasWater to issue a "Certificate of Final Acceptance". The newly constructed infrastructure will be transferred to TasWater upon issue of this certificate and TasWater will release any security held for the defects liability period.
11. The developer must take all precautions to protect existing TasWater infrastructure. Any damage caused to existing TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer's cost.
12. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.

#### **56W CONSENT**

13. Prior to the issue of the Certificate for Certifiable Work (Building) and/or (Plumbing) by TasWater the applicant or landowner as the case may be must make application to TasWater pursuant to section 56W of the Water and Sewerage Industry Act 2008 for its consent in respect of that part of the development which is built within two metres of TasWater infrastructure.

The plans submitted with the application for the Certificate for Certifiable Work (Building) and/or (Plumbing) must show footings of proposed buildings located over or within 2.0m from TasWater pipes and must be designed by a suitably qualified person to adequately protect the integrity of TasWater's infrastructure, and to TasWater's satisfaction, be in accordance with AS3500 Part 2.2 Section 3.8 to ensure that no loads are transferred to TasWater's pipes. These plans must also include a cross sectional view through the footings which clearly shows;

- a) Existing pipe depth and proposed finished surface levels over the pipe;
- b) The line of influence from the base of the footing must pass below the invert of the pipe and be clear of the pipe trench and;

- c) A note on the plan indicating how the pipe location and depth were ascertained.

#### DEVELOPMENT ASSESSMENT FEES

The applicant or landowner as the case may be, must pay a development assessment fee to TasWater for this proposal of \$327.00 for development assessment as approved by the Economic Regulator and the fees will be indexed as approved by the Economic Regulator from the date of the Submission to Planning Authority Notice for the development assessment fee, until the date they are paid to TasWater. Payment is required within 30 days from the date of the invoice.

#### Advice

For information on TasWater development standards, please visit  
<http://www.taswater.com.au/Development/Development-Standards>

For information regarding assessment fees and other miscellaneous fees, please visit  
<http://www.taswater.com.au/Development/Fees---Charges>

For application forms please visit <http://www.taswater.com.au/Development/Forms>

The developer is responsible for arranging to locate existing TasWater infrastructure and clearly showing it on any drawings. Existing TasWater infrastructure may be located by TasWater (call 136 992) on site at the developer's cost, alternatively a surveyor and/or a private contractor may be engaged at the developers cost to locate the infrastructure.

#### Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

#### 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

22 March 2016

Our ref.: DA215112, paa:kaa

Doc ID:

H L B & B M Williams  
148 Clerkes Plains Road  
SPALFORD TAS 7315

Dear Mr & Mrs Williams

LOCAL GOVERNMENT (HIGHWAYS) ACT 1982 AND URBAN DRAINAGE ACT 2013  
STATEMENT OF COMPLIANCE FOR VEHICULAR ACCESS AND DRAINAGE ACCESS  
MULTIPLE DWELLINGS – 105 MAIN STREET, ULVERSTONE

I refer to your application DA215112 for a multiple dwelling development at 105 Main Street, Ulverstone and based on the information supplied with the application the following determination is made in respect to vehicular access and disposal of stormwater.

Access can be provided to the road network at 105 Main Street, Ulverstone, subject to the following:

- R1 A new 6.0m wide reinforced concrete access shall be located on the centre of the Main Street frontage, generally as shown on the Yaxley Design & Drafting Site Plan Drawing No. 215172-3 of 21 Rev 2 dated December 2015 (copy enclosed);
- R2 The new 6.0m wide reinforced concrete access shall be constructed in accordance with Standard Drawing TSD-R09-v1 Urban Roads – Driveways (copy enclosed);
- R3 The location of the new 6.0m wide reinforced concrete access will require the relocation of the existing side entry pit (SEP) and the existing timber electricity pole.
- R4 The existing 3.6m wide access located on the western side of the Main Street frontage, made redundant by the development, must be removed and the barrier kerb & channel and nature strip reinstated;
- 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 kerb and channel, footpaths, nature strips 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 or other existing services resulting from activity associated with the development must be rectified;
- R7 Any work associated with roads, footpaths or kerb and channel 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 must be arranged prior to any work associated with the development being undertaken. Please contact the Council Public Safety Coordinator.

Access can be provided to the Council's stormwater network at 105 Main Street, Ulverstone to drain stormwater from the proposed development subject to the following:

- S1 An 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 calculated peak discharge from the property is no greater than the calculated peak discharge expected from the existing development on the property;
- S3 Stormwater and associated infrastructure shall be provided in accordance with the Tasmanian Subdivision Guidelines and the Tasmanian Standard Drawings, unless otherwise required or approved by the Council's Director Infrastructure Services;
- S4 Any damage or disturbance to existing stormwater infrastructure resulting from activity associated with the subdivision must be rectified;
- S5 Any work associated with the existing side entry pit (SEP) or existing stormwater infrastructure will be undertaken by the Council, unless alternative arrangements are approved by the Council's Director Infrastructure Services or his representative;

- S6 All works or activity listed above shall be completed to the satisfaction of the Council's Director Infrastructure Services or his representative;
- S7 All works or activity listed above shall be at the developer's/property owner's cost.
- S8 A Private Works Authority (PWA) shall be signed by the developer/property owner for any Council work relating to the replacement/relocation of the existing side entry pit (SEP) and the provision of the stormwater services prior to any work associated with the development being undertaken.

This 'Statement of Compliance' is not an approval to work on any access or work in the road reservation or undertake stormwater drainage works, nor is it a planning permit for the 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 DA215112.

Please contact me on tel. 6429 8977 should you have any further enquires.

Yours sincerely

Philip Adams  
ENVIRONMENTAL ENGINEER

Encl.

Administrative Assistant – Planning  
Public Safety Coordinator

A COPY FOR YOUR INFORMATION

# TASMANIAN PLANNING COMMISSION

## Central Coast Interim Planning Scheme 2013

### Amendment 2/2015

1. Revise the planning scheme map to rezone 9, 9A, 10, 11, and 13 Revell Lane, 28 Epsom Road, Lot 2 Ashwater Crescent (CT 149934/2) and CT 85356/13 Preservation Drive, Penguin from Rural Resource to Rural Living as shown below;



Rural Living zone

2. Revise the overlay map and legend to show the hashed area on the map below as Revell Lane Precinct Specific Area Plan; and



Revell Lane Precinct Specific Area Plan



3. Revise the planning scheme ordinance by inserting F6.0 Revell Lane Precinct Specific Area Plan as shown below.

## **F6.0 Revell Lane Precinct Specific Area Plan**

### **F6.1 Purpose of Specific Area Plan**

The purpose of the Revell Lane Precinct Specific Area Plan is to provide a framework for the appropriate future development of the Revell Lane Precinct.

### **F6.2 Application of Specific Area Plan**

The Specific Area Plan applies to the area of land shown as the Revell Lane Precinct Specific Area Plan on the planning scheme map.

### **F6.3 Local Area Objectives**

The objectives of the Revell Lane Precinct Specific Area Plan are to –

| Local Area Objectives  |
|--|
| <p>a) Use</p> <ul style="list-style-type: none"><li>(i) Ensure that the area functions primarily as a rural living area limited by geotechnical and access constraints but with capacity for other uses that are consistent with the provision of a high level of residential amenity;</li></ul> <p>b) Visual Impact</p> <ul style="list-style-type: none"><li>(i) Ensure that the skylines in the area are protected from intrusive development;</li><li>(ii) Provide for the adequate separation of buildings to reflect a rural character;</li><li>(iii) Retain, as far as is reasonable, significant view corridors from properties in and around the Revell Lane Precinct;</li></ul> <p>c) Access</p> <ul style="list-style-type: none"><li>(i) Require that the type and density of future development (including subdivision) is consistent with the capacity of available services, particularly vehicle access;</li><li>(ii) Provide for properties served by Revell Lane to be limited to activities that only generate low traffic volumes;</li><li>(iii) Properties other than those served by Revell Lane should make use of available access points to the surrounding road network except to the Preservation Drive Secondary Road, unless or until its Limited Access status is removed;</li></ul> <p>d) Environment</p> <ul style="list-style-type: none"><li>(i) Ensure that the functions and qualities of Penguin Creek and its tributaries, are protected from the adverse effects of development, including erosion, sedimentation, water contamination and adverse changes to run-off patterns;</li><li>(ii) Provide for the judicious planting of cleared and elevated areas in order to soften the visual impact of development on the skyline and stabilise areas of land instability; and</li><li>(iii) Ensure future development is undertaken in locations and a manner that provides a tolerable level of risk from landslide hazard and does not cause any added risk to the environment or other properties in the area.</li></ul> |

#### **F6.4      Desired Future Character Statements**

The Revell Lane Precinct will –

| <b>Statements of Desired Future Character</b>  |
|--|
| <ul style="list-style-type: none"><li>(a) Function primarily as a rural living area but with a lower residential density than is provided for under the Rural Living zone to assist geotechnical and access constraints to be taken into consideration ;</li><li>(b) Contain buildings that have a low impact in the landscape generally and from principal viewing points in particular; and</li><li>(c) Be progressively planted with native vegetation on exposed, elevated and cleared hilltop areas around the town of Penguin in order to soften the impact of buildings on the skyline and to stabilise areas of doubtful land stability.</li></ul> |

## F6.5 Use Table

|  |  |
|--|--|
| <b>No Permit Required</b>              |  |
| <b>Use Class</b>                       | <b>Qualification</b>   |
| Natural and cultural values management | If for conservation, rehabilitation or protection against degradation, but must not include a building or external activity area for information, interpretation or display of items or for any other use.               |
| Passive recreation                     | If a public park or reserve for the local community.   |
| <b>Permitted</b>                       |  |
| <b>Use Class</b>                       | <b>Qualification</b>   |
| Residential                            | If –<br>a) a dwelling;<br>b) an ancillary dwelling; or<br>c) home based business   |
| Resource development                   | If –<br>a) a community garden for production or ornamental purposes to service the local community; or<br>b) agricultural use dependent on the soil as a growth medium undertaken in association with a residential use. |
| Utilities                              | If minor utilities.  |
| <b>Discretionary</b>                   |  |
| <b>Use Class</b>                       | <b>Qualification</b>   |
| Natural and cultural values management |  |
| Residential                            |  |
| Resource processing                    | If<br>a) for processing of produce grown or raised on the site; and<br>b) off-site impacts are minimal or can be managed to minimise conflict or impact on the amenity of any other uses.                                |
| Passive recreation                     |  |
| Utilities                              |  |
| Visitor accommodation                  |  |

## **F6.6 Use Standards**

### **F6.6.1 Discretionary use**

| <b>Objective</b>  |  |
|---|--|
| Discretionary uses should be limited to those which are consistent with the provision of a high level of residential amenity and do not place any undue load on available services, including vehicle access. |  |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>  |
| <b>A1</b><br>There are no Acceptable Solutions.   | <b>P1</b><br>Discretionary use must – <ul style="list-style-type: none"><li>(a) be consistent with Local Area Objectives for the Rural Living zone and this Specific Area Plan;</li><li>(b) be consistent with any applicable Statement of Desired Future Character for the Rural Living zone and this Specific Area Plan;</li><li>(c) minimise likelihood for adverse impact on the amenity for residential use on adjacent land; and</li><li>(d) be consistent with the capacity of available services, including road access.</li></ul> |

## **F6.7 Development Standards**

### **F6.7.1 Landslide**

| <b>Objective</b>  |  |
|---|--|
| To ensure that development only occurs where there is a tolerable level of risk from landslide, and where it does not create any increased risk to the environment or other properties.                   |  |
| <b>Acceptable Solution</b>  | <b>Performance Criteria</b>  |
| <b>A1</b><br>Development not involving:<br>(a) More than 100mm depth of soil disturbance;<br>(b) Any generation of waste water; or<br>(c) Generation of any concentrated stormwater run-off or treatment. | <b>P1</b><br>Development is in an area where a Hazard Risk Assessment as defined in E6.3 has determined that:<br>(a) there is an insufficient increase in the level of risk to warrant any specific hazard reduction or protection measures; or<br>(b) a tolerable level of risk can be achieved for the environment, the proposed development and surrounding properties; and<br>(c) If a Hazard Risk Assessment as defined in E6.3 established need to involve land on another title for hazard management, 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 hazard management. |

### F6.7.2 Lot size

| <b>Objective</b><br>The minimum properties of a site or lot on a plan of subdivision are to – <ul style="list-style-type: none"><li>(a) provide a suitable development area for the intended use;</li><li>(b) provide adequate access from a road;</li><li>(c) make adequate provision for a water supply and for the drainage and disposal of sewage and stormwater; and</li><li>(d) limit the density of development to a level that is consistent with the capacity of services, particularly vehicle access and the desired character of the precinct.</li></ul>  |   |
|---|---|
| Acceptable Solutions  | Performance Criteria  |
| <b>A1</b><br>Each site or lot on a plan of subdivision must – <ul style="list-style-type: none"><li>(a) have an area of not less than 2.0 ha;</li><li>(b) if intended for a building, contain a building area -<ul style="list-style-type: none"><li>(i) of not more than 1,000m<sup>2</sup></li><li>(ii) clear of any applicable setback from a frontage, side or rear boundary;</li><li>(iii) clear of any applicable setback from a zone boundary;</li><li>(iv) clear of any registered easement;</li><li>(v) clear of any registered right of way benefitting other and;</li><li>(vi) clear of any restriction imposed by a utility;</li><li>(vii) not including any access strip;</li><li>(viii) clear of any area required for the on-site disposal of sewage or stormwater; and</li><li>(ix) accessible from a frontage or access strip.</li></ul></li></ul> | <b>P1</b><br>A site or lot on a plan of subdivision must be of sufficient area for the intended use or development without constraint, interference or offence to - <ul style="list-style-type: none"><li>(a) an average lot density of 1 dwelling per hectare for subdivision in the precinct;</li><li>(b) erection of a building if required by the intended use;</li><li>(c) access to the site;</li><li>(d) use or development of adjacent land;</li><li>(e) a utility; and</li><li>(f) any easement or lawful entitlement for access to other land or for a utility.</li></ul> |

### F6.7.3 Siting and design

| <b>Objective</b><br>Buildings should be suitably sited and designed to -<br><br>(a) avoid projection above the skyline from important viewing locations including the Penguin town centre and Bass Highway; and<br><br>(b) retain significant view corridors from properties in and around the Revell Lane Precinct, in particular views of the coast, the town centre and Bass Strait. |  |
|---|--|
| Acceptable Solutions  | Performance Criteria   |
| <b>A1</b><br><br>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.   | <b>P1</b><br><br>Building height and siting must –<br><br>(a) avoid any inappropriate intrusion of the building into the skyline, particularly when viewed from the Penguin town centre and Bass Highway; and<br><br>(b) retain significant view corridors from properties in and around the Revell lane precinct to a reasonable extent, in particular views along the coast, to the town centre or to Bass Strait. |

## 2015–2016 Registration fees and other fees under the *Dog Control Act 2000*

| DESCRIPTION   | INCENTIVE RATE<br>(IF PAID ON OR BEFORE<br>31 JULY 2015) | FULL RATE<br>(IF PAID AFTER<br>31 JULY 2015) |
|---|--|--|
| Unsterilised dog  | \$52.00  | \$94.00                                      |
| Sterilised dog*   | \$30.00  | \$40.00                                      |
| Greyhound registered with the<br>Tasmanian Greyhound Racing<br>Board*   | \$30.00  | \$53.00                                      |
| Pure Bred dog* (kept for breeding<br>whose owner is the holder of a<br>current stud prefix recognised by<br>the Tasmanian Canine Association) | \$30.00  | \$53.00                                      |
| Working dog kept for the purpose<br>of working farm stock*  | \$30.00  | \$53.00                                      |
| Hunting dog*  | \$30.00  | \$53.00                                      |
| Guide, Hearing or Companion dog   | Nil  | Nil  |
| Newly registered dog (purchased<br>through the year) – first year of<br>registration only   | **Pro-rata registration<br>rate                          | **Pro-rata registration<br>rate              |
| Newly registered dog (up to six<br>months of age)* for the first year of<br>registration only   | **Pro-rata registration ate                              | **Pro-rata registration<br>rate              |
| Registration fee for each Declared<br>Dangerous Dog   | \$220.00   | \$250.00                                     |
| Pensioners rate***  | \$25.00  | \$30.00                                      |
| Transfer of dog registration from<br>another Tasmanian Council for the<br>same registration period (evidence<br>must be provided)             | Nil  | Nil  |
| Discount for Obedience<br>Certificate****   | \$1.00   | \$1.00                                       |

\*Proof of evidence must be provided at the time of registration (such as a veterinarian certificate, Tasmanian Canine Association certificate, Greyhound Racing Board certificate, current membership of a recognised hunting dog organisation).



- . \*\*Pro rata registration rate – The rate is calculated as the Full Rate divisible by 12 and multiplied by the number of months or part thereof remaining in the financial year 1 July 2015 to 30 June 2016, or taken to be the Incentive Rate, whichever is the lesser. Note: the pro-rata registration rate does not apply where the owner has neglected to register a dog prior to being impounded.
- . \*\*\*Pensioners rate – The pensioner's rate applies to ONE dog only (owned by a pensioner at the one property). Evidence such as the Pension Concession Card must be sighted at the time of payment.
- . \*\*\*\*Discount for Obedience Certificate – Proof of evidence must be provided at the time of registration – a current certificate of obedience proficiency has been provided from an approved dog training organisation which has been accepted as a provider of an appropriate obedience certificate.

And that the following fees for the management of the *Dog Control Act 2000* also be fixed:

| DETAILS   | AMOUNT (\$)                                    |
|---|--|
| Impounding fee (1 <sup>st</sup> impoundment)*   | \$25.00  |
| Impounding fee (subsequent)*  | \$75.00  |
| Daily pound fee (per week day or any part thereof)**  | \$42.00  |
| Out of hours release fee (additional charge). Note: available in special circumstances only and if an appropriate authorised person is available. | \$90.00  |
| Investigation of nuisance complaint (non-refundable)  | \$25.00  |
| Kennel Licence Application (initial) (not including dog registration)   | \$115.00                                       |
| Kennel Licence renewal (per year)   | \$47.00  |
| Replacement tag (each)  | \$5.00   |
| Dangerous dog collar (each)   | Purchase price<br>(plus 5% admin. fee and GST) |
| Dangerous dog sign (each)   | Purchase price<br>(Plus 5% admin. fee and GST) |

- . \*Charged for the collection and short-term (less than 12 hours) impoundment.
- . \*\*Charged for long-term (12 hours or more) impoundment and in addition to the Impounding fee.

*Fees for 2015–2016 were approved by the Council on  
20 April 2015 – Minute No. 107/2015*









## **SCHEDULE OF CONTRACTS AND AGREEMENTS**

(Other than those approved under the Common Seal)

Period: 1 to 31 March 2016

### *Contracts*

. Nil

### *Agreements*

- . Grant Deed  
Department of State Growth  
Curatorial assistance under the Small Museums and Collections Program.
- . Lease Agreement  
Leven Regional Arts  
Lease of the Gawler Room, Ulverstone Civic Centre.
- . Agistment Agreement  
Grazing licence for 1.2ha at Haywoods Reserve  
Parsons Street, Ulverstone.
- . Website Development Agreement  
Off With the Pixels  
Development of the Coast to Canyon website.
- . Lease Agreement  
Vantage Hotel Group Pty Ltd  
Lease of Furner's car park.
- . Deed of Sale  
Land at Copper King Road, Cuprona  
Disposal of Council land.
- . Residential Tenancy Agreement  
Unit 6 Carroo Court, Penguin.

Sandra Ayton  
GENERAL MANAGER



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

Period: 22 March 2016 to 18 April 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 31 MARCH 2016**

|                             | 2014/2015     |        | 2015/2016     |        |
|-----------------------------|---------------|--------|---------------|--------|
|                             | \$            | %      | \$            | %      |
| Rates paid in Advance       | - 743,602.69  | -5.34  | - 837,326.01  | -5.95  |
| Rates Receivable            | 500,471.99    | 3.59   | 295,911.64    | 2.10   |
| Rates Demanded              | 14,074,395.59 | 101.09 | 14,561,987.40 | 103.53 |
| Supplementary Rates         | 91,897.60     | 0.66   | 44,881.00     | 0.32   |
|                             | 13,923,162.49 | 100.00 | 14,065,454.03 | 100.00 |
| Collected                   | 12,302,080.70 | 88.34  | 12,519,810.88 | 89.01  |
| Add Pensioners – Government | 859,356.23    | 6.17   | 872,112.54    | 6.20   |
| Pensioners – Council        | 32,795.00     | 0.24   | 36,463.67     | 0.26   |
|                             | 13,194,231.93 | 94.75  | 13,428,387.09 | 95.47  |
| Remitted                    | 1,492.78      | 0.01   | 1,492.86      | 0.01   |
| Discount Allowed            | 555,950.95    | 3.99   | 547,739.33    | 3.89   |
| Paid in advance             | - 609,623.30  | -4.38  | - 642,104.50  | -4.56  |
| Outstanding                 | 784,039.96    | 5.63   | 729,939.25    | 5.19   |
|                             | 13,926,092.32 | 100.00 | 14,065,454.03 | 100.00 |

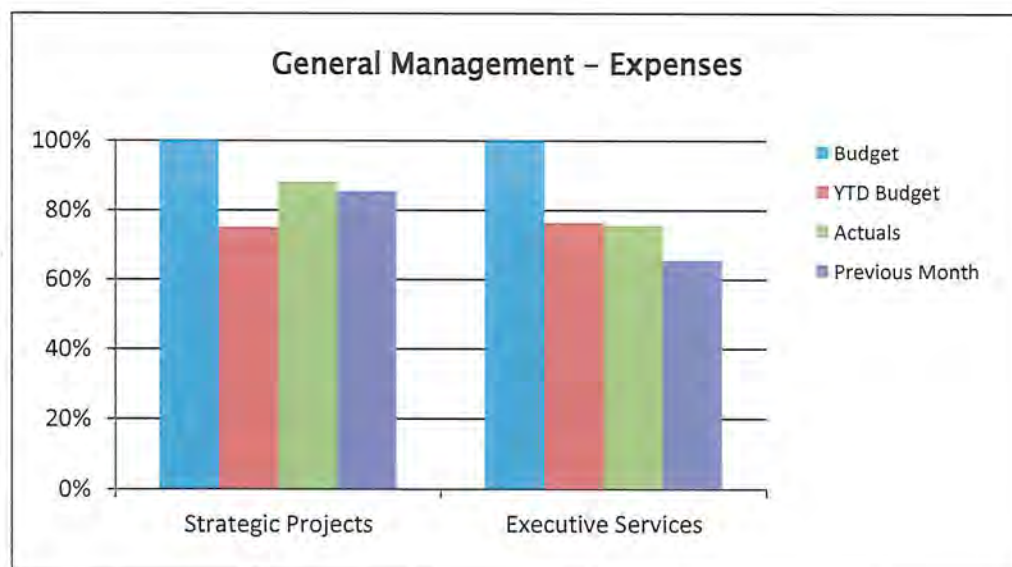
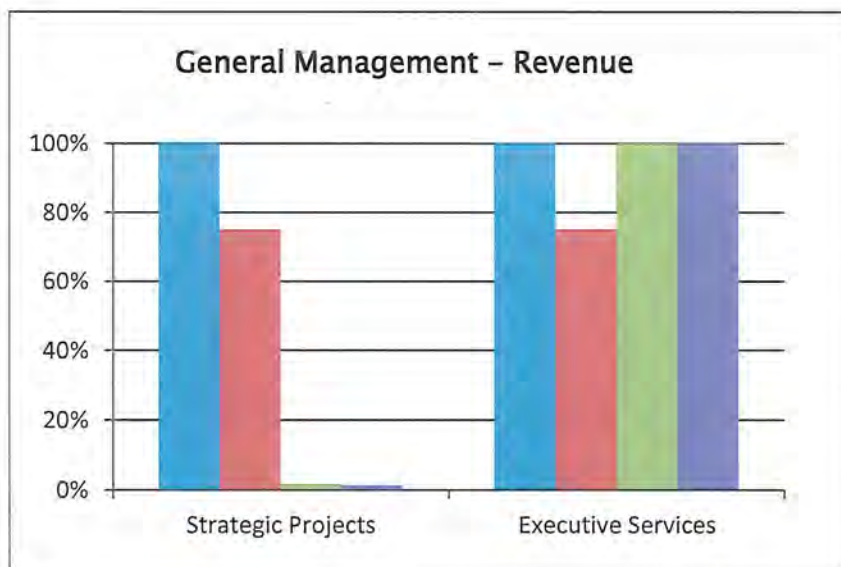


Andrea O'Rourke  
ASSISTANT ACCOUNTANT

4-Apr-2016

## Finance Report – March 2016

| GENERAL MANAGEMENT | Budget                | YTD Budget            | Actuals             | Previous Month      | YTD Variance          | Remaining             | % of Budget |
|--------------------|-----------------------|-----------------------|---------------------|---------------------|-----------------------|-----------------------|-------------|
| <b>Revenue</b>     |                       |                       |                     |                     |                       |                       |             |
| Strategic Projects | (2,061,000)           | (1,545,780)           | (33,598)            | (27,199)            | (1,512,182)           | (2,027,402)           | 2%          |
| Executive Services | (36,000)              | (27,009)              | (50,909)            | (48,643)            | 23,900                | 14,909                | 141%        |
|                    | <b>\$ (2,097,000)</b> | <b>\$ (1,572,789)</b> | <b>\$ (84,507)</b>  | <b>\$ (75,842)</b>  | <b>\$ (1,488,282)</b> | <b>\$ (2,012,493)</b> |             |
| <b>Expenses</b>    |                       |                       |                     |                     |                       |                       |             |
| Strategic Projects | 189,000               | 141,738               | 166,031             | 161,072             | (24,293)              | 22,969                | 88%         |
| Executive Services | 1,512,000             | 1,151,039             | 1,138,745           | 987,326             | 12,294                | 373,255               | 75%         |
|                    | <b>\$ 1,701,000</b>   | <b>\$ 1,292,777</b>   | <b>\$ 1,304,777</b> | <b>\$ 1,148,399</b> | <b>\$ (12,000)</b>    | <b>\$ 396,223</b>     |             |



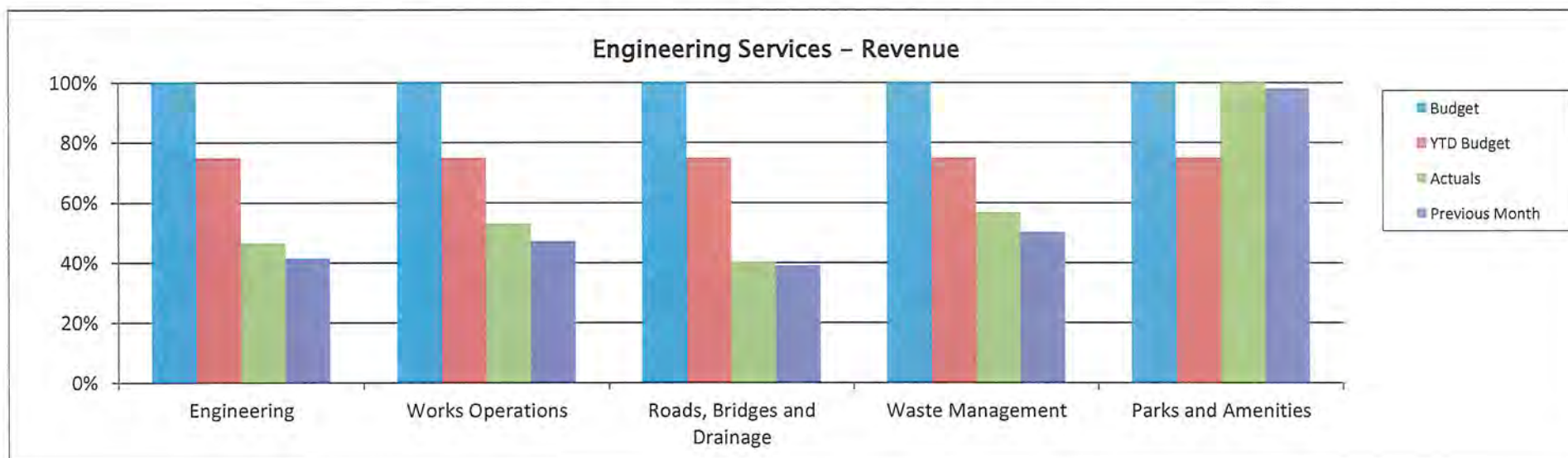
### Variance

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 – March 2016

| ENGINEERING SERVICES        | Budget                | YTD Budget            | Actuals               | Previous Month        | YTD Variance          | Remaining             | % of Budget |
|-----------------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-------------|
| <b>Revenue</b>              |                       |                       |                       |                       |                       |                       |             |
| Engineering                 | (1,406,000)           | (1,054,490)           | (652,812)             | (582,769)             | (401,678)             | (753,188)             | 46%         |
| Works Operations            | (1,200,000)           | (900,021)             | (636,821)             | (565,466)             | (263,200)             | (563,179)             | 53%         |
| Roads, Bridges and Drainage | (3,260,000)           | (2,445,020)           | (1,314,638)           | (1,274,348)           | (1,130,382)           | (1,945,362)           | 40%         |
| Waste Management            | (652,000)             | (489,010)             | (369,652)             | (327,310)             | (119,358)             | (282,348)             | 57%         |
| Parks and Amenities         | (412,885)             | (309,664)             | (432,440)             | (404,449)             | 122,776               | 19,555                | 105%        |
|                             | <b>\$ (6,930,885)</b> | <b>\$ (5,198,205)</b> | <b>\$ (3,406,363)</b> | <b>\$ (3,154,342)</b> | <b>\$ (1,791,842)</b> | <b>\$ (3,524,522)</b> |             |



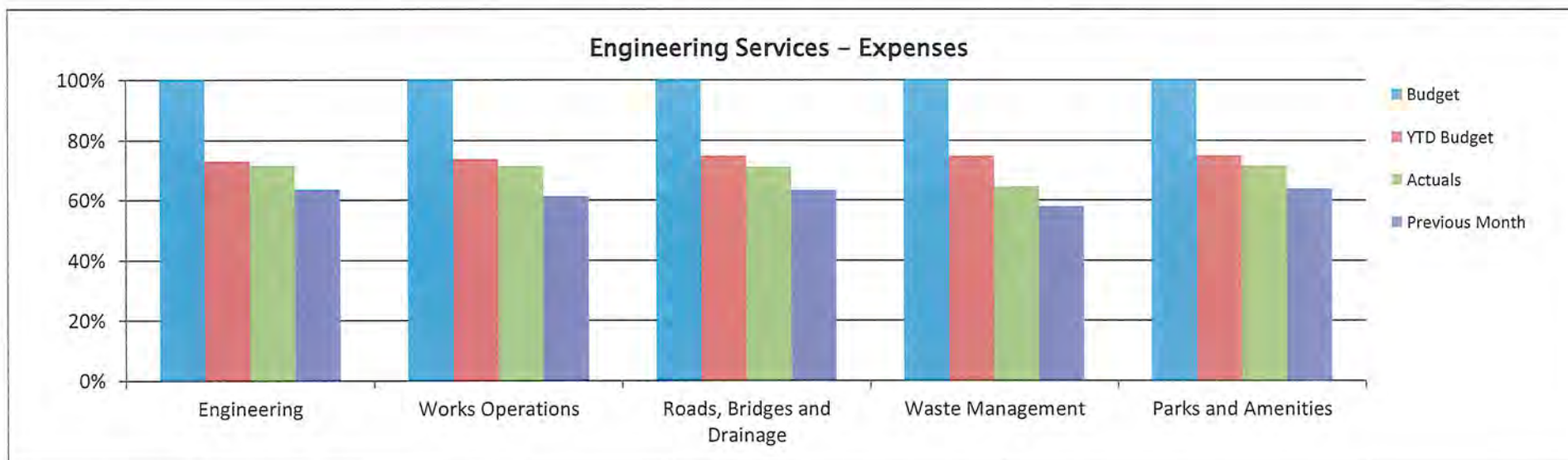
### Variance

|                             |  |
|-----------------------------|--|
| 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 – March 2016

| ENGINEERING SERVICES        | Budget               | YTD Budget           | Actuals              | Previous Month      | YTD Variance      | Remaining           | % of Budget |
|-----------------------------|----------------------|----------------------|----------------------|---------------------|-------------------|---------------------|-------------|
| <b>Expenses</b>             |                      |                      |                      |                     |                   |                     |             |
| Engineering                 | 1,406,000            | 1,029,540            | 1,007,557            | 893,400             | 21,983            | 398,443             | 72%         |
| Works Operations            | 1,238,000            | 914,852              | 885,333              | 759,870             | 29,519            | 352,667             | 72%         |
| Roads, Bridges and Drainage | 6,900,000            | 5,174,991            | 4,920,120            | 4,376,658           | 254,871           | 1,979,880           | 71%         |
| Waste Management            | 3,565,000            | 2,668,420            | 2,303,830            | 2,061,406           | 364,590           | 1,261,170           | 65%         |
| Parks and Amenities         | 2,528,885            | 1,896,602            | 1,808,901            | 1,614,454           | 87,701            | 719,984             | 72%         |
|                             | <b>\$ 15,637,885</b> | <b>\$ 11,684,405</b> | <b>\$ 10,925,741</b> | <b>\$ 9,705,788</b> | <b>\$ 758,664</b> | <b>\$ 4,712,144</b> |             |



### Variance

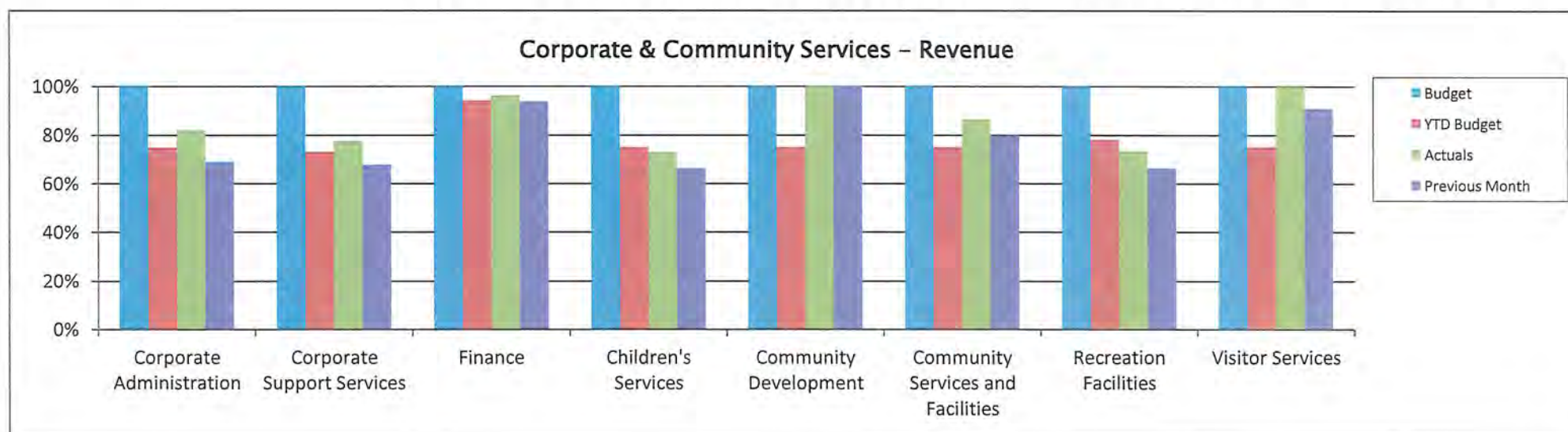
|                             |   |
|-----------------------------|---|
| Engineering                 | Expenditure under YTD budget – Timing – mainly staff costs.                                   |
| Works Operations            | Expenditure under YTD budget – Timing of costs in general.                                    |
| 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 – March 2016

### CORPORATE & COMMUNITY SERVICES

#### Revenue

|                                   | Budget                 | YTD Budget             | Actuals                | Previous Month         | YTD Variance      | Remaining             | % of Budget |
|-----------------------------------|------------------------|------------------------|------------------------|------------------------|-------------------|-----------------------|-------------|
| Corporate Administration          | (35,200)               | (26,380)               | (28,831)               | (24,214)               | 2,451             | (6,369)               | 82%         |
| Corporate Support Services        | (3,281,300)            | (2,398,457)            | (2,541,542)            | (2,220,252)            | 143,085           | (739,758)             | 77%         |
| Finance                           | (18,378,000)           | (17,299,450)           | (17,682,837)           | (17,228,137)           | 383,387           | (695,163)             | 96%         |
| Children's Services               | (1,323,300)            | (992,430)              | (964,396)              | (876,009)              | (28,034)          | (358,904)             | 73%         |
| Community Development             | (43,420)               | (32,568)               | (63,126)               | (57,244)               | 30,558            | 19,706                | 145%        |
| Community Services and Facilities | (1,091,950)            | (818,890)              | (943,711)              | (871,102)              | 124,821           | (148,239)             | 86%         |
| Recreation Facilities             | (500,500)              | (390,333)              | (367,151)              | (331,596)              | (23,182)          | (133,349)             | 73%         |
| Visitor Services                  | (134,200)              | (100,660)              | (140,265)              | (121,798)              | 39,605            | 6,065                 | 105%        |
|                                   | <b>\$ (24,787,870)</b> | <b>\$ (22,059,168)</b> | <b>\$ (22,731,859)</b> | <b>\$ (21,730,352)</b> | <b>\$ 672,691</b> | <b>\$ (2,056,011)</b> |             |



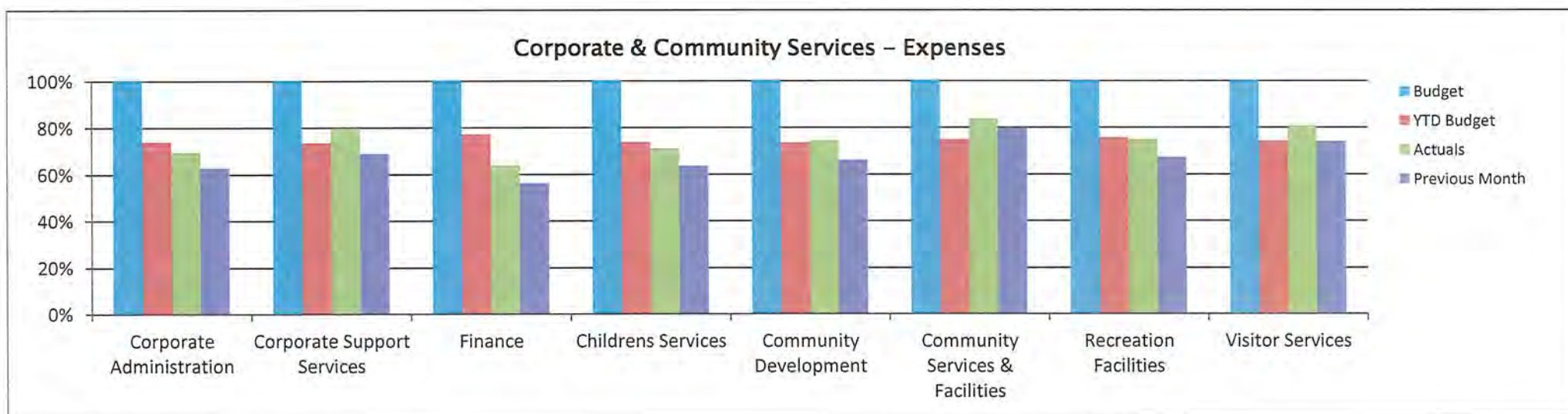
#### Variance

|                                   |   |
|-----------------------------------|---|
| 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.                  |
| Community Services and Facilities | Revenue greater than YTD budget – APHU change over receipts (offset by change over expenses). |



## Finance Report – March 2016

| CORPORATE & COMMUNITY SERVICES    | Budget               | YTD Budget          | Actuals             | Previous Month      | YTD Variance        | Remaining           | % of Budget |
|-----------------------------------|----------------------|---------------------|---------------------|---------------------|---------------------|---------------------|-------------|
| <b>Expenses</b>                   |                      |                     |                     |                     |                     |                     |             |
| Corporate Administration          | 693,200              | 513,254             | 481,730             | 435,360             | 31,524              | 211,470             | 69%         |
| Corporate Support Services        | 4,095,300            | 3,013,535           | 3,273,350           | 2,819,905           | (259,815)           | 821,950             | 80%         |
| Finance                           | 1,713,000            | 1,322,913           | 1,094,713           | 965,592             | 228,200             | 618,287             | 64%         |
| Children's Services               | 1,319,300            | 973,419             | 938,709             | 839,652             | 34,710              | 380,591             | 71%         |
| Community Development             | 714,420              | 526,204             | 531,791             | 472,235             | (5,587)             | 182,629             | 74%         |
| Community Services and Facilities | 1,541,950            | 1,153,112           | 1,291,942           | 1,231,681           | (138,830)           | 250,008             | 84%         |
| Recreation Facilities             | 1,907,500            | 1,443,003           | 1,425,874           | 1,282,396           | 17,129              | 481,626             | 75%         |
| Visitor Services                  | 334,200              | 247,470             | 269,577             | 247,028             | (22,107)            | 64,624              | 81%         |
|                                   | <b>\$ 12,318,870</b> | <b>\$ 9,192,910</b> | <b>\$ 9,307,685</b> | <b>\$ 8,293,849</b> | <b>\$ (114,775)</b> | <b>\$ 3,011,185</b> |             |

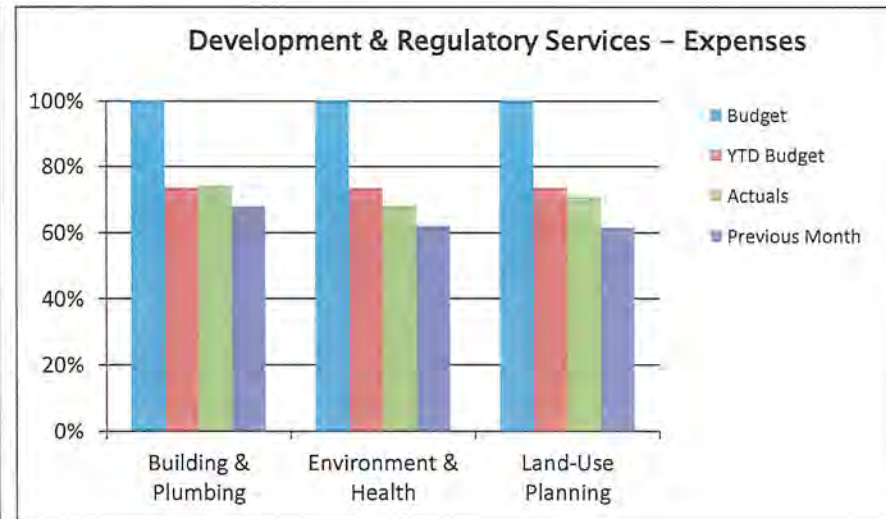
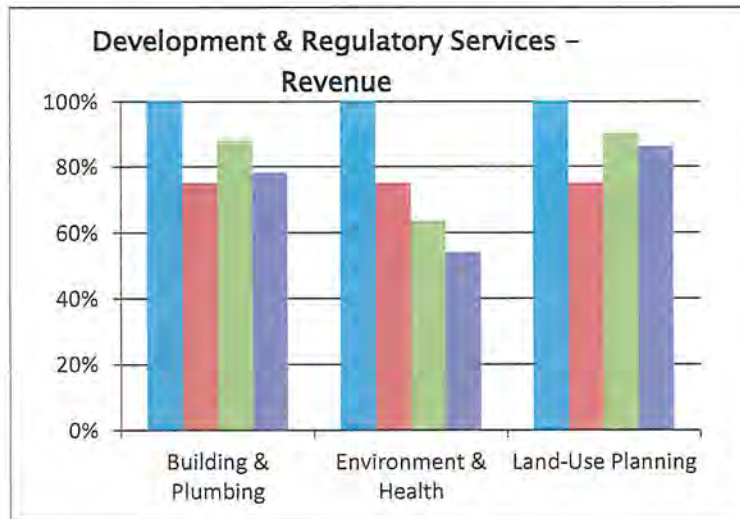


### Variance

|                                   |   |
|-----------------------------------|---|
| 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.                  |
| Community Services and Facilities | Actuals greater than YTD budget – Aged Persons Home Units change.   |

## Finance Report – March 2016

| DEVELOPMENT & REGULATORY SERVICES | Budget              | YTD Budget          | Actuals             | Previous Month      | YTD Variance     | Remaining          | % of Budget |
|-----------------------------------|---------------------|---------------------|---------------------|---------------------|------------------|--------------------|-------------|
| <b>Revenue</b>                    |                     |                     |                     |                     |                  |                    |             |
| Building and Plumbing             | (294,000)           | (220,530)           | (258,872)           | (229,638)           | 38,342           | (35,128)           | 88%         |
| Environment and Health            | (70,000)            | (52,510)            | (44,477)            | (37,789)            | (8,033)          | (25,523)           | 64%         |
| Land-Use Planning                 | (157,250)           | (117,947)           | (142,063)           | (135,600)           | 24,116           | (15,187)           | 90%         |
|                                   | <b>\$ (521,250)</b> | <b>\$ (390,987)</b> | <b>\$ (445,412)</b> | <b>\$ (403,027)</b> | <b>\$ 54,425</b> | <b>\$ (75,838)</b> |             |
| <b>Expenses</b>                   |                     |                     |                     |                     |                  |                    |             |
| Building and Plumbing             | 578,000             | 425,610             | 428,994             | 392,322             | (3,384)          | 149,006            | 74%         |
| Environment and Health            | 355,000             | 260,370             | 242,177             | 220,216             | 18,193           | 112,823            | 68%         |
| Land-Use Planning                 | 561,250             | 412,438             | 396,664             | 345,182             | 15,774           | 164,586            | 71%         |
|                                   | <b>\$ 1,494,250</b> | <b>\$ 1,098,418</b> | <b>\$ 1,067,835</b> | <b>\$ 957,721</b>   | <b>\$ 30,583</b> | <b>\$ 426,415</b>  |             |



### Variance

|                        |  |
|------------------------|--|
| Building and Plumbing  | Revenue greater than YTD Budget – Mainly inspection and connection fees and building related fees.         |
| Building and Plumbing  | Expenses greater than YTD Budget – Timing of costs in general.   |
| Environment and Health | Revenue less than YTD Budget – Mainly plant allocated and contributions not received as yet.               |
| Environment and Health | Expenses less than YTD Budget – Budget timing in general.  |
| 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. |

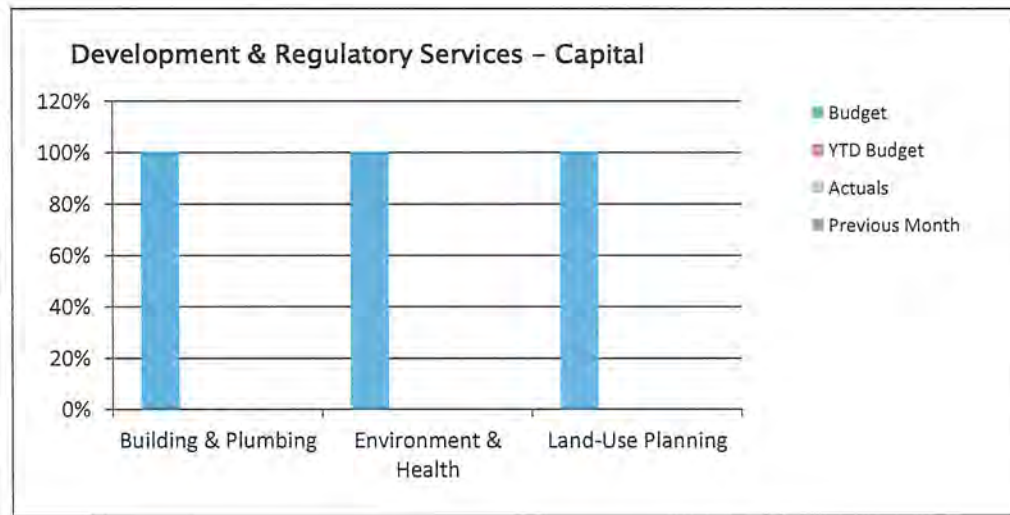
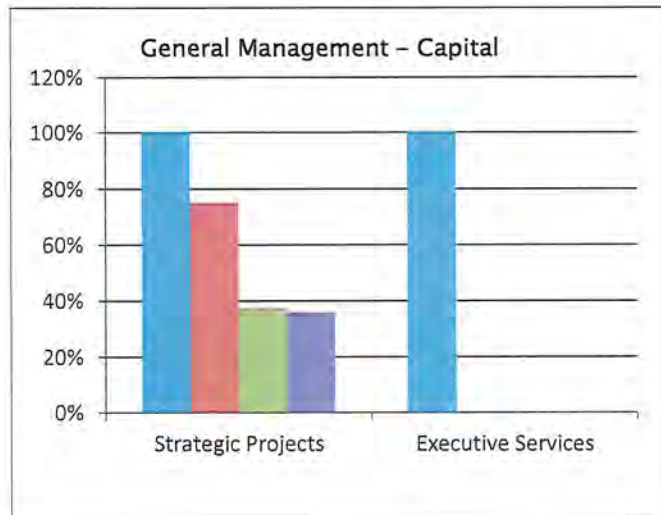


# Finance Report – March 2016

|                           | Budget              | YTD Budget          | Actuals             | Previous Month      | YTD Variance        | Remaining           | % of Budget |
|---------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|-------------|
| <b>GENERAL MANAGEMENT</b> |                     |                     |                     |                     |                     |                     |             |
| Strategic Projects        | 3,138,600           | 2,353,938           | 1,175,516           | 1,124,306           | 1,178,422           | 1,963,084           | 37%         |
| Executive Services        | -                   | -                   | -                   | -                   | -                   | -                   | 0%          |
|                           | <b>\$ 3,138,600</b> | <b>\$ 2,353,938</b> | <b>\$ 1,175,516</b> | <b>\$ 1,124,306</b> | <b>\$ 1,178,422</b> | <b>\$ 1,963,084</b> |             |

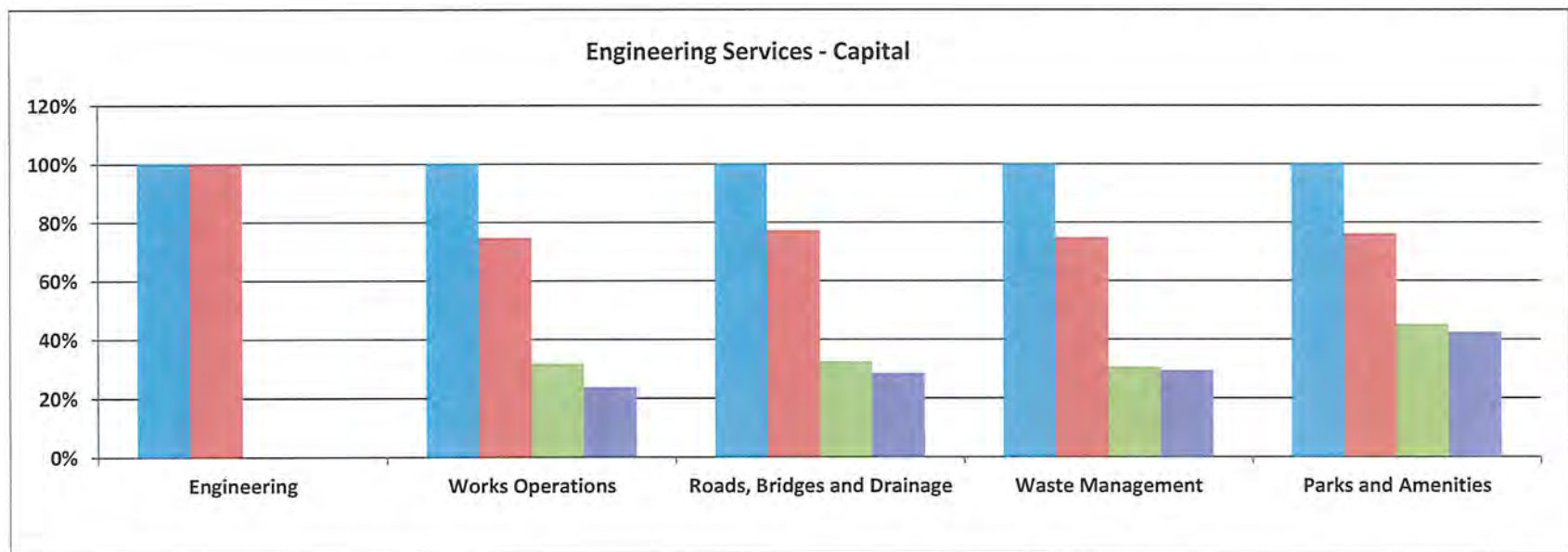
## DEVELOPMENT & REGULATORY SERVICES

|                      |                  |                  |             |             |                  |                  |    |
|----------------------|------------------|------------------|-------------|-------------|------------------|------------------|----|
| Building & Plumbing  | -                | -                | -           | -           | -                | -                | 0% |
| Environment & Health | 30,000           | 30,000           | -           | -           | 30,000           | 30,000           | 0% |
| Land-Use Planning    | -                | -                | -           | -           | -                | -                | 0% |
|                      | <b>\$ 30,000</b> | <b>\$ 30,000</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 30,000</b> | <b>\$ 30,000</b> |    |



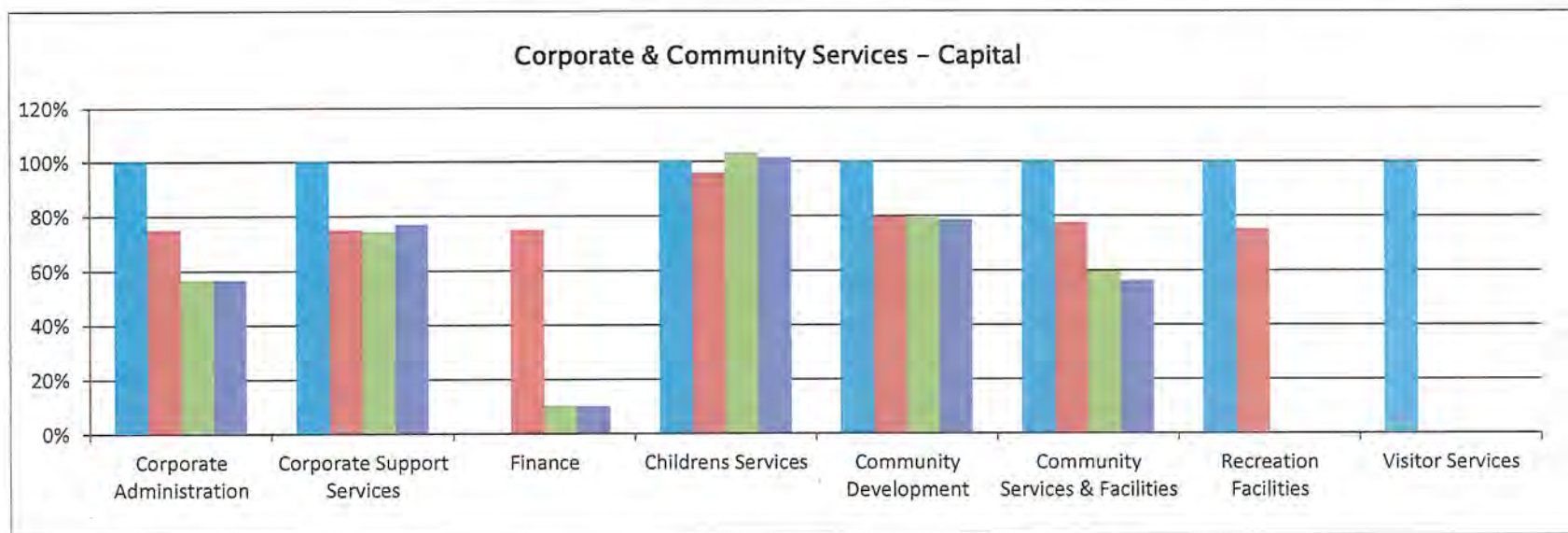
## Finance Report – March 2016

|                             | Budget              | YTD Budget          | Actuals             | Previous Month      | YTD Variance        | Remaining           | % of Budget |
|-----------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|-------------|
| <b>ENGINEERING SERVICES</b> |                     |                     |                     |                     |                     |                     |             |
| Engineering                 | 90,000              | 90,000              | –                   | –                   | 90,000              | 90,000              | 0%          |
| Works Operations            | 201,650             | 151,217             | 64,354              | 48,110              | 86,863              | 137,296             | 32%         |
| Roads, Bridges and Drainage | 7,161,000           | 5,538,174           | 2,334,545           | 2,048,522           | 3,203,629           | 4,826,455           | 33%         |
| Waste Management            | 393,000             | 294,690             | 120,149             | 116,115             | 174,541             | 272,851             | 31%         |
| Parks and Amenities         | 670,000             | 510,010             | 301,211             | 283,691             | 208,799             | 368,789             | 45%         |
|                             | <b>\$ 8,515,650</b> | <b>\$ 6,584,091</b> | <b>\$ 2,820,259</b> | <b>\$ 2,496,438</b> | <b>\$ 3,763,832</b> | <b>\$ 5,695,391</b> |             |



## Finance Report – March 2016

|   | Budget              | YTD Budget          | Actuals           | Previous Month    | YTD Variance     | Remaining         | % of Budget |
|---|---------------------|---------------------|-------------------|-------------------|------------------|-------------------|-------------|
| <b>CORPORATE &amp; COMMUNITY SERVICES</b> |                     |                     |                   |                   |                  |                   |             |
| Corporate Administration                  | 102,000             | 76,518              | 57,585            | 57,585            | 18,933           | 44,415            | 56%         |
| Corporate Support Services                | 123,500             | 92,624              | 91,760            | 94,996            | 864              | 31,740            | 74%         |
| Finance                                   | –                   | –                   | –                 | –                 | –                | –                 | 0%          |
| Childrens Services                        | 35,000              | 26,240              | 3,636             | –                 | 22,604           | 31,364            | 0%          |
| Community Development                     | 258,000             | 247,758             | 266,481           | 261,633           | (18,723)         | (8,481)           | 103%        |
| Community Services & Facilities           | 453,400             | 361,237             | 359,812           | 356,110           | 1,425            | 93,588            | 79%         |
| Recreation Facilities                     | 273,350             | 211,277             | 163,291           | 153,130           | 47,986           | 110,059           | 60%         |
| Visitor Services                          | 10,000              | 7,510               | –                 | –                 | 7,510            | 10,000            | 0%          |
|   | <b>\$ 1,255,250</b> | <b>\$ 1,023,164</b> | <b>\$ 942,566</b> | <b>\$ 923,454</b> | <b>\$ 80,598</b> | <b>\$ 312,684</b> |             |



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 depot works and washdown bay.  
Expenses less than budget – Timing of projects – Bigger road projects just commenced no costs paid 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 MARCH TO 31 MARCH 2016**

|                                     |               |
|-------------------------------------|---------------|
| Balance Brought Forward (29/2/2016) | 10,871,963.94 |
| Add, Revenue for month              | 995,614.87    |
|                                     | 11,867,578.81 |
|                                     | -----         |
| Less, Payments for month            | 2,108,488.38  |
|                                     | -----         |
| Balance as at 31 March 2016         | 9,759,090.43  |
|                                     | -----         |

|  |              |
|--|--------------|
| Balance as at Bank Account as at 31 March 2016 | 219,647.84   |
| Less, Unpresented Payments                     | - 17,858.00  |
|  | -----        |
|  | 201,789.84   |
| Cash on Hand                                   | - 103,336.73 |
|  | -----        |
| Operating Account                              | 98,453.11    |
| Interest Bearing Term Deposits                 | 9,660,637.32 |
|  | -----        |
|  | 9,759,090.43 |
|  | -----        |



Andrea O'Rourke  
ASSISTANT ACCOUNTANT

06-April-2016



Works Program 2015-2016

(Schedule indicates site construction only)

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

Works Program 2015-2016

(Schedule indicates site construction only)

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

(Schedule indicates site construction only)

Date: Mon 11/04/16 + Task  Progress 