

Notice of Ordinary Council Meeting and

Agenda

20 FEBRUARY 2017

To all Councillors

NOTICE OF MEETING

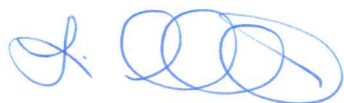
In accordance with the *Local Government (Meeting Procedures) Regulations 2015*, notice is given of the next ordinary meeting of the Central Coast Council which will be held in the Council Chamber at the Administration Centre, 19 King Edward Street, Ulverstone on Monday, 20 February 2017. The meeting 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 7 January 2017.

Dated at Ulverstone this 15th day of February 2017.

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

Code of Conduct of Councillors

PART 1 – Decision making

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

PART 2 – Conflict of interest

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

PART 3 – Use of office

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

PART 4 – Use of resources

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

PART 5 – Use of information

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

PART 6 – Gifts and benefits

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

PART 7 – Relationships with community, councillors and Council employees

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

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

PART 8 – Representation

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

PART 9 – Variation of Code of Conduct

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

QUALIFIED PERSON'S ADVICE

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

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

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

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

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

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



Sandra Ayton
GENERAL MANAGER

AGENDA

COUNCILLORS ATTENDANCE

COUNCILLORS APOLOGIES

EMPLOYEES ATTENDANCE

GUEST(S) OF THE COUNCIL

MEDIA ATTENDANCE

PUBLIC ATTENDANCE

OPENING PRAYER

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

BUSINESS

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1 CONFIRMATION OF MINUTES OF THE COUNCIL

1.1 Confirmation of minutes

The Executive Services Officer reports as follows:

“The minutes of the previous ordinary meeting of the Council held on 23 January 2017 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 23 January 2017 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.

- . 30.01.2017 – Development of Strategic and Key Actions for 2017–2018
- . 06.02.2017 – Penguin Recreation Ground redevelopment
- . 13.02.2017 – Ulverstone Lions Club / Place Marketing brand.

This information is provided for the purpose of record only. A suggested resolution is submitted for consideration.”

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

3 MAYOR'S COMMUNICATIONS

3.1 Mayor's communications

The Mayor to report:

3.2 Mayor's diary

The Mayor reports as follows:

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

- . XVI Australian Masters Games – community meeting re North–West Tasmania 2017 Games
- . Cradle Coast Authority – Representatives' subcommittee working group meeting (Burnie)
- . Cradle Coast Authority – Representatives agenda preparation (Burnie)
- . Radio 7AD – community reports
- . Australia Day 2017 – 'Breakfast by the Leven' celebration, including citizenship ceremony and Australia Day Awards presentation
- . Business visitation program – Kindred Organics
- . Cradle Coast Mayors – meeting (Burnie)
- . Don College – Evening of Excellence (Devonport)
- . Naval Association of Australia, Devonport/Ulverstone Sub-Section – HMAS Voyager II Memorial Service, with a formal wreathlaying
- . Penguin Uniting Friends group – media event to support One Million Stars to End Violence Project
- . Local Government Association of Tasmania – Regional Breakfast (Burnie)

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- . Local Government Association of Tasmania – Disclosure of Related Parties Transactions Workshop (Burnie)
 - . Cradle Coast Authority – Board meeting (Burnie)
 - . Local Government Association of Tasmania – General Meeting (Launceston)
 - . Local Government Association of Tasmania – General Management Committee meeting (Launceston)
 - . Cradle Coast Authority – Rules Review meeting (Launceston)."

Cr Tony van Rooyen reports as follows:

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

- . TasWater – Owners Representatives Quarterly Briefing, North West (Devonport)."

The Executive Services Officer reports as follows:

"A suggested resolution is submitted for consideration."

- "That the Mayor's and Cr van Rooyen's reports be received."
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3.3 Declarations of interest

The Mayor reports as follows:

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

The Executive Services Officer reports as follows:

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

Councillors are invited at this time to declare any interest they have on matters to be discussed at this meeting. If a declaration is impractical at this time, it is to be noted

that a councillor must declare any interest in a matter before any discussion on that matter commences.

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

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3.4 Public question time

The Mayor reports as follows:

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

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

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4 COUNCILLOR REPORTS

4.1 Councillor reports

The Executive Services Officer reports as follows:

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

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

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5 APPLICATIONS FOR LEAVE OF ABSENCE

5.1 Leave of absence

The Executive Services Officer reports as follows:

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

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

There are no applications for consideration at this meeting.”

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6 DEPUTATIONS

6.1 Deputations

The Executive Services Officer reports as follows:

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

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.”

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."

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 4 November 2016
- . Turners Beach Community Representatives Committee – meeting held on 24 November 2016
- . Central Coast Community Safety Partnership Committee – meeting held on 7 December 2016
- . Ulverstone Local History Museum – meeting held on 24 January 2017
- . Forth Community Representatives Committee – meeting held on 2 February 2017
- . Central Coast Community Shed Management Committee – meeting held on 6 February 2017.

Copies of the minutes and notes having been circulated to all Councillors, a suggested resolution is submitted for consideration.”

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

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NOTES

COMMUNITY SERVICES

9.2 Statutory determinations

The Director Infrastructure Services reports as follows:

“A Schedule of Statutory Determinations made during the month of January 2017 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.”

9.3 Council acting as a planning authority

The Mayor reports as follows:

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

The Director Infrastructure Services has submitted the following report:

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

The Executive Services Officer reports as follows:

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

A suggested resolution is submitted for consideration.”

- “That the Mayor’s report be received.”
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9.4 Manufacturing and processing (joinery workshop) at 212 Westella Drive, Turners Beach (CT27535/2 identified as 4 Stubbs Road, Turners Beach) – Application No. DA216129

The Director Infrastructure Services reports as follows:

“The Town Planner has prepared the following report:

‘DEVELOPMENT APPLICATION NO.:’	DA216129
PROPOSAL:	Manufacturing and processing (joinery workshop)
APPLICANT:	Weeda Drafting & Building Consultants Pty Ltd
LOCATION:	212 Westella Drive, Turners Beach (CT27535/2 identified as 4 Stubbs Road, Turners Beach)
ZONE:	Rural Resource
PLANNING INSTRUMENT:	Central Coast Interim Planning Scheme 2013 (the Scheme)
ADVERTISED:	25 January 2017
REPRESENTATIONS EXPIRY DATE:	9 February 2017
REPRESENTATIONS RECEIVED:	One
42-DAY EXPIRY DATE:	2 March 2017
DECISION DUE:	20 February 2017

PURPOSE

The purpose of this report is to consider an application to establish a joinery workshop in an existing shed at 212 Westella Drive, Turners Beach (CT27535/2 identified as 4 Stubbs Road, Turners Beach).

Accompanying the report are the following documents:

- . Annexure 1 – location plan;
- . Annexure 2 – application documentation;
- . Annexure 3 – representation;
- . Annexure 4 – photographs; and
- . Annexure 5 – TasWater Submission to Planning Authority Notice TWDA 2017/00090–CC.

BACKGROUND

Development description –

Application is made to establish a joinery workshop on land identified as 4 Stubbs Road, Turners Beach (CT27535/2). A small operation is proposed, principally with a single operator but with the ability to employ an apprentice, if required. The workshop would design and construct kitchen cabinets and the occasional piece of furniture. There would be approximately one truck movement to the site each week.

The building (shed) that would support the joinery workshop is existing. No additional building works are proposed on site.

Site description and surrounding area –

The land is identified as 212 Westella Drive and is located on the corner of Westella Drive and Stubbs Road, Turners Beach. The land comprises three Titles – CT27535/2, CT27535/3 and CT27535/4. The Titles, in combination, accommodate a single dwelling with several domestic outbuildings (CT27535/3 and CT27535/4) and a large industrial style shed (CT27535/2). All land parcels are zoned Rural Resource. Refer to the Title Layout Plan below for clarification.



Title Layout Plan

This application relates to CT27535/2, identified as 4 Stubbs Road, Turners Beach. The land holding has a land area of 1,070m² and accommodates a large galvanized iron shed. The shed has been vacant for some time and, in the past, was used as a bus repair workshop. The building accommodates a vehicle repair and service pit.

Land to the east, on the opposite side of Stubbs Road, is zoned General Residential and is developed to residential standard.

Land to the north, south and west is zoned Rural Resource. Two small allotments, also zoned Rural Resource, are located directly south of the shed allotment and accommodate single dwellings.

History -

The land was previously zoned Residential under the *Central Coast S.46 Planning Scheme No. 1 of 1993*.

There is no history record of the year of construction of the large shed that is the subject of this application.

DISCUSSION

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

26.0 Rural Resource Zone

CLAUSE	COMMENT
26.1.2 Local Area Objectives	
<p>(a) The priority purpose for rural land is primary industry dependent upon access to a naturally occurring resource;</p> <p>(b) Air, land and water resources are of importance for current and potential primary industry and other permitted use;</p> <p>(c) Air, land and water resources are protected against –</p> <p style="padding-left: 40px;">(i) permanent loss to a use or development that has no need or reason to locate on land containing such a resource; and</p> <p style="padding-left: 40px;">(ii) use or development that has potential to exclude or unduly conflict, constraint, or interfere with the practice of primary industry or any other use dependent on access to a naturally occurring resource;</p> <p>(d) Primary industry is diverse, dynamic, and innovative; and may occur on a range of lot sizes and at different levels of intensity;</p>	<p>“Manufacturing and processing” is a Discretionary use of the land in the Rural Resource zone. The proposed use would be over a 1,070m² area of land that accommodates an existing 202.10m² shed. The building was previously a bus repair workshop (Service Industry) which is now a Prohibited use class in the Rural Resource zone.</p> <p>(a) Proposal does not satisfy the Objective. The proposed use is not a primary industry use of the site, would not be dependent upon access to a naturally occurring resource and would not augment ongoing farm operations.</p> <p>(b) Proposal does not satisfy the Objective. The proposed development is not a Permitted use and is not reliant on air, land or water resources for primary industry production.</p> <p>(c)(i) Proposal satisfies the Objective. The proposal is for use only (not development) and would not result in</p>

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

<p>(c) will seek to minimise disturbance to –</p> <ul style="list-style-type: none"> (i) physical terrain; (ii) natural biodiversity and ecological systems; (iii) scenic attributes; and (iv) rural residential and visitor amenity; <p>(d) may involve sites of varying size –</p> <ul style="list-style-type: none"> (i) in accordance with the type, scale and intensity of primary industry; and (ii) to reduce loss and constraint on use of land important for sustainable commercial production based on naturally occurring resources; <p>(e) is significantly influenced in temporal nature, character, scale, frequency, and intensity by external factors, including changes in technology, production techniques, and in economic, management, and marketing systems.</p>	<p>negative effect on places of ecological, scientific, cultural or aesthetic value.</p> <p>(b)(iii) Not applicable. The site is highly modified and is cleared of native vegetation.</p> <p>(c)(i) Proposal is consistent with Desired Future Character Statements. The proposal would not disturb the underlying physical terrain of the site.</p> <p>(c)(ii) Proposal is consistent with Desired Future Character Statements. The proposal would not disturb biodiversity or ecological systems on the site.</p> <p>(c)(iii) Proposal is consistent with Desired Future Character Statements. The proposed use would not disturb existing scenic attributes of the site.</p> <p>(c)(iv) Proposal is consistent with Desired Future Character Statements. Development does not adjoin a General Residential or Rural Living zone. The proposed use would not result in an impact on rural residential amenity.</p> <p>(d)(i) Not applicable. The proposed use would not be associated with primary industry.</p>
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	<p>(d)(ii) Not applicable. Proposal is not sustainable commercial production based on a naturally occurring resource.</p> <p>(e) Proposal is not consistent with Desired Future Character Statements. The proposed use is not significantly influenced by changes in technology, production techniques or economic management and marketing systems.</p>
26.3 Use Standards	
26.3.1 Requirement for discretionary non-residential use to locate on rural resource land	
<p>26.3.1–(P1) Other than for residential use, discretionary permit use must:</p> <p>(a) be consistent with the local area objectives;</p> <p>(b) be consistent with any applicable desired future character statement;</p> <p>(c) be required to locate on rural resource land for operational efficiency:</p> <p>(i) to access a specific naturally occurring resource on the site or on adjacent land in the zone;</p>	<p>(a) Non-compliant. Proposal does not meet three out of 10 of the Local Area Objectives of the Rural Resource zone. Two are satisfied and five of the 10 Objectives are not applicable to this application.</p> <p>(b) Compliant. Proposal meets six of the Desired Future Character Statements of the Rural Resource zone. Four of the Statements are not satisfied and four are not applicable to this application.</p> <p>(c)(i) Not applicable. Satisfied by (c)(ii).</p>

<p>(ii) to access infrastructure only available on the site or on adjacent land in the zone;</p> <p>(iii) to access a product of primary industry from a use on the site or on adjacent land in the zone;</p> <p>(iv) to service or support a primary industry or other permitted use on the site or on adjacent land in the zone;</p> <p>(v) if required –</p> <p>a. to acquire access to a mandatory site area not otherwise available in a zone intended for that purpose;</p> <p>b. for security;</p> <p>c. for public health or safety if all measures to minimise impact could create an unacceptable level of risk to human health, life or property if located on land in a zone intended for that purpose;</p> <p>(vi) to provide opportunity for diversification, innovation, and value-adding to secure existing or potential primary</p>	<p>(c)(ii) Compliant. It is a requirement of the proposed use to access infrastructure (disused vehicle repair shed) that is only available on the subject site.</p> <p>(c)(iii) Not applicable. Satisfied by (c)(ii).</p> <p>(c)(iv) Not applicable. Satisfied by (c)(ii).</p> <p>(c)(v)a. Not applicable. Satisfied by (c)(ii).</p> <p>(c)(v)b. Not applicable. Satisfied by (c)(ii).</p> <p>(c)(v)c. Not applicable. Satisfied by (c)(ii).</p> <p>(c)(vi) Not applicable. Satisfied by (c)(ii).</p> <p>(c)(vii) Not applicable. Satisfied by (c)(ii).</p> <p>(c)(viii) Not applicable. Satisfied by (c)(ii).</p> <p>(d)(i) Compliant. Proposed use would not result in loss of land for any potential use of the land for primary industry.</p> <p>(d)(ii) Compliant. Proposed use would not constrain or interfere with potential primary industry use of the</p>
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<p>industry use of the site or of adjacent land;</p> <p>(vii) to provide an essential utility or community service infrastructure for the municipal or regional community or that is of significance for Tasmania; or</p> <p>(viii) if a cost-benefit analysis in economic, environmental, and social terms indicates significant benefits to the region; and</p> <p>(d) minimise likelihood for:</p> <p>(i) permanent loss of land for existing and potential primary industry use;</p> <p>(ii) constraint or interference to existing and potential primary industry use on the site and on adjacent land; and</p> <p>(iii) loss of land within a proclaimed irrigation district under Part 9 <i>Water Management Act 1999</i> or land that may benefit from the application of broad-scale irrigation development.</p>	<p>land although no additional primary industry storage facilities would be available on site.</p> <p>(d)(iii) Not applicable. Land is not within a Proclaimed Irrigation District.</p> <p>See "Issues" section of this report.</p>
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26.3.2 Required Residential Use	
<p>26.3.2-(A1) Residential use required as part of a use must:</p> <ul style="list-style-type: none"> (a) be an alteration or addition to an existing lawful and structurally sound residential building; (b) be an ancillary dwelling to an existing lawful and structurally sound single dwelling; (c) not intensify an existing lawful residential use; (d) replace a lawful existing residential use; (e) not create a new residential use through conversion of an existing building; or (f) be home based business in association with occupation of an existing lawful and structurally sound residential building; and (g) there is no change in the title description of the site on which the residential use is located. 	<p>Not applicable.</p> <p>Not a required residential use.</p>
26.3.3 Residential use	
<p>26.3.3-(A1) Residential use that is not required as part of an other use must:</p>	<p>Not applicable.</p>

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

26.4.1 Suitability of a site or lot on a plan of subdivision for use or development

26.4.1–(A1) A site or each lot on a plan of subdivision must:

- (a) unless for agricultural use, have an area of not less than 1.0 hectare not including any access strip; and
- (b) if intended for a building, contain a building area –
 - (i) of not more than 2,000m² or 20% of the area of the site, whichever is the greater unless a crop protection structure for an agricultural use;
 - (ii) clear of any applicable setback from a frontage, side or rear boundary;
 - (iii) clear of any applicable setback from a zone boundary;
 - (iv) clear of any registered easement;
 - (v) clear of any registered right of way benefiting other land;
 - (vi) clear of any restriction imposed by a utility;

- (a) Non-compliant. Land area is 1,070m².
See “Issues” section of this report.
- (b)(i) Compliant. Building is existing with a floor area of 202.10m².
- (b)(ii) Non-compliant. Existing shed does not meet side or front boundary setbacks. Side setback is 1.8m and front setback to Stubbs Road is 7.81m.

See “Issues” section of this report.
- (b)(iii) Not applicable. No zone boundary setbacks apply.
- (b)(iv) Not applicable. No registered easements.
- (b)(v) Not applicable. No right-of-way benefiting other land.
- (b)(vi) Not applicable. No restriction imposed by a utility.
- (b)(vii) Not applicable. No access strip.

<p>(vii) not including an access strip;</p> <p>(viii) accessible from a frontage or access strip.</p>	<p>(b)(viii) Compliant. Land is accessible from a frontage to Stubbs Road.</p>
<p>26.4.1–(A2) A site or each lot on a subdivision plan must have a separate access from a road:</p> <p>(a) across a frontage over which no other land has a right of access; and</p> <p>(b) if an internal lot, by an access strip connecting to a frontage over land not required as the means of access to any other land; or</p> <p>(c) by a right of way connecting to a road –</p> <p>(i) over land not required as the means of access to any other land; and</p> <p>(ii) not required to give the lot of which it is a part the minimum properties of a lot in accordance with the acceptable solution in any applicable standard; and</p> <p>(d) with a width of frontage and any access strip or right of way of not less than 6.0m; and</p>	<p>(a) Compliant. Use would utilise frontage to Stubbs Road.</p> <p>(b) Not applicable. Compliant with (a).</p> <p>(c) Not applicable. Compliant with (a).</p> <p>(d) Not applicable. Compliant with (a).</p> <p>(e) Compliant. Existing approved access to Stubbs Road in accordance with the <i>Local Government (Highways) Act 1982</i>.</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>26.4.1–(A3) Unless for agricultural use other than controlled environment agriculture which permanently precludes the land for an agricultural use dependent on the soil as a growth medium, a site or each lot on a plan of subdivision must be capable of connecting to a water supply:</p> <p>(a) provided in accordance with the <i>Water and Sewerage Industry Act 2008</i>; or</p> <p>(b) from a rechargeable drinking water system ^{R31} with a storage capacity of not less than 10,000 litres if:</p> <p>(i) there is not a reticulated water supply; and</p> <p>(ii) development is for:</p> <p>a. a single dwelling; or</p> <p>b. a use with an equivalent population of not more than 10 people per day.</p>	<p>(a) Compliant. The site is connected to the reticulated water system. The Council's Planning Permit would require compliance with TasWater's approval, included as an attachment to the Planning Permit.</p> <p>(b)(i) Not applicable. Satisfied by (a).</p> <p>(b)(ii) Not applicable. Satisfied by (a).</p>

<p>26.4.1–(A4) Unless for agricultural use other than controlled environment agriculture which permanently precludes the land for an agricultural use dependent on the soil as a growth medium, a site or each lot on a plan of subdivision must be capable of draining and disposing of sewage and liquid trade waste:</p> <p>(a) to a sewerage system provided in accordance with the <i>Water and Sewerage Industry Act 2008</i>; or</p> <p>(b) by on-site disposal if:</p> <p>(i) sewage or liquid trade waste cannot be drained to a reticulated sewer system; and</p> <p>(ii) the development:</p> <p>a. is for a single dwelling; or</p> <p>b. provides for an equivalent population of not more than 10 people per day; or</p> <p>(iii) the site has capacity for on-site disposal of domestic waste water in accordance with AS/NZS 1547:2000 On-site domestic-wastewater management clear of any defined building area or access strip.</p>	<p>(a) Compliant. The site is connected to the reticulated sewerage system. The Council's Planning Permit would require compliance with TasWater's approval, included as an attachment to the Planning Permit.</p> <p>(b)(i) Not applicable. Satisfied by (a).</p> <p>(b)(ii) Not applicable. Satisfied by (a).</p>
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<p>26.4.1–(A5) Unless for agricultural use other than controlled environment agriculture which permanently precludes the land for an agricultural use dependent on the soil as a growth medium, a site or each lot on a plan of subdivision must be capable of draining and disposing of stormwater:</p> <p>(a) to a stormwater system provided in accordance with the <i>Urban Drainage Act 2013</i>; or</p> <p>(b) if stormwater cannot be drained to a stormwater system:</p> <p>(i) for discharge to a natural drainage line, water body or watercourse; or</p> <p>(ii) for disposal within the site if:</p> <p>a. the site has an area of not less than 5,000m²;</p> <p>b. the disposal area is not within any defined building area;</p> <p>c. the disposal area is not within any area required for the disposal of sewage;</p> <p>d. the disposal area is not within any access strip; and</p>	<p>(a) Compliant. The site is connected to the reticulated stormwater system.</p> <p>(b)(i) Not applicable. Satisfied by (a).</p> <p>(b)(ii) Not applicable. Satisfied by (a).</p>
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e. not more than 50% of the site is impervious surface.	
26.4.2 Location and configuration of development	
<p>26.4.2-(A1) A building or a utility structure, other than a crop protection structure for an agriculture use, must be setback:</p> <p>(a) not less than 20.0m from the frontage; or</p> <p>(b) not less than 50.0m if the development is for sensitive use on land that adjoins the Bass Highway;</p> <p>(c) not less than 10.0m from each side boundary; and</p> <p>(d) not less than 10.0m from the rear boundary; or</p> <p>(e) in accordance with any applicable building area shown on a sealed plan.</p>	<p>Not applicable.</p> <p>No new building work proposed.</p>
26.4.2-(A2) Building height must be not more than 8.5m.	<p>Compliant.</p> <p>Building height not greater than 8.5m.</p>

<p>26.4.2–(A3.1) A building or utility structure, other than a crop protection structure for an agricultural use or wind power turbines or wind power pumps, must –</p> <ul style="list-style-type: none"> (a) not project above an elevation 15m below the closest ridgeline; (b) be not less than 30m from any shoreline to a marine or aquatic water body, water course, or wetland; (c) be below the canopy level of any adjacent forest or woodland vegetation; and (d) clad and roofed with materials with a light reflectance value of less than 40%. 	<p>Not applicable.</p> <p>No new building work proposed.</p>
<p>26.4.2–(A3.2) Wind power turbines and wind power pumps must not exceed 20m in height.</p>	<p>Not applicable.</p> <p>Not a wind power turbine or wind pump.</p>
<p>26.4.3 Location of development for sensitive uses</p>	
<p>26.4.3–(A1) New development, except for extensions to existing sensitive use where the extension is no greater than 30% of the existing gross floor area of the sensitive use, must –</p> <ul style="list-style-type: none"> (a) be located not less than: 	<p>Not applicable.</p> <p>No new building work proposed.</p>

<ul style="list-style-type: none"> (i) 200m from any agricultural land; (ii) 200m from aquaculture, or controlled environment agriculture; (iii) 500m from the operational area boundary established by a mining lease issued in accordance with the <i>Mineral Resources Development Act 1995</i> if blasting does not occur; or (iv) 1000m from the operational area boundary established by a mining lease issued in accordance with the <i>Mineral Resources Development Act 1995</i> if blasting does occur; or (v) 500m from intensive animal husbandry; (vi) 100m from land under a reserve management plan; (vii) 100m from land designated for production forestry; (viii) 50.0m from a boundary of the land to the Bass Highway, or to a railway line; and (ix) clear of any restriction imposed by a utility; and 	
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<p>(b) not be on land within a proclaimed irrigation district under Part 9 <i>Water Management Act 1999</i>, or land that may benefit from the application of broad-scale irrigation development.</p>	
<p>26.4.4 Subdivision</p>	
<p>26.4.4-(A1) Each new lot on a plan of subdivision must be –</p> <p>(a) 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.</p>	<p>Not applicable.</p> <p>No subdivision proposed.</p>
<p>26.4.5 Buildings for Controlled Environment Agriculture</p>	
<p>26.4.5-(A1) A building for controlled environment agriculture use must be a crop protection structure and the agricultural use inside the building must satisfy one of the following:</p> <p>(a) rely on the soil as a growth medium into which plants are directly sown;</p> <p>(b) not alter, disturb or damage the existing soil profile if conducted in a manner which does not rely on the soil as a growth medium.</p>	<p>Not applicable.</p> <p>No controlled environment agriculture proposed.</p>

COMMUNITY SERVICES

CODES	
E1 Bushfire-Prone Areas Code	Not applicable. Not a subdivision or vulnerable or hazardous use.
E2 Airport Impact Management Code	Not applicable. No Code in this Scheme.
E3 Clearing and Conversion of Vegetation Code	Not applicable. No clearing or conversion of native threatened vegetation.
E4 Change in Ground Level Code	Not applicable. No cut or fill proposed greater than 1m.
E5 Local Heritage Code	Not applicable. No places of local significance listed in this Scheme.
E6 Hazard Management Code	Not applicable. Site not included in a mapped hazard area.
E7 Sign Code	Not applicable. No signs proposed.
E8 Telecommunication Code	Not applicable. No telecommunications proposed.
E9 Traffic Generating Use and Parking Code	
E9.2 Application of this Code	Applicable. Applies to all use and development
E9.4 Use or development exempt from this Code	Not exempt. No Local Area Parking Scheme.

E9.5 Use Standards	
E9.5.1 Provision for parking	
<p>E9.5.1-(A1) Provision for parking must be:</p> <p>(a) the minimum number of on-site vehicle parking spaces must be in accordance with the applicable standard for the use class as shown in the Table to this Code;</p>	<p>Compliant.</p> <p>E9 Traffic and Parking Code of the Scheme requires one car space per 75m² of floor area. The existing shed has a floor area of 202.10m². This means the site must be able to accommodate three car parking spaces on the site. The site plan makes provision for the required number of car parking spaces on site, north of the shed.</p>
E9.5.2 Provision for loading and unloading of vehicles	
<p>E9.5.2-(A1) There must be provision within a site for:</p> <p>(a) on-site loading area in accordance with the requirement in the Table to this Code; and</p> <p>(b) passenger vehicle pick-up and set-down facilities for business, commercial, educational and retail use at the rate of one space for every 50 parking spaces.</p>	<p>(a) Compliant. E9 Traffic and Parking Code of the Scheme requires space for one small rigid truck. The site plan makes provision for a small truck space, north of the shed.</p> <p>(b) Not applicable. Passenger pick-up and set-down facilities only required for business, commercial, educational or retail uses and not for manufacturing.</p>

E9.6 Development Standards	
E9.6.2 Design of vehicle parking and loading areas	
E9.6.2-(A1.1) All development must provide for the collection, drainage and disposal of stormwater; and	Compliant. The site is able to drain, collect and dispose of stormwater on-site, clear of building sites, wastewater site and access road.
<p>E9.6.2-(A1.2) Other than for development for a single dwelling in the General Residential, Low Density Residential, Urban Mixed Use and Village zones, the layout of vehicle parking area, loading area, circulation aisle and manoeuvring area must –</p> <p>(a) Be in accordance with AS/NZS 2890.1 (2004) – Parking Facilities – Off-Street Car Parking;</p> <p>(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</p>	<p>(a) Compliant. Circulation and parking areas and vehicle manoeuvring areas are accepted as being in accordance with AS/NZS 2890.1 (2004).</p> <p>(b) Not applicable. Applies where 20 spaces are proposed or required.</p> <p>(c) Not applicable. Applies where 20 spaces are proposed or required.</p> <p>(d) Not applicable. Applies where 20 spaces are proposed or required.</p> <p>(e) Compliant. The site has sufficient area to accommodate this requirement.</p> <p>(f) Compliant. The site has sufficient area to accommodate this requirement.</p>

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

Issues –

1 Local Area Objectives and Desired Future Character Statements –

The Rural Resource zone's Local Area Objectives and Desired Future Character Statements together, seek to promote use and development that is for primary industry purpose and would be dependent upon access to a naturally occurring resource, either on-site or on adjacent land.

The proposed use of the land is not able to satisfy most of the Local Area Objectives, primarily as the use does not rely on a resource that would be available on site or on adjacent land. However, the proposal would rely on access to quality timber for cabinet and furniture making, albeit sourced from land further afield.

The proposal does satisfy the majority of the relevant Desired Future Character Statements, primarily because the use would not result in a negative impact on the physical terrain of the site or the ecology or scenic values of the land; and would be a use interspersed between existing residential nodes.

2 Clause 26.3.1-(P1) – Performance Criteria for discretionary use of land in the Rural Resource zone –

The application for “Manufacturing and processing” (joinery workshop) is a discretionary form of land use in the Rural Resource zone.

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

The subject proposal fails to demonstrate absolute compliance with the Scheme's Performance Criteria. However, the subject allotment is constrained in its ability to meet Scheme requirements, due primarily to the past Residential zoning of the land and the configuration and size of the current Title. The past use of the existing shed for vehicle repairs and maintenance has lapsed and is now a Prohibited use in the zone.

The proposed use as a joinery workshop would employ existing infrastructure on site and, whilst not dependent on a primary industry

product on site, would result in value-adding to forestry products. The proposed use would not constrain or interfere with existing or potential primary industry on adjoining land and does not result in the loss of land within a Proclaimed Irrigation District.

3 *Site areas and setback from Stubbs Road and side boundary –*

Acceptable Solution 26.4.1–(A1)(a) of the Scheme requires that land in the Rural Resource zone have a minimum land area of 1ha. The subject site has a land area of 1,070m². This is due to the past Residential zoning of the land and, as such, the site cannot meet the Scheme’s standard for minimum land area in the Rural Resource zone.

Similarly, the year of construction of the existing shed is not known and under the current Scheme standards, the front and side setbacks required in the Rural Resource zone cannot realistically be met on 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	Hours of operation would be applied to any Planning Permit issued, in accordance with the <i>Environmental Management and Pollution Control (Noise) Regulations 2016</i> .
Infrastructure Services	No comment.
TasWater	Refer to Annexure 5.
Department of State Growth	Not applicable.
Environment Protection Authority	Not applicable.
TasRail	Not applicable.
Heritage Tasmania	Not applicable.

Crown Land Services	Not applicable.
Other	Not applicable.

CONSULTATION

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

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

Representations –

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 workshop will result in noise.	<p>It can be expected that there may be some noise associated with the cutting and sanding of timber. Hours of operation would be applied to any Permit issued. The applicant has stated that noise attenuation batts would be applied to the internal southern walls of the existing shed and an external dust extraction bin would have a noise attenuation structure around it.</p> <p>Further, the activity on-site would not employ any more than two people, and would be expected to be a 'small operation'.</p>

<p>2 The activity would result in traffic and parking congestion.</p>	<p>The activity is expected to generate one truck movement per week and four to five car movements per day. This is less than any residential use of land where seven movements per day is expected, using the rule of 10% of “annual average daily traffic” (a measure used primarily in transportation planning and transportation engineering).</p> <p>The site is capable of supporting the required number of car parking spaces.</p>
<p>3 The activity would result in pollution.</p>	<p>The applicant has advised that waste product would primarily be sawdust and timber and laminate off-cuts. Dust would be collected with a mechanical dust extractor connected to all static machines, and possibly a flexihose from the hand held router, as required by Workplace Standards, and sucked to an external extraction bin.</p> <p>All waste would be disposed of to an approved landfill site.</p>

RESOURCE, FINANCIAL AND RISK IMPACTS

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

CORPORATE COMPLIANCE

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

The Environment and Sustainable Infrastructure

- Develop and manage sustainable built infrastructure.

CONCLUSION

The proposed use of Rural Resource land for Manufacturing and processing (joinery workshop) is a Discretionary use of the land.

The concerns of the representor have been considered, however, the small-scale operation proposed, the ability of the land to accommodate the joinery workshop in an existing building, and the restricted use and opportunity to utilise the land for primary industry, means that approval of the proposed use is considered to be justified.

The proposed use of the existing shed would not constrain or interfere with existing or potential primary industry on adjoining land and would not result in the loss of land within a Proclaimed Irrigation District. Further, the use of the shed would not result in the permanent loss of land for any potential controlled environmental agriculture, although generally, a much larger land area would be required for such a use.

The use of land for Manufacturing and processing, in what is expected to be a small scale operation, is considered to be a reasonable and justifiable use of the land, given the constraints and history of the site.

Recommendation –

It is recommended that the application for Manufacturing and processing (joinery workshop) at 212 Westella Drive, Turners Beach (CT27535/2 identified as 4 Stubbs Road, Turners Beach) be approved subject to the following conditions and notes

- 1 The use of land must be substantially in accordance with the plans drawn by Weeda Drafting and Building Consultants Pty Ltd, Drawing Nos. 0117-1 and 0117-2 dated 10 January 2017 and Drawing Nos. 0117-3A and 0117-4A dated 13 January 2017, unless modified by a condition of this Permit.
- 2 Equipment and machinery must not be operated:

Monday to Friday	before 7.00am and after 6.00pm
Saturday	before 8.00am and after 6.00pm
Sunday	before 10.00am and after 6.00pm.
- 3 Driveways and vehicle parking and manoeuvring areas must be formed and constructed with a compacted sub-base and an all-weather surface.

- 4 All waste materials must be disposed of to an approved landfill site.
- 5 The development must be in accordance with the conditions of TasWater's Submission to Planning Authority Notice TWDA 2017/00090-CC dated 25 January 2017 (copy attached).

Please note:

- 1 A Planning Permit remains valid for two years. If the use or development has not substantially commenced within this period an extension may be granted if a request is made before this period expires. If the Permit lapses, a new application must be made.
- 2 "Substantial commencement" is the submission and approval of a Building Permit or engineering drawings and the physical commencement of the use on the site.
- 3 Building and Plumbing Permits may be required for the proposed use of the land. A copy of this Planning Permit must be given to your building surveyor.'

The report is supported."

The Executive Services Officer reports as follows:

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

■ "That the application for Manufacturing and processing (joinery workshop) at 212 Westella Drive, Turners Beach (CT27535/2) identified as 4 Stubbs Road, Turners Beach be approved subject to the following conditions and notes:

- 1 The use of land must be substantially in accordance with the plans drawn by Weeda Drafting and Building Consultants Pty Ltd, Drawing Nos. 0117-1 and 0117-2 dated 10 January 2017 and Drawing Nos. 0117-3A and 0117-4A dated 13 January 2017, unless modified by a condition of this Permit.
- 2 Equipment and machinery must not be operated:

Monday to Friday	before 7.00am and after 6.00pm
Saturday	before 8.00am and after 6.00pm
Sunday	before 10.00am and after 6.00pm.

- 3 Driveways and vehicle parking and manoeuvring areas must be formed and constructed with a compacted sub-base and an all-weather surface.
- 4 All waste materials must be disposed of to an approved landfill site.
- 5 The development must be in accordance with the conditions of TasWater's Submission to Planning Authority Notice TWDA 2017/00090-CC dated 25 January 2017 (copy attached) (a copy being appended to and forming part of the minutes).

Please note:

- 1 A Planning Permit remains valid for two years. If the use or development has not substantially commenced within this period an extension may be granted if a request is made before this period expires. If the Permit lapses, a new application must be made.
- 2 "Substantial commencement" is the submission and approval of a Building Permit or engineering drawings and the physical commencement of the use on the site.
- 3 Building and Plumbing Permits may be required for the proposed use of the land. A copy of this Planning Permit must be given to your building surveyor."

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INFRASTRUCTURE SERVICES

9.5 Infrastructure Services determinations

The Director Infrastructure Services reports as follows:

“A Schedule of Infrastructure Services Determinations made during the month of January 2017 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 Infrastructure Services Determinations (a copy being appended to and forming part of the minutes) be received.”
-
-
-

9.6 Tenders – Wongi Lane bus stops

The Director Infrastructure Services reports as follows:

“The Engineering Group Leader has prepared the following report:

‘PURPOSE

The purpose of this report is to make recommendation on tenders received for the construction of bus stops in Wongi Lane, Ulverstone.

BACKGROUND

This project involves the reconstruction of Wongi Lane to provide an area for four bus stops on the southern side of the road. The concept provides a single area for all bus and coach services close to the town centre, improving safety for bus users.

DISCUSSION

Tenders were called on Saturday, 14 January 2017 and closed at 2.00pm on Wednesday, 1 February 2017.

Tender documents included designs prepared by the Council's Infrastructure Services Department. The tender was advertised in The Advocate newspaper and also on the Council's internet portal, Tenderlink.

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

TENDERER	PRICE \$
Hardings Hotmix Pty Ltd	303,953.10
Civilscape Contracting Tasmania Pty Ltd	445,017.59
<i>ESTIMATE</i>	<i>320,000.00</i>

Both tenderers would be competent to perform the works.

The Council uses a weighted tender assessment method based on:

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

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

Works are proposed to commence in mid-March 2017. The provided construction program provides for a completion date of nine weeks from possession of site.

CONSULTATION

This item has followed a public tendering process.

Consultation was undertaken with key stakeholders in 2016 along with community consultation in late 2016.

Notification through correspondence and public notice will be provided at the time of construction.

Feedback has been received from the Department of State Growth with a recommendation that the kerb be straightened out from the proposed “sawtooth” arrangement to a linear-type arrangement. The Department has made this recommendation for access and safety reasons. This has no impact on the tendering process.

RESOURCE, FINANCIAL AND RISK IMPACTS

The budget for this project is \$320,000; \$50,000 of which is funded through the 2016–2017 Rural Bus Stop Upgrade Grant Program.

The tender from Hardings Hotmix Pty Ltd can be accommodated within the budget.

CORPORATE COMPLIANCE

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

A Connected Central Coast

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

The Environment and Sustainable Infrastructure

- . Develop and manage sustainable built infrastructure

Council Sustainability and Governance

- . Improve service provision.

CONCLUSION

It is recommended that the tender from Hardings Hotmix Pty Ltd for the sum of \$276,321.00 (excluding GST) [\$303,953.10 (including GST)] for the construction of the Wongi Lane bus stops be accepted and approved by the Council.’

The Engineering Group Leader’s report is supported.”

The Executive Services Officer reports as follows:

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

- “That the tender from Hardings Hotmix Pty Ltd for the sum of \$303,953.10 (including GST) for the construction of the Wongi Lane bus stops be accepted.”

ORGANISATIONAL SERVICES

9.7 Contracts and agreements

The General Manager reports as follows:

“A Schedule of Contracts and Agreements (other than those approved under the common seal) entered into during the month of January 2017 is submitted 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.”
-
-
-

9.8 Correspondence addressed to the Mayor and Councillors

The General Manager reports as follows:

“PURPOSE

This report is to inform the meeting of any correspondence received during the month of January 2017 and which was addressed to the ‘Mayor and Councillors’. Reporting of this correspondence is required in accordance with Council policy.

CORRESPONDENCE RECEIVED

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

- . Letter requesting the Council consider a cooperative desexing program for companion animals.
- . Email congratulating the Council for the Australia Day celebrations.

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 General Manager’s report be received.”
-
-
-

9.9 Common seal

The General Manager reports as follows:

“A Schedule of Documents for Affixing of the Common Seal for the period 24 January 2017 to 20 February 2017 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.”
-
-

9.10 Financial statements

The General Manager reports as follows:

“The following principal financial statements of the Council for the period ended 31 January 2017 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.”

.....

.....

.....

NOTES

10 CLOSURE OF MEETING TO THE PUBLIC

10.1 Meeting closed to the public

The Executive Services Officer reports as follows:

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

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

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

- . Confirmation of Closed session minutes;
- . Minutes and notes of other organisations and committees of the Council; and
- . TasWater Quarterly Report to the Owners’ Representatives.

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;
 - . Minutes and notes of other organisations and committees of the Council; and
 - . TasWater Quarterly Report to the Owners’ Representatives.”
-
-

The Executive Services Officer further reports as follows:

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

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

Associated Reports And Documents



General Meeting

Minutes

4 November 2016

**Waterfront Function Centre
Devonport**

326 Macquarie Street, GPO Box 1521, Hobart, Tas 7000
Phone: (03) 6233 5966
Fax: (03) 6233 5986
Email: 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:

Population of the Council Area	Number of votes entitled to be exercised by the voting delegate	Colour placard to be raised by the voting delegate when voting
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**

11.30 **Bligh Grant, University of Technology Sydney**

Bligh will give a presentation based on the UTS report Giving Local Government the reboot, plus (or) more general tips & traps of reporting and monitoring council performance.

12.00 **Marc White, Principle Consultant, Goanna Energy**

Marc will talk about the energy market & price update, renewal of the State-wide Public Lighting contract which lapses on 30 June 2017 and the report from COAG.

12.30 pm **Approximately, lunch**

1.30 **Mayor Tony Bisdee, Southern Midlands Council**

Mayor Tony Bisdee will speak on behalf of the Chief Owner's representative on the Board of TasWater. He will give a brief update on TasWater.

The President Mayor Doug Chipman, welcomed Members and declared the meeting open at 10.30am.

Apologies were received from –

Mr Tim Kirkwood	Southern Midlands Council
Mr John Martin	Break O'Day Council
Mayor Daryl Quilliam	Circular Head Council
Mr Tony Smart	Circular Head Council
Mr Tim Watson	Dorset Council
Ms Lyn Eyles	Central Highlands Council
Mayor Carol Cox	Flinders Island
Ms Sophie Pitchford	Flinders Island
Mr Paul West	Burnie City Council
Mr Gerald Monson	Latrobe/Kentish Councils
Mayor Albert van Zetten	City of Launceston
Mr Robert Dobrzynski	City of Launceston
Mr Nick Heath	City of Hobart
Lord Mayor Sue Hickey	City of Hobart
Mayor Michael Kent	Glamorgan Spring Bay Council
Mr David Metcalf	Glamorgan Spring Bay Council
Mr Dirk Dowling	West Coast Council
Mayor Tony Foster	Brighton Council
Mr Ron Sanderson	Brighton Council
Mayor Phil Vickers	West Coast Council
Mr Dirk Dowling	West Coast Council
Mr Nick Heath	Hobart City Council
Mr Peter Brooks	Glenorchy City Council
Mayor Loueen Triffitt	Central Highlands Co

1. GOVERNANCE

1.1 CONFIRMATION OF MINUTES *

Clarence City Council/Devonport City Council

That the Minutes of the meeting held on 20 July 2016, as circulated, be confirmed.

Carried

Background:

The Minutes of the General Meeting held on 20 July 2016, as circulated, are submitted for confirmation and are at **Attachment to Item 1.1.**

1.2 BUSINESS ARISING *

West Tamar Council/Waratah Wynyard Council

That Members note the information.

Carried

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

Sorell Council/Devonport City 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*

Clarence City Council/George Town 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'S REPORT

President/Central Coast Council

That Members note the report on activity since the last General Meeting.

Carried

Meetings

- Regular meetings with the LGAT CEO
- LGAT AGM/General Meeting
- Glenorchy City Council
- Water and Sewerage Workshop Longford
- ALGA Board Meeting
- General Management Committee
- Review of the Local Government Act - Steering Committee
- Premier's Local Government Council
- Annual Conference and related events

Media/Communication

- Fortnightly editions of The Pulse
- LGAT News Magazine
- Media re TasWater, Huon Valley Council, Airbnb

Other

- Central Highlands farewell for Mayor Flint
- Performance Review CEO

1.6 CEO REPORT

Break O'Day Council/Kingborough Council

That Members note the report on activity since the last General Meeting.

Carried

Key meetings and events

- ALGA Board Meeting
- Audit Office re changes to Accounting Standards/Related Parties.
- Central Highlands Council farewell for Mayor Deirdre Flint.
- CEO Performance Review
- TasWater
- Chief Fire Officer- Tasmanian Fire Service.
- Code of Conduct Training, Kingborough Council.
- Department of Justice regarding planning policies and major project approvals.
- General Management Committee
- General Managers' Workshop
- George Town Council - LGAT update and Code of Conduct Training with the Integrity Commission
- Interview Panel, Director Local Government
- LG Professionals Tasmania President (Teleconference)
- LGAT Assist Board
- LGAT Annual Conference, AGM, General Meeting etc
- Local Government Division regarding review of the Act
- Local Government Professionals Tasmania Board Meeting
- Meeting with LGAT representatives on the State Fire Commission
- Planning Forum for Elected Members (intro)
- Planning Reform Taskforce
- PLGC Officials Meeting
- PLGC Role of Local Government Project Strategic Action Plan Implementation Committee
- RDA Tasmania Board Meeting
- RDA/TCCI re Tasmania Report
- Review of the Local Government Act Steering Committee
- Review of the Training Consortium (interview with LGAT CEO)
- Road Safety Advisory Council
- Roles and Responsibilities Training, Huon Valley Council
- Steering Committee, Targeted Review of the Local Government Act
- UTAS re potential partnerships/Associate diploma
- Visits to Northern Midlands, Kentish, Latrobe and Kingborough Councils
- Workshop re TasWater announcement on distributions - Longford

Strategic and Policy Activity

- Consultation regarding potential recommendations to the Minister on the Review of the Local Government Act through the General Managers' Technical Reference Group, a workshop with Mayors and direct email to all Elected Members and General Managers
- GMC by-election
- LGAT recruitment of a Senior Policy Officer and Project Officer
- TV advertisement and reparation/consideration of broader LG campaign
- Responses to TasWater announcements

Media and Messaging

- Article LGAT News Magazine
- Print and radio media re Rating of Crown Land, Airbnb, Federal Election, council rates
- Media Release - Response to the Minister for Local Government (20 July).
- Media Release - Councils to Shoulder Burden of Water and Sewerage Reform (23 August)
- Media Release - Retirement of Mayor Deirdre Flint (17 August)
- Opinion piece on Land Use Planning -The Mercury (published 20 July).
- Opinion piece on Airbnb - The Mercury (submitted 28 July).
- National Council Twitter Day (3 August)
- Support to Chief Owner Rep re media/opinion piece.

Organisational

- Support to and liaison with the President.
- Finalised Annual Plan
- Finalised LGAT Governance Framework, Strategic Communications Plan and Risk Assessment for GMC endorsement
- Review of the LGAT Assist Rules

1.7 MONTHLY REPORTS TO COUNCILS*

George Town Council/Derwent Valley Council

That Members note the reports for June, July, August and September 2016.

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 MOTION - TASWATER* Contact Officer - Katrena Stephenson

Sorell Council/King Island Council

**We note the report from the Deputy Chief Owners Representative.
That Members agree the role of LGAT is to maintain a watching brief and to provide opportunities to meet on behalf of the sector.**

Carried Unanimously

Background

On the 22nd August the TasWater Board announced they would reduce annual distributions to councils to \$20 million for a period of seven years from 2018 (representing \$150M across the sector over that period).

LGAT hosted a workshop for Mayors, General Managers and Owner Reps on 6 September in Longford. The communiqué from that meeting is at **Attachment to Item 2.1**

A meeting of the TasWater Owner Representatives is scheduled for 6 October. The following key information was agreed as being required at that meeting:

1. The TasWater Board to provide advice as to why the normal consultation protocols were not followed in relation to the decision to cap distributions at \$20 million until 2025. It was noted that this process appeared to breach the Shareholder Letter of Expectation, particularly s10.2 (no surprises approach) and 21.1 (consultation on distributions policy).
2. Detailed advice on the forward flow of distributions and dividends on a council by council basis.
3. Information on the revised capital program, including asset standards and levels of service should be provided, as well as advice on the efficiency measures which will be undertaken by TasWater.
4. Information on how the capital program has changed, noting that it had appeared that boil water alerts were addressed in the current plan.
5. Advice on what will happen to distributions at the end of the period to 2025.
6. Councils also wish to know what other options were considered by the Board in coming to their decision to reduce the distributions to \$20 million from 2018-2025.

Current Policy

Does not apply.

Budget Impact

Does not apply.

2.2 MOTION - KEEP ME POSTED CAMPAIGN*

Devonport City Council/Meander Valley Council

That LGAT, on behalf of its membership:

- (a) endorse the activities of the Keep Me Posted Campaign, which is raising awareness about the tendency of large corporates charging people who still wish to receive a paper version of information or bills: and
- (b) support the campaign via the supporters page of Keep Me Posted website and through media opportunities which may arise.

Carried

Background

Council where possible is moving towards the provision of electronic distribution of information including accessing processes like BPay View and Post Bill Pay. This has been in part due to increased costs associated with postage. Understanding though that a number of people still prefer to receive information in “hard copy” the policy is for residents to opt in to receive electronic communications.

Unfortunately, this appears not to be the case particularly with large corporates like Telstra and the Banks where to continue to receive ‘hard copy’ information, comes at an additional charge (surcharge).

The Keep Me Posted Campaign, a campaign to stop corporates charging people who still wish to receive a paper version of information or bills is gaining some momentum. The purpose of this motion is to seek the support of Members for LGAT to endorse the campaign and support the activities of Keep Me Posted.

A copy of the background material provided by the Keep Me Posted, consumer advocacy group is at **Attachment to Item 2.4**

Current Policy

Does not apply.

Budget Impact

Does not apply.

2.3 MOTION - NETWORKING WITH POLITICIANS AT LGAT ANNUAL CONFERENCE

Break O'Day Council/Kingborough Council

That next year LGAT have a cocktail network meeting the night before the conference commences for all the Mayors to meet any member of the Government (including all tiers of Government) that are available from all parties.

Carried

Background

We as a collective of Mayors do not get any opportunity to network with members of the government/opposition etc at a social function and it would be very beneficial.

LGAT Comment

LGAT will invite representation from all levels of government to the annual cocktail function but cannot guarantee their attendance as they may have competing priorities at that time.

Budget Impact

Does not apply.

Current Policy

Does not apply

2.4 MOTION - FUNDING FOR LINE MARKING ON LOCAL GOVERNMENT ROADS

Central Coast Council/Circular Head Council

That LGAT be asked to lobby the State Government to increase the level of funding available for line marking on Local (Government) roads, including railway crossing stop/warning lines, to cover the annual requirements across the state.

Carried

Background

Councils are required to advise the Department of State Growth (DSG) on what they believe is the line marking maintenance requirements within their municipalities. This advice outlines the locations and requirements, and from this, the DSG plan the state wide line marking program.

The Central Coast Council participates in this program and has provided lists for the past two years of what is believed to be the minimum required. Unfortunately, a substantial portion of what was listed as required was not re-line marked resulting in community complaints about line marking across the municipality.

This year, the DSG line marking program seems to have completed approximately 70% of what was requested, with a number of smaller but important issues still requiring to be dealt with.

Some of the line marking undertaken was not on our Council list and no advice was received by staff during the works. One could suggest that this additional work was not in places where it was needed or having a high priority.

The DSG line marking program this year has made changes to the type of line marking on our roads. In some instances, the old line marking was not removed or modified when the new line marking was undertaken, thus causing what could be considered a confusing and dangerous situation, particularly in heavy rainfall events and at night. eg Penguin Road. This matter has been reported to DSG and Council is awaiting advice on what will be done about this.

Advice received from other North West Councils indicated that these councils have also had issues and not all of what they believe to be essential is being undertaken in the annual line marking program.

It is believed that the reason for the lack of completing the program each year is as a result of insufficient funding being provided for this program. In view of this, it is recommended that LGAT contact all councils across the state to ascertain what line marking has not been completed and then lobby the State Government for an increase in funds to cover this basic road safety component.

LGAT Comment

In February 2015 the General Meeting was advised that LGAT had received correspondence from the Department of State Growth, raising the issue of responsibility for funding and maintenance of signage and line marking on council roads.

State Growth currently delivers a State contribution towards line marking maintenance on local roads as a sum of around \$800 000 per annum, funded by the Road Safety Levy and fines revenue. State Growth manages a contract for line marking on a regional and state-wide basis, and councils are required to advise of their line marking priorities ahead of time in order for the contractor to undertake an annual forward work program. The quantum allocated towards line marking has not changed for a number of years.

It is understood that legal advice has been provided in recent years to the City of Launceston indicating that the State Government is unlikely to be under any legal obligation to provide funding for line marking; rather, the advice indicates that councils are in fact themselves responsible under the State's Local Highways and Roads & Jetties legislation for funding and maintaining line marking on local roads.

In light of the above, it is important for LGAT members to note that if LGAT were to seek additional funding for line marking on local roads pursuant to this motion, perverse outcomes e.g. a reduction or complete loss of current funding, may ensue.

Budget Impact

Does not apply.

Current Policy

Does not apply.

2.5 MOTION - WASTE LEVY

Kentish Council/Latrobe Council

That the Local Government Association of Tasmania reconfirm its commitment to the introduction of a statutory waste levy of \$10 per tonne to be collected by public and private landfills as endorsed at the Local Government General Meeting in July 2012.

Carried

Background

For a number of years, discussion has been ongoing between state and Local Government over how best to move forward with waste management, with the goals of reducing waste going to landfill, and improving and growing options for recycling and resource recovery outcomes.

Major issues to improve waste management outcomes have been the governance and funding arrangements.

The Waste Advisory Committee (WAC) was appointed to oversee the implementation of the Tasmanian Waste and Resource Management Strategy 2009 and included representatives from three regional waste management bodies, the Waste Management Industry Association, community and state government representatives.

The WAC considered the proposed introduction of a landfill waste levy over several meetings and undertook engagement across and between local government and state government, and included input from industry and the community.

The committee (WAC) recommended that a statutory waste levy of \$10 per tonne be collected via public and private landfills and that the funding (approximately \$5 million per annum) be allocated on the basis of 20% to regional waste management bodies, 10% to the Environment Protection Authority (EPA) and 70% to the waste resources funding pool.

These recommendations were endorsed at the Local Government General Meeting held in July 2012 together with the following recommendations:

1. That these arrangements be on the basis that the funding is directly hypothecated to waste activities and is not consumed into the state government consolidated fund.
2. That the Waste Advisory Committee be formally acknowledged within the legislation as having an integral role in the disbursement of funds from the waste-to-resources funding pool, providing recommendations to the EPA Board in accordance with relative priorities in the Tasmanian Waste Resource Management Strategy.

In 2014 the Southern Waste Strategy Authority commissioned MRA Consulting Group to review the application and effectiveness of a waste levy in other jurisdictions and report on an initial assessment of the effects of a \$10 per tonne waste levy on various sectors of the Tasmania economy.

The report advised that although a landfill levy will initially have only a small impact on diversion of waste from landfill, it recommended that Tasmania implements it as soon as possible as its introduction is expected to lead to small annual increases to Gross State Product and stimulate employment. The following actions were recommended to implement a landfill levy in Tasmania:

- Implement a compulsory, Tasmania wide, landfill levy on all waste being landfilled
- Establish a robust and accurate waste data collection and reporting methodology;
- Review the definition of clean fill;
- Establish construction and demolition as a discrete portable waste stream;
 - Develop legislation and rules in the implementation of the \$10 landfill levy;
 - Include provisions for annual increases to the levy
 - Set clear rules on use of funds, ensure hypothecation
 - Set KPIs and review process
 - Implement the waste levy uniformly;
 - Applicable to all waste streams
 - Applicable to all of Tasmania
- Support the landfill levy with education programs for waste managers and the general public; and
- Develop initiatives and grants to promote landfill alternatives.

Local Government has lobbied the state government since the Local Government Association of Tasmania decision taken in July 2012 and many councils were disappointed when advice was recently received from the Premiers Local Government Council that the waste levy would not be introduced by the state government.

The State Cabinet held a meeting at Latrobe on Tuesday 26th July, 2016 when Council raised its disappointment that the state-wide waste levy had not been approved as Council believed that significant benefits could be achieved with specific issues like green waste collection, disposal of tyres, e-waste, construction and demolition, household hazardous waste and illegal dumping etc.

Several ministers at the meeting appeared to support Council's position on the levy and the Minister for State Growth, Minister for Energy and Minister for Environment, Parks and Heritage Matthew Groom stated he was not necessarily opposed to the levy but wanted an indication that the levy was supported by local government and an indication on the types of projects that would be funded if the levy was introduced.

The Latrobe and Kentish Councils believes it is an appropriate time that the decision made at the July 2012 General Meeting is resubmitted for Local Government endorsement.

LGAT Comment

Please refer to Agenda Item 3.6 Waste.

3. ITEMS FOR NOTING

3.1 PREMIER'S LOCAL GOVERNMENT COUNCIL Contact Officer - Katrena Stephenson

Devonport City Council/Dorset Council

That Members note the report on the Premier's Local Government Council.

Carried

Background

The Premier's Local Government Council (PLGC) is due to meet on 19 October in Launceston.

Topics to be covered include disposal of used tyres and state waste management; rating of development on crown leases; cat management, the review of the Local Government Act and land use planning.

A verbal update on the PLGC meeting will be provided.

Current Policy

Does not apply.

Budget Impact

Does not apply

3.2 REVIEW OF THE LOCAL GOVERNMENT ACT Contact Officer - Katrena Stephenson

Devonport City Council/Dorset Council

That Members note the report on progress of the Targeted Review of the Local Government Act.

Carried

Background

Since the July General Meeting LGAT has consolidated feedback on proposed recommendations from the sector and fed those through the Steering Committee.

On 25 August, the Steering Committee determined the final recommendations on amendments and other actions for a report to the Minister. This report has since been provided.

At the time of writing, the Minister was considering the recommendations, with it likely that a report on the consultation outcomes and a communiqué regarding the Minister's decisions on the recommendations released in late October or early November.

The implementation of some of the recommendations endorsed by the Minister may potentially require assistance from newly created working groups or the Premier's Local Government Council (PLGC).

It is expected any amendments to the Act will be drafted between November 2016 and March 2017, with the resultant Amendment Bill to be tabled in the autumn sitting of Parliament in May 2017.

Local Government and interested community members will again be consulted on the proposed changes to the Act when the draft Amendment Bill is advertised.

Current Policy

As per LGAT submissions.

Budget Impact

Does not apply.

3.3 FEASIBILITY STUDIES INTO VOLUNTARY AMALGAMATIONS **Contact Officer - Katrena Stephenson**

Devonport City Council/Dorset Council

That Members note the progress of feasibility studies into voluntary amalgamations and strategic shared services.

Carried

Background

At the time of writing, one of the feasibility studies examining voluntary amalgamation in the South of the State has been released, the South-Eastern Councils modelling (Clarence, Sorell, Tasman and Glamorgan Spring Bay Councils).

The other southern feasibility study for the Greater Hobart Councils (Hobart City, Clarence City, Glenorchy City and Kingborough Councils), was nearing completion.

The South-Eastern Councils modelling report looked at five options; a resource-sharing arrangement and four amalgamation models. The model which sees the four councils amalgamate into a single South-East council, with a population of 75,500 people, is anticipated to save \$7.6 million a year with around 75 per cent of this in employee costs.

The total one-off cost estimated to complete the merger for that option was \$6.3 million.

The other options considered had the following savings:

- Clarence, Sorell and Tasman \$6.3 million,
- Glamorgan Spring Bay, Sorell and Tasman \$2.5 million.
- Sorell and Tasman \$1.2 million.

The fifth option, retaining the status quo but increasing shared services, would save \$920,000.

Two Memoranda of Understanding to undertake feasibility studies into strategic shared services have been signed with the member councils of the Cradle Coast Authority; and all northern councils.

These studies will identify opportunities for councils to work more collaboratively through enhanced shared services or strategic resource sharing arrangements for the delivery of Local Government services in the North West and Northern regions.

LGAT has been gathering information regarding supporting processes for mergers in other states and in particular has sought information about voluntary merger processes.

Other State Associations have provided examples of work in their jurisdictions.

We have indicated through the Premier's Local Government Council Officials Group that we would seek opportunity to work with the Local Government Division to build a useful and appropriate toolkit for councils as they move forward, with an initial emphasis on community engagement processes.

Current Policy

Does not apply.

Budget Impact

Within current resources at this stage. Further funding or resources may be required to develop supporting tools depending on scale/scope.

3.4 RATE CAPPING

Contact Officer - Katrena Stephenson

Devonport City Council/Dorset Council

That Members note the report.

Carried

Background

There has been some media speculation about the introduction of rate capping in Tasmania, particularly as it has recently been rolled out in Victoria and strongly canvassed in South Australia.

Rate capping has been suggested as a measure to improve the efficiency of councils but interstate experiences would suggest that it is not an appropriate mechanism for yielding efficiency dividends.

Evidence compiled by the Local Government Associations of New South Wales, Victoria and South Australia as well as ALGA suggest the following consequences:

- Loss of autonomy and flexibility in relation to determining local infrastructure and service requirements;
- A propensity to develop a back log of infrastructure maintenance and renewal requirements; and
- The potential for inter-generational transfer or burden.

While many services provided by Councils are legislatively mandated there are also distinct differences in services reflecting both needs and preferences of local communities. What councils are providing will vary according to:

- Demographic factors;
- Geography;
- Council's financial circumstances;
- The offerings of other levels of government (and conversely service gaps); and
- The community's ability and willingness to pay.

The independent Local Government review panel in NSW found that rate capping comes at a significant cost to the Councils and involves unwarranted complexity, costs and constraints at both Council and State level to administer.

Further it has led to various other unintended consequences including:

- unrealistic community expectations that rates should be contained indefinitely;
- excessive cuts in expenditure on infrastructure leading to mounting asset renewal and maintenance backlogs;
- despite the ability to apply to the independent pricing and regulatory tribunal (IPART) for a special rates variation over and above the rate cap, there is a reluctance amongst Councils to do so as it is seen as politically risky and the process is too costly and complex, requiring a disproportionate effort for an uncertain gain; and
- under utilisation of borrowing finances due in part to the uncertainty whether any increases in rates, needed to repay loans, would be approved by IPART (Comrie, 2015).

The review panel concluded that:

"whilst there is certainly a case for improving efficiency and keeping rate increases to affordable levels, the rate [capping] system in its present form impacts adversely on sound financial management. It creates unwarranted political difficulties for councils that really can and should raise rates above the peg to meet genuine expenditure needs and ensure their long-term sustainability. The Panel can find no evidence from experience in other states, or from the pattern and content of submissions for Special Rate Variations, to suggest that councils would subject their ratepayers to grossly excessive or unreasonable imposts if rate [capping] were relaxed (Independent Local Government Review Panel, 2013. Page 42)."

The panel was of the view that rate capping is very costly relative to the benefits it delivers. Millions of dollars are spent each year by Councils and state agencies on preparing, reviewing and determining applications when the actual cost impact of the proposed rate increases on households would often have been no more than one dollar per week (Independent Local Government Review Panel, 2013. Page 43).

It concluded that as a result of rate capping the financial sustainability of many Councils in NSW and their capacity to deliver the services that their communities need, had declined, and a significant number were near crisis point (Independent Local Government Review Panel, 2013. Page 7)

There is considerable evidence to show that in NSW rate capping has produced decaying infrastructure with costs shifted to the next generation and additionally that councils have much higher fees and charges than are found in other States.

In Tasmania, and through LGAT, there has been significant investment in improving the sector's approach to Long Term Financial and Asset Management planning, including new legislated requirements and a focus by the Auditor General. This in itself improves transparency, accountability and efficiency to a large extent.

A long term financial plan is a useful tool that enables a council to understand the impact on its rates and borrowings for the level of affordable services (including infrastructure renewal) that its community expects.

It is through those processes and in consideration of strategic goals and the communities ability to pay that rates should be set. Providing the Minister an unfettered power over councils financial management practices and assuming a one size fits all is not the best approach.

In general, councils follow a thorough and formal process to weigh up the range and level of services that residents and ratepayers want and are willing to pay for.

No one likes paying more than necessary but Councils strive through transparent consultative processes to get the balance right between services and revenue-raising.

In addition, because Councils undertake their activities at the local level, the efficiency and value of what they do is far more visible and open to scrutiny and feedback. Their ratepayers (who are also their electors) ensure that Councils are necessarily constantly vigilant to opportunities to improve productivity and reduce costs and thus keep rates at levels no higher than necessary

Limiting any tax may seem a good idea but at a local level, councillors are elected and Council pays the costs of those elections and ongoing governance. In essence this would be wasted as councils would lose accountability for revenue and community services.

The pressure on councils to perform and become more efficient may actually be removed as there is no longer control on rates and local accountability is largely gone.

The Henry Tax Review found the following in relation to Local Government:

"Local Governments are generally established under State legislation and have access to one tax — Local Government rates levied on properties within their municipality. Unlike State governments, Local Governments fund the majority of their expenditures through own-source revenue (83 per cent in 2005–06), with Local Government rates making up around 45 per cent of this.

The immobility of land makes rates based on land value an appropriate tax base for Local Governments. States should allow Local Governments a substantial degree of autonomy to set the tax rate applicable to property within their municipality."

Budget Impact

Does not apply.

Current Policy

Does not apply.

3.5 CAT MANAGEMENT PLAN

Contact Officer - Penny Finlay

Devonport City Council/Dorset Council

That Members note the staged approach LGAT is pursuing in relation to the Cat Management Plan that:

- Allows the State Government and animal welfare organisations to raise awareness about the need for Tasmanians to manage cats through desexing and microchipping; and
- Any changes to legislation requiring Councils to take action on cat management particularly related to containment of cats only be supported once resources have been allocated.

Carried

Background

During late April the Minister for Primary Industries and Water, Jeremy Rockliff, released the draft Cat Management Plan for comment.

The plan outlines ways that cats can be better managed in Tasmania, with key areas of focus being domestic, stray and feral cats, the breeding of cats, cat-borne diseases, environmental, agricultural and human health impacts.

LGAT put forward a whole of sector submission stating that Local Government supports the initiative to develop a state-wide approach to cat management however the effective management and control of cats is beyond the capacity of most councils in Tasmania.

The submission identified the following areas of concern:

- The issue of funding, including that a financial and risk assessment should be undertaken to inform implementation and the development of a sustainable funding approach;
- Unresolved issue of roles and responsibilities;
- The cost impact of the plan is likely to be greater in relation to the management of domestic cats than for the management of feral cats. This seems at odds with the intent of the plan to reduce the impact of cats on the environment, agricultural assets and human health;
- The objectives and actions in the plan need to be prioritised given the likelihood of limited resources to implement the plan; and
- Timelines for each of the actions should also be included, as well as an annual review process to monitor the implementation.

LGAT attended a Reference Group meeting on 29 September where a summary of submissions was provided and discussion was held about next steps. Department of Primary Industries, Parks, Water and Environment's (DPIPWE) senior officers support the need for resourcing Local Government to implement the Plan and that this could be included in the March budget.

They also support opt in/opt out clauses in changes to the Cat Management Act. Without certainty of recurrent funding, LGAT expressed concerns about any public release of the Plan. LGAT are currently working with DPIPWE to navigate a way forward.

Budget Impact

Does not apply.

Current Policy

Strategic Plan:

- Priority Area 1: Strategic Relationships
- Priority Area 3: Financial Sustainability
- Priority Area 5: Land Use Planning and Environmental Sustainability

3.6 WASTE

Contact Officer - Dion Lester

Devonport City Council/Dorset Council

That Members note:

- a) At the July LGAT General Meeting members moved that LGAT re- establish the Waste Management Reference Group to develop recommendations for Members, with respect to a waste strategy and/or levy.**
- b) Invitations for membership have been sent to the three regional waste authorities and the first meeting is due to be held on Friday 11 November.**
- c) There are a number of practical waste management projects that would be of significant benefit to the Tasmanian community but they require a funding source.**

Carried

Background

In 2014 the Waste Advisory Council initiated a review of the current management practices for a number of priority waste streams. The investigation found that waste management practices and achievements in Tasmania continue to lag behind most other Australian states.

Tasmania's Waste Advisory Committee has recommended the establishment of a landfill waste levy to support implementation of the Tasmanian Waste and Resource Management Strategy 2009 and increase diversion from landfill.

At the LGAT July 2012 General meeting it was moved that:

1. That councils endorse the proposal to introduce a statutory waste levy of ten dollars per tonne to be collected via public and private landfills;
2. That the funding be allocated on the basis of 20% to regional waste bodies; 10% to the Environment Protection Authority (EPA) and 70% to the Waste to Resources Funding Pool;
3. That these arrangements be on the basis that the funding is directly hypothecated to waste activities and is not consumed into the State Government Consolidated Fund;
4. That the Waste Advisory Committee be formally acknowledged within the legislation as having an integral role in the disbursement of funds from the Waste to Resources Funding Pool, providing recommendations to the EPA Board in accordance with relative priorities in the Waste to Resources Strategy.

At the LGAT July 2016 General Meeting it was moved that LGAT, supported by the Waste Management Reference Group, develop recommendations for Members, with respect to a waste levy and/or waste strategy.

The Local Government Sector has previously suggested a number of practical waste management projects that require funding in order to be implemented.

They include:

- Assistance to increase the capacity of recycling facilities to create further value adding and to develop local markets;
- Increasing the recovery and recycling of e-waste, household hazardous waste, construction and industrial waste streams;
- Assistance for councils to establish a third bin system for organics, new processing facilities and to expand the collection of organic waste from businesses;
- Determining the feasibility of bioenergy recovery;
- Support for the expansion of local social enterprises and skills training in resource recovery and value adding;
- Assistance in working with business and industry on waste avoidance activities.

LGAT has approached the three regional waste authorities for membership of the Waste Management Reference Group; the first meeting is expected to occur on the 11 November.

The EPA and LGAT have had an initial meeting regarding a new State-wide Waste Strategy.

The key issues identified were that:

- There are a number of practical waste management projects that require funding;
- The State Government has advised that they would not be introducing a waste levy;
- The Tasmanian Waste and Resource Management Strategy is now seven years old and a new State-wide strategy is needed to deal with issues that are beyond the capacity of regional waste authorities; and
- There remains a need to collaboratively consider key waste issues strategically, from a whole of sector basis.

Budget Impact

Being undertaken within current resources.

Current Policy

Strategic Plan:

- Priority Area 1: Strategic Relationships
- Priority Area 5: Land Use Planning & Environmental Sustainability

3.7 PLANNING REFORM

Contact Officer - Dion Lester

Devonport City Council/Dorset Council

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

Carried

Background

By the time of this meeting, the Tasmanian Planning Commission (TPC) will have completed the public hearings on the State Planning Provisions (SPPs) of the Tasmanian Planning Scheme and will be preparing a report to go to the Minister for Planning on any suggested modifications.

It is expected that the Minister for Planning will seek advice from the Planning Policy Unit of the Department of Justice and also the Planning Reform Taskforce on any suggested modification before declaring the SPPs (in late December or early January).

Local Government was extremely well represented at all hearings by a variety of planning, infrastructure and natural resource management officers and it will certainly be the case that if any issues or concerns remain in the final declared version of the SPPs that it wouldn't be from a lack of attention from Local Government.

At the time of writing the TPC was seeking the formation of the three regional planning groups (made up of General Managers and planners) to guide the updating of the regional land use strategies as a precursor to the development of the Local Provisions Schedules.

This updating is not intended to be a significant review (that is proposed for 2018, once the Tasmanian Planning Policies have been developed), but rather a minor "housekeeping" exercise to ensure the strategies capture any recent changes as a result of local strategic planning and also to fix any areas where there is conflict with the SPPs.

Councils will need to start considering their Local Provision Schedules by the end of this year and LGAT is in on-going discussions with the Planning Policy Unit and TPC as to what support can be provided to Councils in this process.

Key Issues:

- The final SPPs should be available by January 2017
- The development of Local Provision Schedules needs to commence very soon and this is likely to require significant resources
- Local Government will bear the brunt of implementation and community angst in relation to the new provisions

Budget Impact

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

Current Policy

Strategic Plan:

- Priority Area 1: Strategic Relationships
- Priority Area 2: Sector Profile & Reform
- Priority Area 5: Land Use Planning & Environmental Sustainability

3.8 POLICY UPDATE*

Contact Officer - Dion Lester

Devonport City Council/Dorset Council

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

- The Airbnb discussion paper produced by LGAT;
- The imminent changes to Tasmania's Building Regulatory Framework;
 - The independent Review of the flood event in June 2016;
 - The release of the Terms of Reference of the Joint Select Committee established to review community attitudes to and potential structural features of gambling; and
 - The changes to the Australian Accounting Standards with respect to related parties transactions.

Carried

Annual Plan

The LGAT Strategic Plan outlines the broad direction for the Association over the period 2012–17. The Strategic Plan was reviewed by the GMC in October 2015 and some amendments and additions were made. The Strategic Plan does not describe the particular activities that LGAT will undertake annually. This detail is held in the 12 month Annual Plan.

A new Annual Plan for the 2016–17 year has been prepared and a copy is at **Attachment to Item 3.8A**.

Given the current Strategic Plan has one remaining year to run, substantially the same format has been used for the annual plan and indeed many of the actions (for core activities) remain the same as the previous Annual Plan.

Some specific and new actions to this Annual Plan period are as follows:

- Workforce data collection transitioned from LGAT to Local Government Division;
- Reinvigorate the Economic Development Working Group that was formed as part of the Role of Local Government project;
- Prepare a discussion paper on the Sharing Economy;
- Develop best practice case studies and fact sheets for councils across a number of areas;
- Work with the State Government on the implementation phase of the State Roads Audit Report and identify funding opportunities for further development of local/regional strategic road and bridge networks for heavy vehicles.
- Prepare standard documentation and templates to aid in council procurement;
- Establish and document the benefits of Lean Thinking for Local Government and determine if a Pilot Project is warranted;
- Prepare a discussion paper on Value Capture and its benefits in Tasmania;
- Set up a whole of sector Employee Assistance Program;
- Develop guidance on shared services opportunities and benefits and disseminate to councils;
- Lobby State Government to respond to the sectors view on State-wide planning system reform;
- Prepare a best practice process guide to “When the council is the applicant”;

- Work with the Tasmanian Climate Change Office to develop a State-Local Government climate change work plan and to support climate change governance capacity building for councils;
- Provide Mayoral Training and information on relevant aspects of emergency management; and
- Reinitiate the LGAT waste advisory group to drive strategic state-wide response to key waste issues.

In addition, there are a number of “business improvement activities” within the Annual Plan that will improve the efficiency and effectiveness of how staff deliver on the Association’s strategic objectives.

The majority of the activities identified in the 2015-16 plan were progressed as anticipated with a few exceptions. The outcomes against the plan are noted in the report at Attachment to **Item 3.8B**.

Airbnb

In light of a discussion at a General Meeting earlier this year and the recent media attention on the Airbnb/sharing economy issue, LGAT has developed a discussion paper on Airbnb as a component of the “Sharing Economy in the State”.

This paper describes current issues associated with Airbnb as a vehicle for short term letting of properties. A copy of this paper is at **Attachment to Item 3.8C**

There is little doubt that Airbnb type accommodation models will continue to exist in Tasmania. In all likelihood the interest in the model from a host and user perspective will continue to increase rapidly as it has done in all other countries.

Clear and sound regulation does not currently exist in Tasmania for the type of accommodation that sites like Airbnb offers. In order that Airbnb can play a valuable role in the Tasmanian visitor economy now and into the future, a clear and defensible approach to managing the opportunities and challenges it presents is required.

The strategy and regulatory response for dealing with the accommodation options presented by Airbnb in the State needs to be carefully nuanced so that:

- It recognises the diversity of needs of hosts, users, business and communities;
- The system is regulated but not overregulated unnecessarily; and
- Risk is managed appropriately and that effective monitoring is directed where most valuable.

The Discussion paper proposes a clarification that short term rental of one’s primary residence (a single room in a home or the entire property) is not a commercial use and is therefore an allowable use (i.e. not subject to land use permitting).

This would allow residents who want to participate in the sharing economy to do so without fear of punitive action.

This approach would also allow regulators to focus attention where it really matters, those operators who are focused primarily on running a business for commercial gain.

Roads and Transport -

Transitioning heavy vehicle access under the Heavy Vehicle National Law

In 2015-16 LGAT, councils and the Department of State Growth commenced a \$1.7 million State Government-funded project to assist councils to develop and implement a series of ‘Over Size Over Mass’ (OSOM) road networks across Tasmania, focussing on local roads.

This work was undertaken to facilitate efficient, reliable access for OSOM heavy vehicles, such as those that transport large, indivisible loads like houses, wind turbines and the like.

The project enabled councils to better understand their road and bridge assets in order to provide legitimate access to various heavy vehicle types under the recently established national regulatory framework outlined within the Heavy Vehicle National Law.

Earlier in 2016 additional work to transition additional vehicles across to the new law commenced, focusing in particular a number of vehicle types operating under the state based *Vehicle Operations Notice 2013*, which expires on 30 November 2016. LGAT continues to work with councils and the Department of State Growth to ensure that the transition of these vehicles is as smooth as possible.

Climate Change

In late 2015 the Tasmanian Climate Change Office released its Draft Climate Action Plan for Public Consultation. LGAT provided an update to the General Meeting in February 2016 indicating that the draft Plan aimed to focus on sensible and practical actions to help Tasmania capture opportunities, better manage change, and reduce future impacts and costs associated with climate change.

The Government consulted extensively for public and stakeholder views and had initially indicated that the new climate change action plan would be finalised by mid-2016.

Unfortunately due to extreme weather events in 2016 that include a disastrous bushfire, floods and record low rainfall contributing to an energy crisis, the State Government has delayed the release of a finalised Action Plan.

This delay is to take into account work currently being done by the Energy Security Task Force on energy security and also to be able to incorporate any applicable findings that emanate from the review of the Climate Change Act.

The review of the Climate Change Act is expected to be finalised in November, and the interim report of the Energy Security Taskforce is expected in December. It is unclear at this stage when the Climate Change Action Plan will be finalised.

Building Reform

Tasmania now has a new approach to building legislation. The new Building Regulatory Framework comprises three Bills:

- A new Building Bill 2016;
- An amended Occupational Licensing Act 2005; and
- A new Residential Building Work Contracts and Dispute Resolution Bill 2015

The new Building Bill takes a risk-based approach to building approval. For example:

- Low risk work, such as sheds and carports, can be carried out by a licensed builder without a building permit.
- Medium risk work, such as a standard three bedroom house, which doesn't need planning permission, can be carried out by a licensed builder with regulatory oversight by a building surveyor. The council will be notified that the work is taking place but does not need to give approval.
- High risk work, such as bespoke houses which are outside the Planning Directive 4.1 parameters, or commercial, multi-storey buildings, will still need to go through a full building approval process with the council.

All three Bills were passed by Parliament in September 2016. The new legislation will come into effect on 1 January 2017.

Building Control is currently working on the final drafts of both the Regulations to accompany the new Building Act 2016 and also the Director's Determinations.

Both documents are anticipated to be in final form by the end of October 2016.

A very useful Fact Sheet has been produced in relation to changes within the new Building Bill, and this can be found on the Building Control website at http://www.parliament.tas.gov.au/bills/Bills2016/pdf/notes/9_of_2016-Fact%20Sheet.pdf.

A series of information sessions and workshops have been planned for those sectors affected by the changes, including Local Government, with regional workshops and sessions being held across the State over the months of October and November.

The following training dates are likely to be of most interest to councils,

<u>Date</u>	<u>Location</u>	<u>Workshop Type/Audience</u>
26 October 2016	Burnie	Workshop/Master class for permit authorities
27 October 2016	Launceston	Workshop/Master class for building surveyors
28 October 2016	Launceston	Workshop/Master class for permit authorities
1 November 2016	Hobart	Workshop/Master class for permit authorities
2 November 2016	Hobart	Workshop/Master class for building surveyors
8 November 2016	Queenstown	General overview session, suitable for anyone with an interest in the building industry
9 November 2016	Burnie	General overview session, suitable for anyone with an interest in the building industry
10 November 2016	Launceston	General overview session, suitable for anyone with an interest in the building industry
17 November 2016	Longford	Half day training for compliance officers

More information regarding the Building Regulatory Framework and dates for training can be found on the Department of Justice's webpage at <http://www.justice.tas.gov.au/building/regulation/review>.

Electricity

Electricity Market Update

Significant adjustments have occurred in the energy market in the past 12 months which are likely to feed into cost pressures on contracts as they are renewed.

Key changes include:

- Energy Commodity costs in Victoria and hence Tasmania have continued to rally strongly with 2017 prices up 30% on the same time last year; and
- Renewable Energy Certificates have almost doubled in price.

The pressures on the energy market will be balanced slightly by reductions in Network Tariffs which will have some moderating effect on total delivered electricity costs.

Delivered Natural gas pricing post 2017 continues to be uncertain, particularly with respect to transmission pricing across Bass Strait.

Councils who have twelve months or less to run on their energy contracts may wish to run market engagement processes to consider their options and update next year's budgets. LGAT is happy to assist councils with a buyer group approach to renewing contracts if there is sufficient interest

Energy

Significant activity is also occurring in energy policy with an emergency meeting of State Energy Ministers convened on 7 October in response to the recent total power blackout in South Australia, caused by a combination of bad weather and issues with energy supply.

Discussions at the COAG meeting are likely to focus on whether there is a need to undertake a review of the National Electricity Market and the importance of grid security.

The Tasmanian Energy Security Taskforce is continuing to engage with stakeholders to identify ways to help future proof Tasmania from the types of energy security challenges the State has experienced in early 2016. The taskforce is due to provide an interim report by the end of the year and a formal report to government by mid 2017.

Public Lighting support project

Work is continuing on the Energy Efficient Street Lighting project in the North of the state with the project now moving to an implementation phase. LGAT is currently rolling out similar projects in the North West and South of the State. Meetings have been set up with representatives from interested councils for early November.

Emergency Management

The Natural Disaster Resilience Grant program has been opened in Tasmania with grant applications likely to be due around the 18 November. It is understood that many councils will be submitting applications under the program, especially in relation to flood studies and mitigation works.

LGAT is currently examining how it may be able to support councils in developing their applications for funding.

The State Government has recently announced an independent Review of the flood event in June 2016. Mr Mike Blake, former Tasmanian Auditor-General, has been appointed to head the review.

The terms of reference of the review include:

- The effectiveness of the strategies, preparedness and plans related to managing flood risk in Tasmania that were in place prior to the June 2016 floods occurring; including existing and potential levee systems;
- Community preparation, resilience and awareness, including awareness of insurance matters, relating to major flood events in Tasmania;

- The causes of the floods which were active in Tasmania over the period 4–7 June 2016 including cloud-seeding, State-wide water storage management and debris management;
- The use and efficacy of forecasting, community alerts, warnings and public information by authorities in responding to flood events;
- The effectiveness of transition from response to recovery in the week following the June floods; including capacity and priorities for infrastructure repair, and immediate assistance payments;
- Consideration of the detrimental environmental effects of the flooding upon the landscape, and what effective mitigation measures may be necessary to avoid similar events; and
- Any other matters relevant to the terms of reference.

The Review is to report by 1 June 2017 and formal calls for submissions have not yet been made.

Procurement

LGAT, in conjunction with the National Procurement Network Tender has undertaken the following activity since the July General Meeting:

- Refresh of the of the Plant Machinery Equipment (NPN 2.15) contract. Advertised in the Australian Newspaper 8 October 2016. Tenders close 3 November 2016.
- Refresh of the Civil Works: Roads, Bridges and Road Resurfacing Contract (BUS 242-1013). Advertised in the Tasmanian papers on 17 September. Tenders closed 18 October 2016.
- Refresh of the tender Bulk Fuel, Fuel Card Services and Oils & Lubricants (C031-12 A,B,C). To be advertised in November 2016.
- Finalisation of the Workwear and Personal Protective Apparel Tender (NPN3.11-2). Panel of providers in place.
- Finalisation of Park and Playground Equipment, Open Spaces and Recreational Infrastructure, Outdoor Furniture, Signage and Related Products and Services (PP4924-2016). Panel of providers in place by November.
- Hardware Tender/contract under consideration for 2017
- Waste Management Services Tender under consideration for 2017
- Microsoft group Contract under consideration for 2017.

Itinerant workers housing

Many sectors within the agricultural and horticultural sectors rely heavily on itinerant or seasonal workers to undertake key tasks during maintenance and peak production periods.

LGAT members have identified that this surge in itinerant or seasonal workers has the potential to place considerable pressure on local services and infrastructure as workplaces are not always near major services centres.

LGAT and DPIPWE facilitated a meeting in September of key stakeholders to discuss the range of issues that currently relate to itinerant workers and future needs in regional areas of Tasmania. The stakeholders included representatives from State Growth, AgriGrowth, industry employment bodies, fruit growers, and Local Government.

The group discussed key factors that impact on the capacity for farmers to access sufficient seasonal workers. These factors were:

- Access to Wi-Fi;
- Transport to and from workplaces;
- Affordable housing;
- Impact on water, sewerage, waste in regional areas;
- The impact of the backpacker Tax on the seasonal workforce (which has since been reviewed); and
- Social Services, including visas/interpreters .

The meeting resolved that a paper drawing together the key issues and the scale and location of each would be developed for distribution in November.

Gaming

In early September the Joint Select Committee established to review community attitudes to gambling and potential structural features of the Tasmanian Casino, Keno and Electronic Gaming markets from 2023 onwards released its Terms of Reference.

The terms of reference are:

- a) Consideration of community attitudes and aspirations relating to the gambling industry in Tasmania with particular focus on the location, number and type of poker machines in the State;
- b) Review of the findings of the Social and Economic Impact Studies conducted for Tasmania;
- c) Consideration of the document entitled "Hodgman Liberal Government post-2023 Gaming Structural Framework";
- d) An assessment of options on how market-based mechanisms, such as a tender, to operate EGMs in hotels and clubs could be framed;
- e) Consideration of future taxation and licensing arrangements, informed by those in other jurisdictions;
- f) A review of harm minimisation measures and their effectiveness, including the Community Support Levy;
- g) Consideration of the duration and term of licences for the various gaming activities post 2023; and
- h) Any other matters incidental thereto.

At the LGAT July General Meeting the following resolution was passed:

"That LGAT formally take the position that the terms of reference for the State Government's Joint Select Committee Review into gaming in Tasmania be expanded to include whether or not electronic gaming machines should be allowed outside casinos at all and that as part of the Select Committee Review process, the Tasmanian community be polled to determine its view on this critical question

That LGAT formally take the position that the Gaming Act should be reviewed particularly to remove its power to over-ride other acts. That LGAT convey this position to the Government, Opposition and Green parties and to all Members of the Legislative Council."

LGAT will be basing its submission on the above resolution and has written to each Council seeking input into a whole of sector submission. LGAT met with interested councils on 10 October to discuss Council and community interest on this issue and will be working with these and other councils in the development of the LGAT submission.

Training/Professional Development Update

The training and development component of the LGAT website is currently under review and will be updated with the aim of ensuring that training and professional development information endorsed by LGAT is current and relevant to the needs of the sector.

Several training and development activities have occurred since the last update, including but not limited to:

- Fire Abatement Training (Scheduled November 2016).
- Susan Law Workshop. Susan was a presenter at the recent LGAT conference and was so well received she was invited back to run a workshop on organisational change.
- Audit Panel Workshops.
- General Managers' Workshops.

In addition, investigations are underway to see if there are additional collaborative opportunities under the LGAT and LG Professionals MOU to not only streamline training and professional development services for the sector but also improve the operational processes for both organisations and value adding for potential sponsors and subsequent revenue generation.

Such examples include the possibility of a joint project between LGAT and Local Government Professionals TAS to develop a central training and professional development hub. It is anticipated that a paper will be developed in the New Year for these improvements.

Sector Promotion

At the July 2016 General Meeting LGAT previewed a new TV commercial that had been developed with a view to building a more positive image of Local Government. The ad had been produced very cost effectively thanks to the donation of intellectual property by the Local Government Association of Queensland as well as volunteer actors and free use of council equipment.

Website materials, including council case studies are being produced to support the "Better Councils, Better Communities" focus.

LGAT had anticipated commencing the campaign in October but currently are reviewing our communications strategy in light of the impact of and media around the decision by TasWater with regard to council distributions, the pending outcomes of the review of the Local Government Act and a number of other concurrent Local Government activities.

We have engaged a consultant to work with LGAT and a working group of General Managers, to assist in this review which will consider timing, risks, key messages and channels.

The preliminary review work can be managed within LGAT's budget as can initial advertising. A broader program would be taken to Members for consideration and support.

Related Parties

There have been changes to the Australian Accounting Standards with respect to related parties transactions. These changes will require new information/reporting in relation to elected members and key management personnel (KMP).

LGAT is working with the Audit Office and the Local Government division to map issues related to these changes and develop guidance and tools for councils.

Changes include:

- Councils will have to hold an annual declaration of interests for all councillors and KMP and their related parties. This is not published.
- Councils will need to report from 30 June 2017 on transactions between council and any interests declared.
- KMP are likely to be the General Manager and senior managers/executive group but will vary slightly across councils. A rule of thumb may be "reports to the GM but excluding admin/support personnel".
- There will be issues in reconciling interests declared and transactions and it is not yet clear whether councils systems will be able to automate this.
- There is a need to report on both compensation received (and no materiality factor) as well as transactions.
- Transactions are individualised but compensation is reported in total for the group, not individuals (that is allowances, salary packages, leave etc, not expenses).
- Payment of rates is not deemed a transaction.

The working group has looked at a number of issues and how the matter is being tackled elsewhere and has obtained permission to modify some guidance produced in Qld, for Tasmania. We are also looking at template declaration forms and whether a minimum or threshold transaction amount may come into play.

We will have also identified system issues as needing investigation. It is likely we will expand the working group (virtually) to test materials and other matters between that meeting and the end of the year.

It is anticipated the guidance and tools will be with councils before the end of the calendar year.

ALGA Activities

The Australian Local Government Association (ALGA) is continuing to progress priorities identified in the 2016-17 strategic action plan.

These include

- Maintaining or increasing federal funding for Local Government both untied and special purpose (roads, bridges, etc);
- Ensuring that Local Government is an active and valued partner at COAG;
- Promoting the role of Local Government in regional development and securing more funding for rural, regional and remote Local Government and their communities;
- Ensuring appropriate flexibility of Commonwealth disaster funding and increasing funding for mitigation activities; and
- Improving recognition of the role Local Government can play in facilitating innovation and digital transformation; and promoting best practice nationally.

At a Federal level, the delay in finalising election outcomes has meant that consequently there was also a delay in finalising Ministerial staff and this has had an impact on ALGA's advocacy work during this period. Although, the National General Assembly (June) and Roads Congress (November) understandably are key activities which required a high level of ALGA resource. The Roads Congress will focus on regional roads and infrastructure issues.

Nevertheless, ALGA has continued to pursue its policy objectives through liaison with government and non-government representatives and through a limited number of written submissions.

The Secretariat has sought to gain a greater understanding of the Government's City Deals program which remains to be more clearly defined in general, albeit that three deals (Townsville, Western Sydney and Launceston) are being implemented.

The issue of natural disaster funding reform remains a work in progress as does the development of the new approach to regional development funding. ALGA President Mayor Troy Pickard took the opportunity over the period to meet with a number of relevant ministers and backbenchers.

The LGAT Policy Team is engaging with ALGA and interstate colleagues in a range of ways including through the Policy Directors Group, Roads and Transport Advisory Group, the Workforce Development Group, the Planning Policy Officers Group, Emergency Management Group, the Climate Change Group and the Economic Development Policy Officers Group.

At the November Board Meeting and AGM, there will be an election of a new President and Vice Presidents for ALGA.

Budget Impact

Being undertaken within current resources

Current Policy

Strategic Plan:

- Priority Area 1: Strategic relationships
- Priority Area 2: Sector profile & reform
- Priority Area 3: Financial sustainability
- Priority Area 4: Sector capacity
- Priority Area 5: Land use planning & environmental sustainability

3.9 2016 AND 2017 LOCAL GOVERNMENT CONFERENCE

Contact Officer - Stephanie Watson

Devonport City Council/Dorset Council

That Members note the following report.

Carried

Background

One hundred and ninety-nine delegates attended the 104th LGAT Annual Conference, held at the C3 Convention Centre from 20-22 July 2016. Feedback received from attendees was very pleasing, with 50% rating the event as 'excellent', 35% rating it as 'good' and 15% rating it as 'average'.

The Government House Reception, the opportunity to network, the trade exhibition and the quality speakers were among the conference highlights.

The 2016 Local Government Awards for Excellence were presented during Conference. This year 15 nominations were received from 11 councils throughout the State. Whilst there was a 20% decrease in the number of nominations received compared to 2015, the quality of entries was outstanding.

The winners were:

Delivering Excellence – Smaller Councils (population under 15,000)
Circular Head Council – Reading Bug Egg

Delivering Excellence – Larger Councils (population over 15,000)
Clarence City Council – aWake Before Death

At the dinner, held for the first time in the Tasman Room at Wrest Point, an Outstanding Achievement Award was presented to West Tamar Council's General Manager, Ian Pearce, and Outstanding Commitment and Service to Local Government Awards were presented to Central Highlands Mayor Deirdre Flint and Meander Valley Council General Manager, Greg Preece. The Life Members of the Association also presented the 2016 Meritorious Service Award to Mayor Steve Martin of Devonport City Council.

A total of \$1,850 was raised at conference this year for RSPCA Tasmania and the cheque was presented on Cupcake Day (15 August) by the LGAT President.

The 105th LGAT Annual Conference, themed 'Imagination, Ideas and Innovation: Developing Better Communities', will be held at Wrest Point, Hobart, from 26-28 July 2017.

The Conference Dinner will be held at Princes Wharf No 1 on 27 July.

Budget Impact

Due to the limited number of trade sites available at the C3 Convention Centre and the additional costs associated with running the conference, dinner and cocktail function over three separate venues, there was a fall in revenue in 2016 from previous years.

Current Policy

Strategic Plan:

- Priority Area 1: Strategic relationships
- Priority Area 4: Sector capacity

3.10 2017 ELECTED MEMBERS PROFESSIONAL DEVELOPMENT WEEKEND

Contact Officer - Stephanie Watson

Devonport City Council/Dorset Council

That Members note the following report.

Carried

Background

Elected members are invited to attend the Elected Members' Professional Development Weekend being held from 25-26 February 2017, at The Old Woolstore, Hobart.

Workshop topics include 'Cooperative Conversations for Meetings that Matter', 'What will our towns look like in five years?', 'Creating a Culture of Effective Decision-making' and 'Engaging the Business Community'.

A block booking of rooms is being held until Tuesday, 31 January 2017 at The Old Woolstore. When making a reservation, please call 1800 814 676 and quote booking ref no "254793".

Elected members have been provided with a copy of the Program and Registration Form providing full details. Workshop registrations are required by Friday, 17 February 2017.

Budget Implications

Full attendance costs \$495 (includes two-day program, dinner and pre-dinner drinks). Partial registrations are available.

The Bass Strait Subsidy is available for elected members travelling from King and Flinders Islands.

Current Policy

Strategic Plan:

- Priority Area 1: Strategic relationships
- Priority Area 4: Sector capacity
- Priority Area 5: Land use planning & environmental sustainability

4. ITEMS FOR DISCUSSION

4.1 CHANGES TO THE BUILDING ACT Council - Glenorchy

Topic

Changes to the Tasmanian Building Act as part of the State Governments push to reduce Red Tape and make the building process faster and cheaper

Members aired concerns over the 1 January 2017 commencement date for the new legislation and the ability for councils to have new processes in place given the final Regulations were still to be issued. LGAT is to follow up on Regional Meetings.

Background

As the Director of Building Control has advised Council the Act will commence 1 January 2017 and Councils will need to be administering the Act from that date.

We are trying to gain a better understanding of how this relates to Planner's roles in providing advice to the public on whether a planning permit is required. Is LGAT aware of any discussions on a regional level on this matter? Simply put, the changes are clearly focussed on private certification for a large percentage of building works and the DOJ believe Building Surveyors will be providing advice on whether, or what type of planning approval may be required to the Permit Authority.

We believe that the private practitioners will be seeking this advice from Local Government Planners and probably charging their client for this.

We are therefore investigating whether this is a new type of service for a fee Council has to consider. As it takes a bit of time and effort to make these assessments and we feel there will be wide ranging implications from a Planning perspective.

Can you assist with some advice on what you are aware of on a Regional level?

LGAT Comment

LGAT has contacted a number of councils across the state to determine what they are considering. There was a large variety of responses and the Policy Director will provide a verbal update at the meeting.

5. OTHER BUSINESS & CLOSE

There being no further business, the President declared the Meeting closed at 12.40pm.

Turners Beach Community Representatives Committee

Minutes of the meeting held in the Turners Beach Hall

Thursday, 24 November 2016 commencing at 4.00pm

1 PRESENT

Community Representatives: Elaine Eiler, Merryn Gilham, Barry Isaac, Waine Whitbread, Susan Spinks, Andrew Leary, Rod Priestley and Ben Kearney.

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

2 APOLOGIES: Robert Best, Tim Horniblow.

3 MINUTES OF PREVIOUS MEETING

Minutes for the meeting held on Thursday, 25 August 2016 were confirmed.

4 MATTERS ARISING FROM PREVIOUS MINUTES

(a) Forth and Leith shared pathway

The State Government has opened the Community Infrastructure Grant and Council will put in an application which will be reviewed against feedback obtained from the Federal Government. The chances of the application being successful will be dependent on the priorities of the State Government.

(b) Junction at Bass Highway and Leith

The Mayor has written to the Minister about the Junction. It has been indicated to Council that they have options for the Junction they wish to discuss with the Community. The options are likely to be temporary, however they are an acknowledgement of the problem.

(c) Public Access to toilets at Turners Beach Hall

Access to the ladies is possible from outside, but not the gents.

There are no other options with the existing infrastructure.

If a new outside toilet was to be considered it would not be able to be considered for the budget for at least five years and a new toilet block would not be in keeping with policy – however five years can be used to monitor use of the space and see if requirements change.

(d) Fencing of the firebreak at the foreshore

The area is the responsibility of the Crown, and they have had ongoing discussions with the stakeholders involved, to reach a suitable outcome.

(e) Pathway on Turners Avenue

John Kersnovski reported that Turners Avenue footpath will be included in the next budget Long Term Financial Plan for consideration.

Noted that it can be problematic for prams and uneven under foot.

Committee said they felt there was a case for the area being 40 km an hour, and that buses at speed are problematic.

Council to put the issue to the traffic management committee.

5 MATTERS FOR CONSIDERATION

5.1 COUNCIL UPDATE

Council updates were discussed in point 4.

5.2 COMMUNITY UPDATE

(a) Robbie Best/Elaine Eiler

United Seaside Service Station – Cor responded that Council has continued to reboard the property on the northern side where it is continually opened up.

Council is currently looking at measures to get the property sold due to fees owed. Community members noted there was a company there mid-week who appeared to be doing soil testing.

(b) Waine Whitebread

The Central Walkway to the Beach – Waine noted that the central walkway was overgrown and the grass has gone to seed, as has the west end walkway.

John responded that the area is the responsibility of Coastcare and he has referred the matter to them. Coastcare are currently working their way around from the western end.

Council Nature Strip along the Esplanade – Waine reported that there is some confusion about which sections are the Caravan Parks responsibility, which are Councils etc. John Kersnovski indicated he is organising a round table with stakeholders to clarify where boundaries and responsibilities are.

Previously a brochure was produced to show areas of responsibility

Road Shoulder adjacent to Park entrance – the slashing program is currently behind due to the ongoing wet weather, but it will be taken care of.

Timber on the beach – The Crown has allowed timber to be taken off the wet sand. As the timber is moving all the time the Crown have undertaken to clean up timber that poses a threat to infrastructure.

The process is often a lengthy one as all decisions must come from Hobart. There is still a lot of timber under the rail and traffic bridge, however this is the responsibility of Tas Rail and Dept of State Growth.

Tennis Court – Waine and his wife have cleaned up the rubbish off the tennis courts and it needs collection.

The Club house is due to be demolished for safety reasons.

There are no current plans to remove the tennis courts, though the community would be encouraged to consider joining the Forth Club to help strengthen one club, rather than having two weaker clubs and the issue of attempting to maintain two lots of underutilised facilities.

It was noted that there are repairs to the top rail of the fence on the western side required.

6 MATTERS FOR CONSIDERATION

6.1 OTHER ITEMS

Dates for 2017 – Dates for 2017 were handed out and have been emailed.

Die Back – Waine raised a concern about die back in some of the trees. John responded that the annual report on trees isn't in yet. Cor also advised that we cannot trim what is on Crown land, and that trees in the Caravan Park need to be referred by Lions as the lease holder to Council.

Vernon Lawrence is now the Council contact regarding the lease of the Park.

Footpath in White Gum Way – Rod Priestley reported that tree roots are creating a trip hazard in Whitegum Way. John Kersnovski will put this request through the Council's system to get staff to look at.

Minutes – Rod Priestley complained that minutes are sent out multiple times. Sandra explained the reason the system has already been review to ensure agendas are not issued prior to closure date of agenda item requests.

Committee member reports

Waine Whitbread – Halloween – Waine commented that whoever organised the informal Halloween walk in Turners Beach was to be congratulated, it was a lovely community event.

Susan Spinks – new roof on hall looks good. Thanked builders for the cleanliness of the surrounding space.

Rod Priestley –

- Could the bollards at river car park area be moved back to better define the pedestrian pathway?
- Has the trimming been done at the viewing platform? It doesn't appear to have been. John Kersnovski responded that he understood it was done after the last meeting, but he will double check.
- There is a new blue strip sign under the large sign which faces the road in the garden bed and the western end toilets.
- The retaining wall will not be done this year as the flood has meant budgets and funds allocations needed to be reconsidered.

Barry Isaac – the fence between the bowls club and the hall is still waiting to be done. Cor responded it is in the process of being organised.

Elaine Eiler – raised the ongoing issue of kids in the service station. Cor responded that Council is limited in what they can do in regards to vandalism. The access on the northern side was only blocked off a month ago, which is the third time it's been done.

Andrew Leary –

- Reported there is a large sign (some metres wide) down near the railway line, the grass is growing up around it, and it is threatening to vanish under the grass.
- Andrew reported he had had contact from Rod Stewart, a local resident, concerned that the cost of getting insurance on houses in Turners Beach has risen dramatically since the floods and fears a blanket approach by the insurance companies. He is also concerned about the long-term planning for flood risk management.

- Andrew shared with the group a map indicating flood mapping which he had been given by Rod. John Kersnovski responded that the map was out of date and the area was currently having new maps drawn. Andrew was advised to let Rod Stuart know his best point of contact would be in the Planning area at State Government Level.
- Andrew also asked who put in Councils submission regarding the floods. John Kersnovski responded it was him, but noted no one had contacted Council about issues with regards to getting insurance, so that did not form part of the submission.

7 NEXT MEETING

As there was no further business to discuss the meeting closed at 5.00 pm. The next ordinary meeting of the Committee will be held on 23 February 2017 at 4.00pm in the Turners Beach Hall.

Central Coast Community Safety Partnership Committee

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

Wednesday, 7 December 2016 – Commencing at 11.00am

PRESENT

Cr Jan Bonde (Mayor – CCC); **Sandra Ayton** (General Manager – CCC); **Melissa Budgeon** (Community Wellbeing Officer – CCC); **Paul Breaden** (Engineering Group Leader CCC); **Libby Dobson** (CCCCI); **Glen Lutwyche** (Principal – Ulverstone High School [UHS]); **John Deacon** (Central Coast Community Shed); and **Garth Johnston** (Penguin Neighbourhood Watch)

WELCOME

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

1 APOLOGIES

Cr Rowen Tongs (Councillor – CCC); **Insp. Shane LeFevre** (Tasmania Police); **Barry Issac** (Turners Beach/Leith Neighbourhood Watch); **Julie Milnes** (Health Promotion Coordinator [Mersey] DHHS); and **Kathryn Robinson** (Community Development Officer Housing Choices Tasmania); and **Simon Douglas** (Ulverstone Community House)

2 MINUTES OF PREVIOUS MEETING

Libby Dobson moved and Melissa Budgeon, seconded, “That the minutes from the meeting held on Wednesday, 26 October 2016 be confirmed”.

Carried

3 MATTERS ARISING FROM PREVIOUS MEETING

Paul reported on items that were brought up by Garth Johnston.

1 Parking near No Standing Sign at post office in Penguin

Paul advised that this should be brought to the attention of the Council Inspector so that infringements can be issued for illegal parking.

2 Repainting the yellow lines and white arrows in Main Street, Penguin.

Paul advised that Engineering are looking at the placement of arrows for carparks in the Central Coast area and will discuss placing them in turning bay in Main Street, Penguin. Paul will also mention the repainting of existing lines and arrows.

Paul advised that the Scout hall and boat ramp lines are marked at the right standard and handling the hoons is more a police matter. Investigate part of the action plan placement of CTV in that area.

Action: Paul is to look at a camera trial period at the Penguin Scout Hall.

Action: Follow up with Sen Sgt Williams who was seeking confirmation from Tasmania Police to see if there is a local option that would be suitable on the Cyber Safety, investigate someone who supplies that service.

4 GENERAL BUSINESS

(a) Community Safety Action Plan Melissa Budgeon

A new draft safety action plan was circulated for discussion.

Hold a forum in the new year to ensure that all groups are represented (consider representative from sections including disabilities, young people, Turners Beach community group and Forth Community group) and have an opportunity to discuss and include community needs.

Suggestion was made to place road safety under safe people.

Suggestion made to start the next meeting in February at 9.30am with the presentation from Safe Houses, and workshop from 10 finish at 12pm.

(b) Crime Report Snr. Shane Le Fevre – Tasmania Police

An apology to the meeting and no report was provided.

(c) Central Coast Chamber of Commerce & Industry Report (CCCCI) Libby Dobson

Libby wanted to know when the Hobbs Parade, Ulverstone works will be finished. Paul Breden reported that the work is scheduled to be finished prior to the commencement of the Christmas break.

Libby also thanked the Council on the roll out of the parking line work in the Ulverstone CBD and commented on how well it was done.

Libby is stepping down from the Central Coast Chambers of Commerce and Kate Wylie will be taking over from her.

(d) Primary Health Report Julie Milnes

Julie Milnes was an apology to the meeting and no report was provided.

(e) Education (all schools) Report**Glen Lutwyche***Penguin District School*

• Glen reported issues with rocks being thrown from the overpasses at Penguin. this has been reported to the Tasmanian Police to investigate.

• The School has commenced erecting safety barriers and discussing procedures to students on walking access to and from the school once construction of the new Dial Sports Precinct commences.

Action: this information to be placed into the Mayors Message.

• Grade 10 Dinner for Penguin High is being held next week.

Ulverstone High School

• The Primary Schools and Ulverstone High Schools held a combined fund raising concert to raise funds for families in crisis. The schools will look at this being a yearly event.

• Beacon project (Beacon school) Paul Ramsey three staff to work in the school.

• Retention of students in school is a five-year project. Three schools on board next year and another three schools in 2018. Tenders have closed for the extensions at the school for the year 11 and 12.

(f) Ulverstone Neighbourhood House

No report.

(g) Housing Choices Tasmania (HCT) Report**Nil**

No report provided.

(h) Community Housing Report**Nil**

No report provided.

(i) Neighbourhood Watch Reports

Look at promoting the cruise ships and getting visitors in Penguin.

- Look on how to promote people to stay in Penguin when they arrive on the bus.
- Need to coordinate with the buses.

Christmas parade went well, Men's shed is moving on.

(j) Central Coast Community Shed

Bikes and skate boards in the CBD need to be policed more. To be put on Action plan.

5 OTHER BUSINESS

Nil

6 CLOSURE

The meeting closed at 11.45am and the next Committee meeting is to be held on Wednesday, 22 February 2016 commencing at 10.00am in the Council Chamber, Central Coast Council, 19 King Edward Street, Ulverstone.



ULVERSTONE LOCAL HISTORY MUSEUM

Tuesday 24 January 2017, 10.00am

Museum Meeting Room

Doc ID: 262862

1 PRESENT:

Museum Volunteers: Wendy Newton, Julie Lund, Judy Buckley, Janelle Hannah, Ian Lund, Terry Saddington and Phil Walch.

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

2 APOLOGIES:

Lyn Arthur, Wanda Mineall and Liz Baade

3 MEETING PROTOCOL:

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

4 BUSINESS ARISING

- *First Aid Kit*
This has now been updated and will be returned.
- *Whiteboard*
The new form of communication in tea room. Current information will be placed on there for volunteers to read and will remain for around a fortnight so that all volunteers get a chance to read it.
- *Office Arrangements*
Michelle will move to Brittany's office and Brittany is now in the office upstairs where the old class room was. The old class room has been put upstairs in the spare room adjacent to the old classroom.
- *Staff Room Vinyl issue*
Brittany explained that this has been placed in the system to be fixed and has now been cordoned off by the Council's Safety Officer until it is repaired.
- *Donation*
Phil Walch donated a TV. There was discussion around what/where it would be used. Michelle raised the issue that there would need to be a power outlet made available for wherever it is placed.

Phil and Michelle and Brittany to explore TAHO to see what resources may be available.

- *Audit*

Michelle reported that Phil, Wendy and Terry are working through paperwork to progress project.

- Property surplus to go to the Resource Recovery Centre Tip-shop.
- Audit team to meet after.

- *Exhibition and Display Plan*

- Decision:
Frank White shop display area '35' – negotiations have been held with the family and more of the collection may be available on loan for future displays.
- Organ needs protection and will need to be moved.
- Medical and dental to be protected by rope barriers.
- Exhibitions planned for 2017;
 - 1 Models exhibition – in conjunction with bi-exhibition May and July.
 - 2 Sport Exhibition to tie in with the 2017 Australian Masters Games and to be held the months of September and October.
- Display panels have been transferred from Gnomon Pavilion.

- *Town Clock old mechanism*

The clock mechanism is still in pieces at Cudas until the clock interpretation plan has been completed.

- *Volunteer curator space*

Michelle has provided four display cabinets to be made available as volunteer curator space. Volunteers have been invited to place their display and should discuss their ideas with Michelle and she will help them to put the display together.

- *Entrance Fees*

The meeting asked whether they could continue with the current fees until the end of the financial year.

After checking the Ulverstone History Museum fees and charges schedule (adopted by the Council in the 2016–2017 budget) the following will apply going forward:

- \$6 Adults
- \$5 Groups 15–30 (per adult)
- \$3 Children up to 16 years of age.

5 GENERAL BUSINESS

Brittany handed out the Volunteer Rights and Volunteer Checklist from Volunteers Australia for the museum volunteers to read.

Museum Computers – The computers are out of action at present as the roof leaks above them and because of limited appropriate locations they cannot be relocated elsewhere. Customers that come into the museum will be redirected to the Ulverstone Visitor Centre where they will be put in touch with a researcher who can assist them should they need it. Customers are still able to go to the History Museum to research the hard copy files. This is a temporary fix. Brittany hopes to have the computers back online soon.

The volunteers expressed that there would be minimal disruption to operations as the computers are not used by the members of the public

The meeting agreed to go with a no bag policy in the museum.

A discussion was held on the relationship of volunteers with the Council. Some Volunteers were concerned that they were not being consulted in a committee format regarding upcoming displays.

Michelle advised that it is her position to create exhibitions and that she emails out to volunteers in the areas that she needs assistance in. The Exhibition Coordinator is ultimately responsible for the exhibition agenda but will always consult with volunteers via email.

Michelle advised volunteers when doing the Audit anything that is not numbered needs to be placed in an area ready for disposal and when renumbering items in the museum the numbers need to commence from 1.

The volunteers asked when will the third toilet that was damaged (men's) be ready for use.

6 CLOSURE

As there was not further business to discuss the meeting closed at 11.12pm. The next meeting is to be advised.

Forth Community Representatives Committee

Minutes of the 65th meeting held at the Forth Hall
Thursday, 2 February 2017 – commencing at 4:pm

1 PRESENT

Forth Community Representatives: Tim Peirce, John French, Peter Miller, Ray Attril, Neil Armstrong and Charles Baird (**President – Forth Valley Lions Club**)

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

2 WELCOME/APOLOGIES

Apologies received: Kevin Goodwin, Peter Miller and Jackie Merchant (**CCC Community Development Officer**).

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

3 MINUTES OF PREVIOUS MEETING

Minutes for the meeting held on Thursday, 3 November 2016 were confirmed.

4 MATTERS ARISING FROM PREVIOUS MINUTES

4.1 Report from meeting with Department of State Growth Representative:

a Sight Vision – Forth Hotel

This is still an ongoing item.

b Business district parking

Design work to commence soon.

c Traffic concerns Highway intersection (continuing item)

Mayor and Sandra have met with Rene Hidding MP to discuss some items in the budget submission to the State Government which included Turners Beach to Leith Shared Pathway as well as the Bass Highway intersections with Leith and Forth. Currently waiting on a response from the Minister.

5 MATTERS FOR CONSIDERATION

5.1 Council Update

a Flood Repairs report

John Kersnovski reported that SES are organising public information sessions in the Central Coast area on the flood repair report.

5.2 Community Update

• Mark Whittle

- Charles Baird was asked to attend the meeting to give a report on Forth Valley Lions Club plans for refurbishment of Braddon's Lookout.

He reported on the conditions of Braddons Lookout, on the vandalism, the plants being overgrown and the deterioration of the display panels.

The Forth Valley Lions Club is in the process of applying for a government grant to refurbish this area and asked if the Central Coast Council would support the application. Sandra replied that the Council will support in any way they can.

Sandra asked once this is all done who would be responsible to maintain the area. It is expected to be low maintenance with more appropriate shrubs being introduced.

The Forth Valley Lions Club will look at the types of plants to be used around the area and that the refurbishment will include wheelchair access. There will also be discussions on how to better protect the area from vandalism.

- The Forth Valley Lions Club continues to maintain the cemeteries in Forth and have purchased a new ride-on mower. The Club is happy to continue maintaining the cemeteries.
- Forth Community Hall will have the main hall floor resurfaced and new vinyl will be placed in the toilets. The state of the Forth Hall on the outside is disappointing. Sandra Ayton and John Kersnovski will walk around the building at the end of meeting to assess the work that may need to be done.
- The concrete fence has been damaged at the Methodist Cemetery where a car has smashed into the wall. This was reported to the council but heard nothing back. Sandra is to look up the insurance file. The Uniting Church Minister has been contacted about this.

- Old Fire Station – The Forth community would like to obtain the old forth fire station. It was suggestion that the committee write a letter to the State Government. Charles Baird has already done this once and will do it again. Land owned by Crown land Services and the building is owned by the State Fire services.

There has been a minor landslip at the back of the shed.

- **John French**

John requested a letter be sent to the State Fire Service requesting three flashing lights be set up on the Forth Fire Station alerting anyone driving past that the Fire Engines are about to disembark from the Station house to attend a fire. John reported as the Forth Fire Station is situated on a bend, vehicles that drive past need to be alerted when they are in emergency mode. Sandra has also talked to the Tasmania Fire Service requesting the flood lights are fix as complaints have been received by the Council reporting that the flood light shines in the eyes of the drivers coming along the road and into the houses close by. A request was made to have a shield placed on the flood light to direct the light downwards instead of outwards.

- **Charlie Baird**

John Kersnovski spoke to the Department State Growth and they have had notification that they will be back to fix the mistakes on the road line marking in the Forth area.

- **Tim Attrill**

The Lone Pine that was planted replacing the one that died is growing well.

6 GENERAL BUSINESS

Sandra asked the committee if they had problems with the sign at the bottle shop as there has been complaints regarding school children walking past it.

Sandra spoke to the committee about the Australia Masters Games being held in the region and the opportunities that are available to clubs and organisations in fundraising. There may be an opportunity for the committee to organise a breakfast at the Hall to the campers who are staying in the area or hold an event at the hall for the people. The committee should contact Scott Wade who is organising the Masters Games and put forward their suggestions.

7 NEXT MEETING

The next meeting to be held on Thursday 4 May 2017 at the Forth Hall.

8 MEETING CLOSED

As there was no more business to discuss the meeting closed at 5.50pm.



**Central Coast Community Shed Management Committee
General Meeting – Minutes of Meeting held at the Community Shed
Monday, 6 February 2017 commencing at 1.05pm**

1 PRESENT/APOLOGIES

Rob McKenzie (Chair) Len Blair, Peter Evans, John Klop, Sam Caberica, Cr Phil Viney, Len Carr, John Deacon, Lynn Jarvis and Anne Williams.

Minute taker: Melissa Budgeon

Apologies: Col Perry, Norm Frampton, Trish Bock, Jack Eaton, Merv Gee.

2 CONFIRMATION OF MINUTES

It was resolved, "That the minutes of the meeting held on Monday, 5 December 2016 are confirmed as correct."

Carried

3 BUSINESS ARISING FROM MINUTES

- . **Building Works/Shed expansion** work almost completed.
- . **Drainage** – Follow up to be had on the works on drainage being a priority for the 2017–18 budget estimates. Rob/Len to follow up with Adrian.

4 CORRESPONDENCE

Nil.

5 TREASURER REPORT

Income	\$3,136.63	(Fees/projects/donations)
	\$2,500.00	Extensions contributions

Expenses	\$5938.29
----------	-----------

December – 380 Men, 55 women

January – 341 Men, 85 women

It was resolved, "That the Treasurer's report be accepted."

Accepted

6 GENERAL BUSINESS

- . Asset register is being updated. Ongoing item.
- . Skip Bin – noted that the bin was full this morning (Monday morning) and that the driver emptying the bin does not always re-lock the bin. Noted that patrons of the shed are not placing rubbish (personal refuse) in this bin.
- . The Community Shed is providing a BBQ at the NW Environment Centre Festival on the 8th April.
- . Break-in attempt at the shed was discovered this morning upon arrival. Report to be made to the police. Repairs to the new doors to be made.
- . Coffin club continues to meet Tuesdays mornings – one of the coffins made at the shed has been used and is buried on Bruny Island, and the third coffin is almost complete.
- . The women's group is seeking mentors to continue to support and encourage the women to carry out the projects that they are capable of, learning new skills along the way. Membership is growing steadily, and looking to have some more supervisors inducted in the very near future.
- . Meeting with Bunnings was held after Christmas. Bunnings are a major sponsor of TMSA – and have offered benefits to members of the Men's Shed.
- . Ongoing separation of TMSA and AMSA. TMSA hosting a stand at the Wooden Boat festival in Hobart this coming weekend – Rob is assisting with this.
- . Community Safety Partnership Representative, and discussion was had regarding people on bikes in the CBD and how it made people feel unsafe – Motion was suggested 'John Deacon represent the group and voice the sheds continued concern regarding safety of pedestrians, and the unsafe use of bikes in the Ulverstone CBD areas, and the lack of Policing in the main street areas" Motion carried.

7 CLOSURE

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

8 NEXT MEETING

The next meeting will be held on 6 March, 2017 commencing at 1.00pm.

CENTRAL COAST COMMUNITY SHED – FINANCIAL STATEMENT 2016–2017

as at 5 December

<i>Revenue</i>	<i>Estimates</i>	<i>Actual</i>
	\$	\$
11413.03		
Fees	3,000.00	2,545.46
School Groups	–	181.82
Material Donations	–	45.45
Project Donations	2,000.00	363.90
GST allocation		
<i>Estimate</i>	<i>\$5,000.00</i>	<i>\$3,136.63</i>
11413.06 Building Fund (carried over)		2,500.00
11413.06		8,171.00
<i>Expenditure</i>	<i>Estimates</i>	
11481		
1 Aurora	1,800.00	843.20
2 Telstra/Internet	700.00	395.11
3 Office	200.00	45.45
4 Bus	–	–
5 Testing and tagging	1,000.00	413.00
6 Petty Cash	–	–
7 Training	250.00	154.65
8 Membership	200.00	50.00
Insurance	–	113.08
9 Room Hire	–	–
10 Repairs and Maintenance	2,000.00	2,612.18
11 Safety Equipment	500.00	–
12 Project Materials	3,000.00	1,140.25
Insurance	200.00	–
Water/Sewage	150.00	22.87
13 Inspections/Building maintenance Checks	–	–
<i>sign</i>	–	148.50
<i>Estimate</i>	<i>\$10,000.00</i>	<i>\$5,938.29</i>
11481.01 \$1,200.00 TV, Sound system, bracket		1,284.00
11413.06 Building Fund		8,171.00

Central Coast Council

List of Development Applications Determined

Period From: 01-January-2017 To 31-January 2017

Application Number	Property Address	Development Application Type	Description of Proposed Use	Application Date	Decision Date	Day Determined
DA216047	36-42 Main Road Penguin 7316	Discretionary Development Application	Food Services (cafe), Business and Professional Services (office)	03-Oct-2016	18-Jan-2017	41
DA216044	54 Clara Street West Ulverstone 7315	Discretionary Development Application	Residential (outbuilding - shed)	02-Nov-2016	11-Jan-2017	34
DA216092	12A Seaside Crescent Penguin 7316	Discretionary Development Application	Residential (dwelling)	15-Nov-2016	11-Jan-2017	37
DA216099	84 Alexandra Road Ulverstone 7315	Discretionary Development Application	Residential (Multiple Dwellings x3)	21-Nov-2016	04-Jan-2017	37
DA215181	2 King Edward Street Ulverstone 7315	Discretionary Development Application	Residential (dwelling extensions, carport and outbuilding - shed) - variations to rear boundary setback standards, side boundary development standards, setback of a carport from frontage boundary, building envelope standards for dwelling, carport and shed, and total site coverage.	28-Nov-2016	11-Jan-2017	36
DA215102	10 Esplanade Turners Beach 7315	Discretionary Development Application	Residential (dwelling extension)	28-Nov-2016	25-Jan-2017	21
DA216111	21 Stephen Street Forth 7310	Discretionary Development Application	Residential (dwelling)	05-Dec-2016	13-Jan-2017	38
DA216109	33 Jermyn Street Ulverstone 7315	Discretionary Development Application	Residential (dwelling extension and shed)	05-Dec-2016	09-Jan-2017	35
DA216110	7 Seaside Crescent Penguin 7316	Discretionary Development Application	Residential (dwelling addition)	07-Dec-2016	11-Jan-2017	34
DA216098	76 Reynolds Road Heybridge and 83 Allegra Drive Heybridge 7316	Discretionary Development Application	Subdivision (two Lots and boundary adjustment)	14-Dec-2016	25-Jan-2017	40
DA216116	113 Queen Street West Ulverstone 7315	Discretionary Development Application	Residential (dwelling extension and deck)	15-Dec-2016	16-Jan-2017	32

Central Coast Council

List of Development Applications Determined

Period From: 01-January-2017 To 31-January 2017

Application Number	Property Address	Development Application Type	Description of Proposed Use	Application Date	Decision Date	Day Determined
DA216108	50 Reibey Street Ulverstone 7315	Discretionary Development Application	Storage (4 storage containers)	19-Dec-2016	25-Jan-2017	37
DA216120	86 Leven Street Ulverstone 7315	Discretionary Development Application	Residential (verandah and shed extension)	19-Dec-2016	24-Jan-2017	35
DA216115	22 Ozanne Drive Gawler 7315	Discretionary Development Application	Residential (dwelling/shed)	20-Dec-2016	25-Jan-2017	35
DA216123	Lowana Road Gunns Plains 7316	Permitted Development Application	Resource Development (stock underpass)	03-Jan-2017	20-Jan-2017	14

SCHEDULE OF STATUTORY DETERMINATIONS MADE UNDER DELEGATION

Period 1 January 2017 to 31 January 2017

Building Permits – 0

Permit of Substantial Compliance – 0

Notifiable Work – Building – 2

- Outbuildings 2 \$ 60,000
- New dwelling 1 \$400,000

Plumbing Permits – 1

Certificate of Likely Compliance – Plumbing – 2

Notifiable Work – Plumbing – 2

Special Plumbing Permits (on-site wastewater management systems) – 0

Food Business registrations (renewals) – 20

Food Business registrations – 2

Temporary Food business registrations – 6

Temporary 12 month Food Business Registrations – 2

Public Health Risk Activity Premises Registration – 0

Public Health Risk Activity Operator Licences – 2

Temporary Place of Assembly licences – 1


Building and plumbing determinations for this month have been influenced by the *Building Act 2016*, which came into effect on 1 January 2017. Permit approvals intensified during the last week of December 2016 so as to avoid the transitional arrangements. Building practitioners such as building surveyors and designers have taken some time to adapt processes and no applications were received in the first half of January. Those that have been received are being processed and will be reflected in the February figures. Much staff time has been devoted to interpreting the legislation and providing advice to the community.

Abatement notices issued – 13

<i>Address</i>	<i>Property ID</i>
Pineleigh Street, Penguin	403480.0774
Pineleigh Street, Penguin	403480.0840
Dial Road, Penguin	403150.0900
138 Main Street, Ulverstone	101080.3050
Lot 1 Flinders Avenue, West Ulverstone	100470.0220
1 Midway Lane, Sulphur Creek	403427.0020
8 Sandhaven Crescent, Sulphur Creek	403541.0320
21 Main Street, Ulverstone	101080.0320
Breheny Place, West Ulverstone	100190.0040
9 Revell Lane, Penguin	403515.0020
17 Main Street, Ulverstone	101080.0280
13 Wrights Road, Ulverstone	101900.0040
575 Preston Road, North Motton	505350.0480

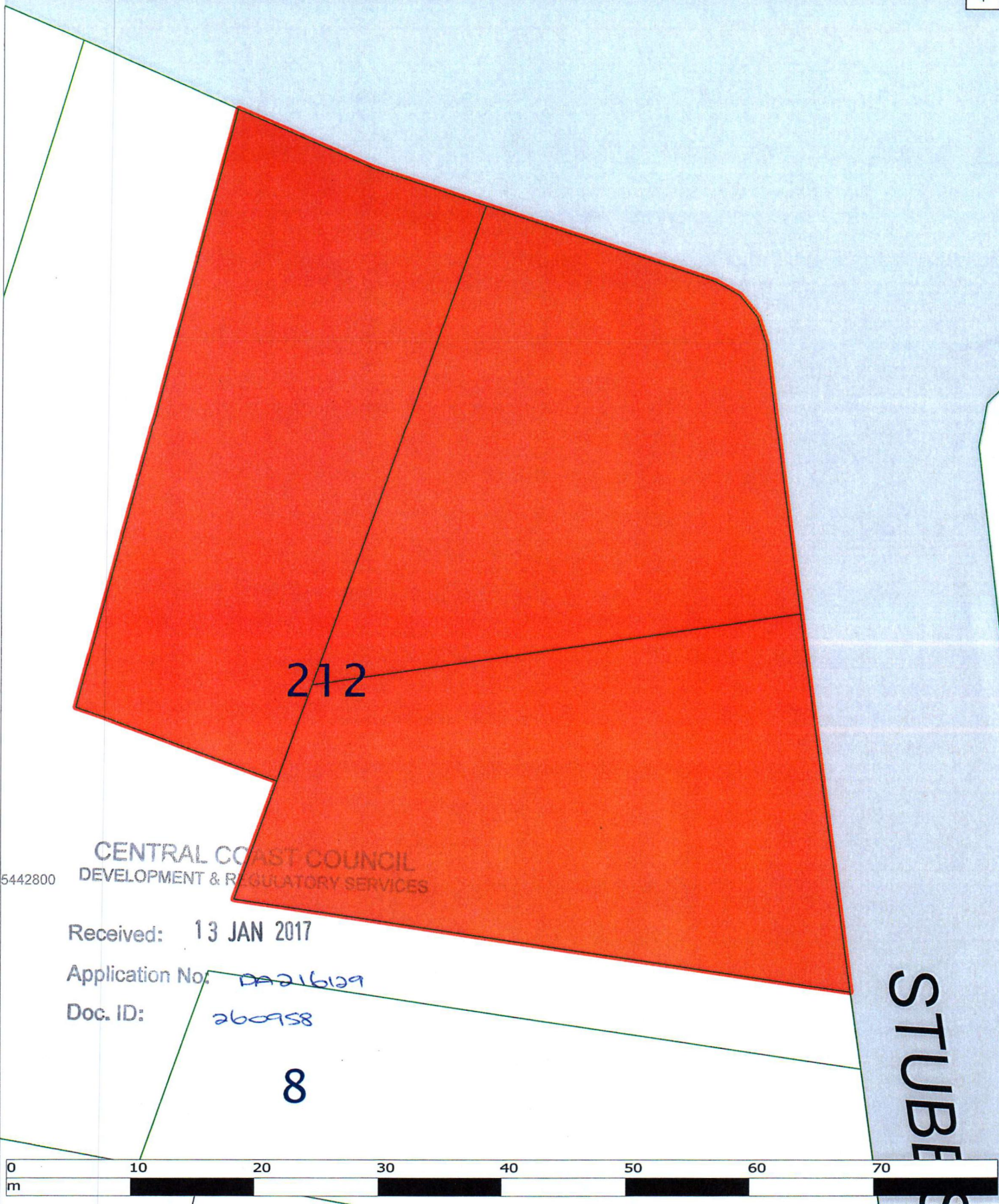
Kennel Licence issued

Address	Owner
Nil	

A handwritten signature in blue ink, consisting of a large, stylized 'C' followed by a horizontal line that ends in a small 'X' mark.

Cor Vander Vlist
DIRECTOR COMMUNITY SERVICES

Annexure 1



212

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

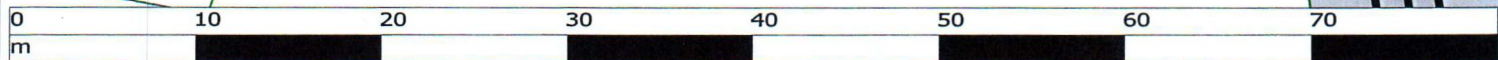
Received: 13 JAN 2017

Application No. DA216129

Doc. ID: 260958

8

STUBBS



DA216129

Annexure 2



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

DEVELOPMENT APPLICATION

Sections 57 & 58

Application Number **DA216129**

APPLICANT DETAILS

Applicant Name	Mr Jake Weeda				
Postal Address	51 Leighlands Avenue ULVERSTONE TAS 7315				
Phone(B)	64252862	Phone(H)		Mobile	0438252861 Fax

OWNER DETAILS

Owner/Authority Name	Estate of John Frederick YOUNG				
Address	c/- J McGrory 6 Home Court ULVERSTONE TAS 7315				

DEVELOPMENT APPLICATION DETAILS

Property Address	212 Westella Drive Turners Beach 7315	<i>identified as 4 Stubbbs Rd Turners Beach.</i>
Title Reference	27535/2 27535/3 27535/4	
Zone(s)	Rural Resource [Central Coast Interim Planning Scheme 2013]	

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

Present Use	Shed
Proposal (intended use)	Manufacturing and Processing (joinery workshop)
Development Type	Discretionary Permit Area >150m ² <250m ²
Estimated Value of Development	

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

Existing Floor Area	Area:	202.1	m ²
New or Additional Floor Area	Area:	NIL	m ²

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: 17 JAN 2017

Application No: DA216129



Application Number: DA216129

NON-RESIDENTIAL DEVELOPMENT/USE

Hours of Operation	Monday/Friday	to	
	Saturday	to	
	Sunday	to	

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

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

APPLICANT DECLARATION

YOUR DECLARATION - To be completed by all applicants.

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

if incomplete, the application may be delayed or rejected.

more information may be requested within 21 days of lodgement.

PUBLIC ACCESS TO DISCRETIONARY PLANNING DOCUMENTS

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


OWNERS NOTIFICATION

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

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

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

Applicant: Name (Print): **JACOB WEEDA**

Signed:  Date: **17/1/17**
CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: **17 JAN 2017**

Application No: **DA216129**

SEARCH OF TORRENS TITLE

VOLUME 27535	FOLIO 2
EDITION 1	DATE OF ISSUE 25-Jun-1996

SEARCH DATE : 11-Jan-2017

SEARCH TIME : 10.02 AM

DESCRIPTION OF LAND

Town of TURNERS BEACH

Lot 2 on Diagram 27535

Derivation : Part of Lot 463 (484A-2R-0Ps) William Titley

Derived from A16232

SCHEDULE 1

JOHN FREDERICK YOUNG and DOROTHY MERLE YOUNG

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

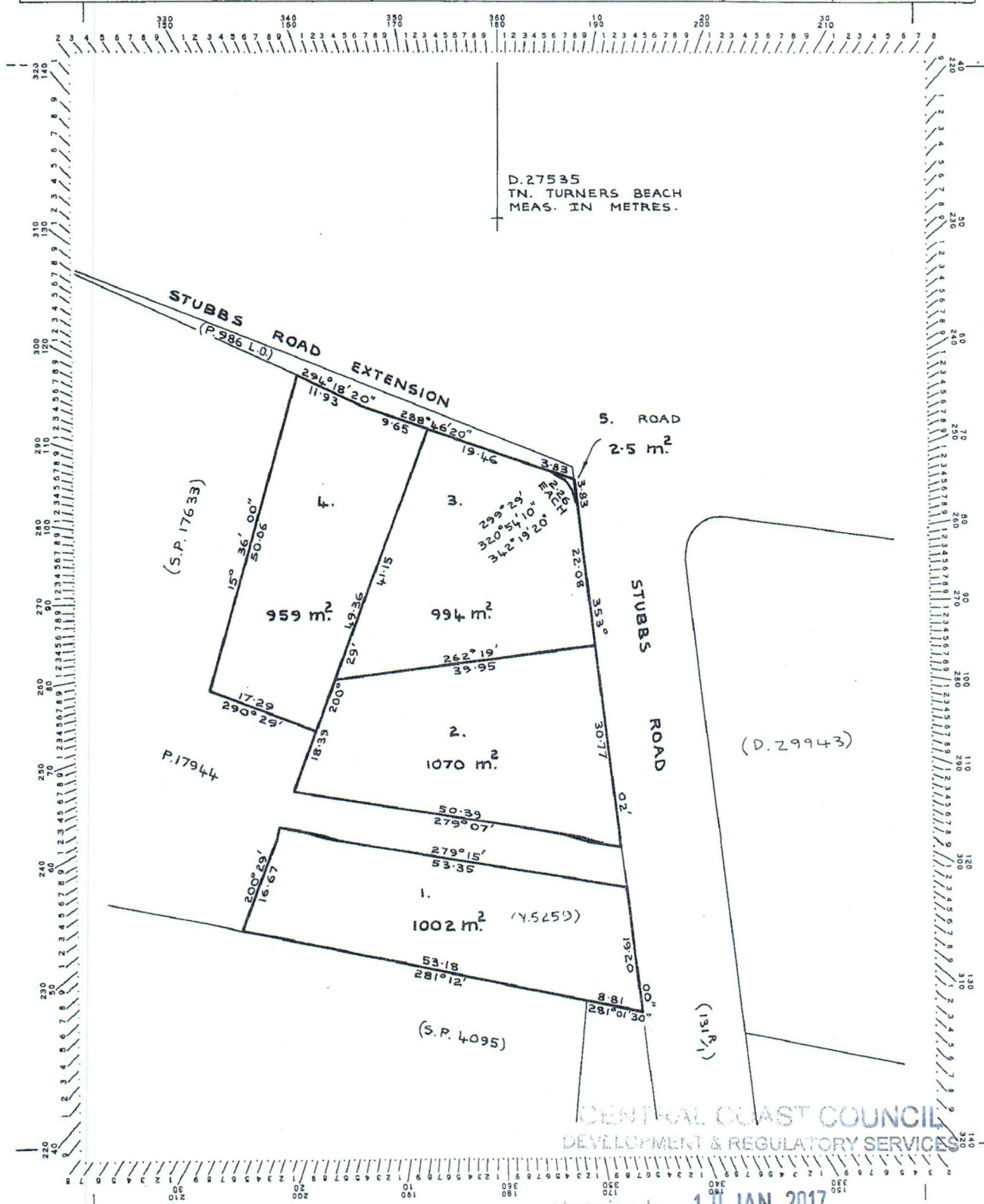
CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: 10 JAN 2017

Application No: 00216129

Doc. ID: 260957

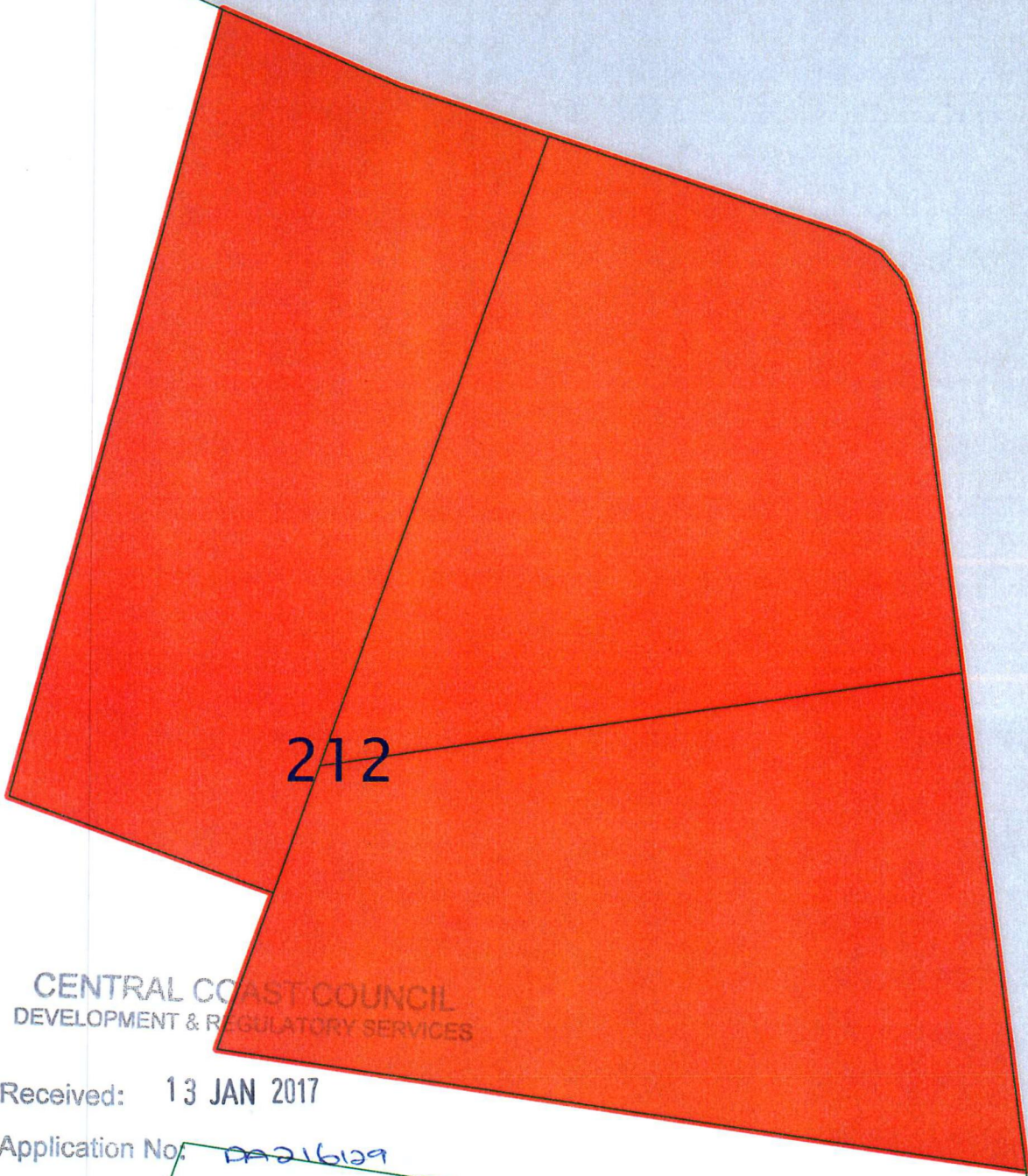
Owner: L.T. ACT 1980	PLAN OF SURVEY of land situated in the	Registered Number: D. 27535
Title Reference: Y. 5259	TOWN OF TURNERS BEACH	Approved: 19 NOV 1985 <i>[Signature]</i>
Grantee: PART OF LOT 463 (484-2-0) WILLIAM TITLEY	COMPILED FROM (S.P.D. 924) SCALE 1: 600 MEASUREMENTS IN METRES	DEPUTY Recorder of Titles



Received: 10 JAN 2017

Application No: DA216129

434700



CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

5442800

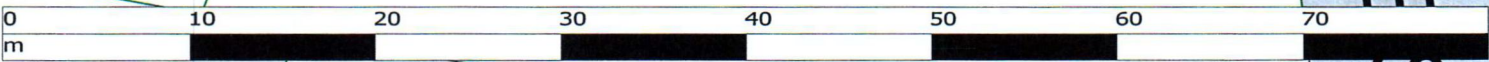
Received: 13 JAN 2017

Application No: DA216129

Doc. ID: 260958

8

STUBBS



DA216129

PROPOSED CHANGE OF USE FROM BUS REPAIR SHOP TO CABINETMAKING WORKSHOP AT 4 STUBBS ROAD TURNERS BEACH FOR

Mr. R. DYSON

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: 13 JAN 2017
Application No: 00016109
Doc. ID: 260958

JANUARY 2017

PREVIOUS PROJECT No. 0117

PROJECT No. 0117A

TITLE REFERENCE Volume 27535 Folio 2		DESIGN WIND SPEED 'N2'	SOIL CLASS. 'N/A'	BUILDING CLASS. 8	CLIMATE ZONE SEVEN	ALPINE AREA NO	KNOWN SITE HAZARDS REFER TO SAFETY NOTES
BUSHFIRE ATTACK LEVEL B.A.L. - LOW	AREAS	BUILDING TOTAL	202.10 m2 202.10 m2	EXISTING LOT 2 AREA SITE COVERAGE	1070.00 m2 18.89 %		

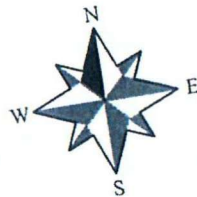
TITLE PAGE		DISTRIBUTION
BUILDING FLOOR PLAN 1:100	0117 - 1 OF 4	DRAFT
BUILDING ELEVATIONS 1:100	0117 - 2 OF 4	PLANNING APPROVAL
SITE LOCATION PLAN LOT TWO 1:200	0117 - 3A OF 4	BUILDING SURVEYOR
SITE LOCATION PLAN 1:400	0117 - 4A OF 4	BUILDING APPROVAL
		OWNER(S)
		BUILDER

WEEDA Drafting



51 Leighlands Avenue, Ulverstone TAS 7315
Phone (03) 6425 2862
Mobile: Adam 0427 333 129 Jake 0438 252 861
Email: jrweeda@bigpond.com

WORKPLACE STANDARDS TASMANIA BUILDING
PRACTITIONER ACCREDITATION NUMBERS
JAKE, CC 670 C Cat BMR, BD & CMMR
AND ADAM, CC 5317 P Cat BD



TRUE NORTH

WEEDA Drafting



& Building Consultants Pty Ltd

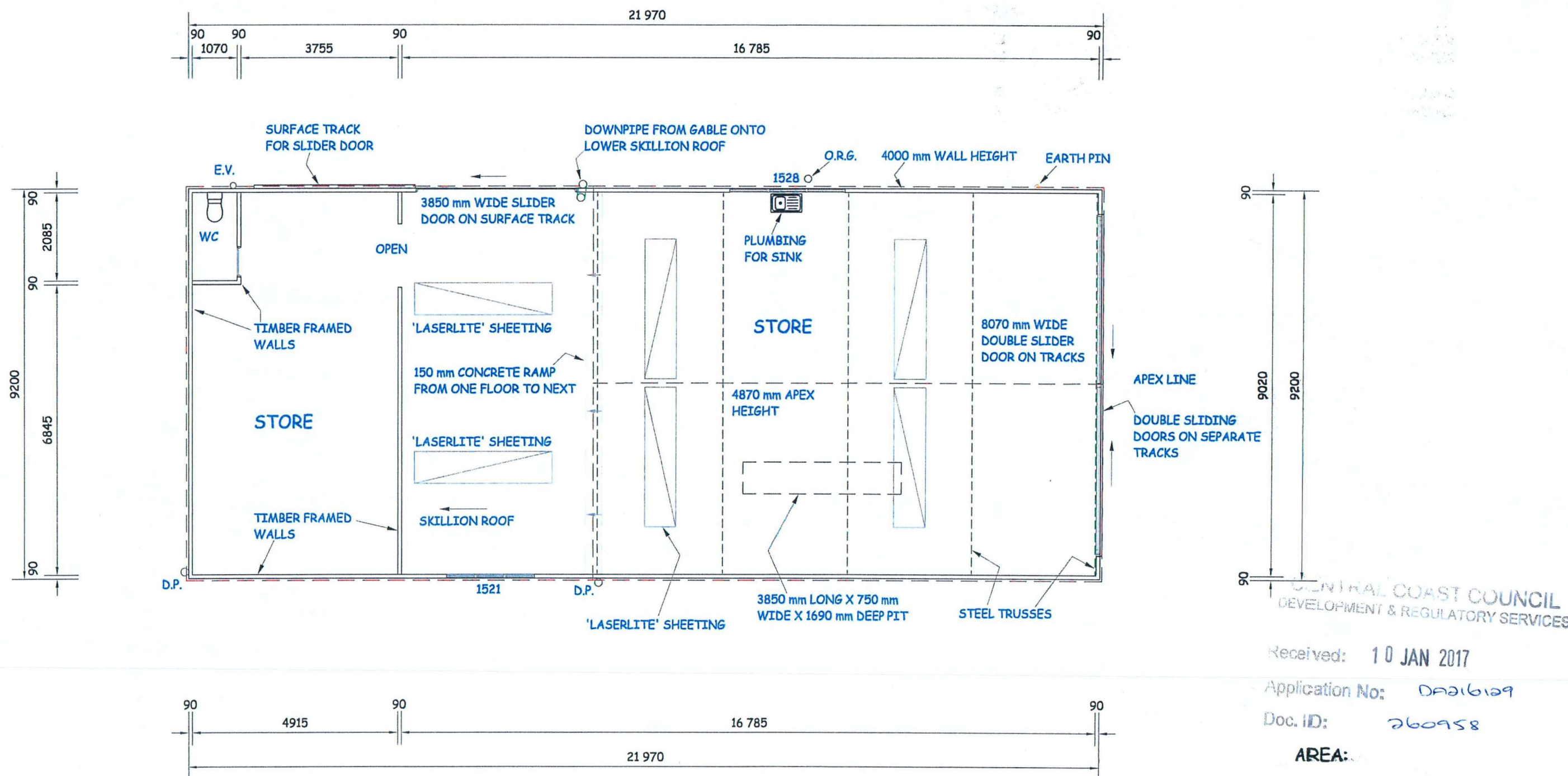
51 Leighlands Avenue, Liverstone TAS 7315

Phone (03) 6425 2862

Mobile: Adam 0427 333 129 Jake 0438 252 861

Email: jweeda@bigpond.com

WORKPLACE STANDARDS TASMANIA BUILDING
PRACTITIONER ACCREDITATION NUMBERS
JAKE, CC 670 C Cat BMR, B.D. & CMMR
AND ADAM, CC 5317 P Cat BD



Received: 10 JAN 2017

Application No: DA216129

Doc. ID: 260958

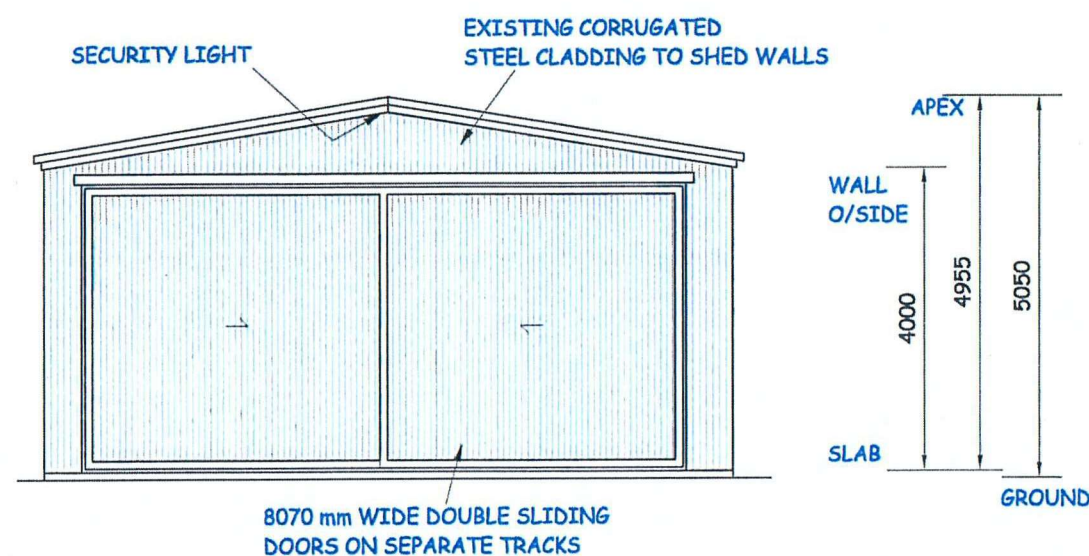
AREA:

BUILDING 202.10 m2
TOTAL 202.10 m2

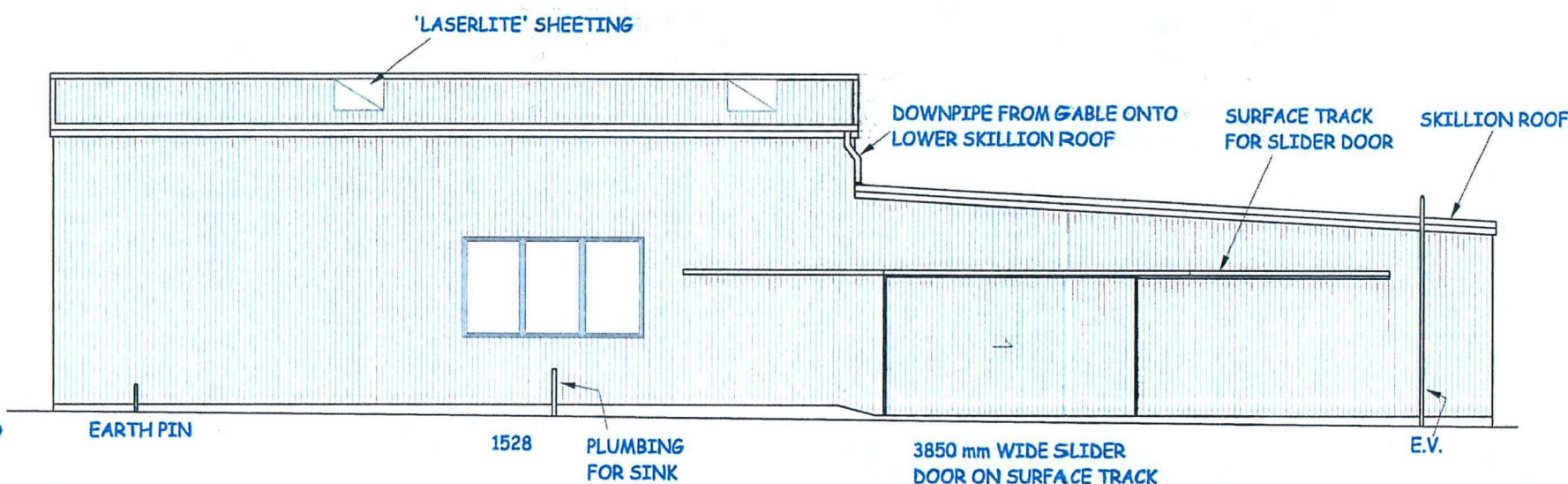
BUILDING FLOOR PLAN 1:100

PROPOSED CHANGE OF USE OF BUS REPAIR SHED TO CABINETMAKING WORKSHOP AT
4 STUBBS ROAD, TURNERS BEACH FOR Mr. R. DYSON

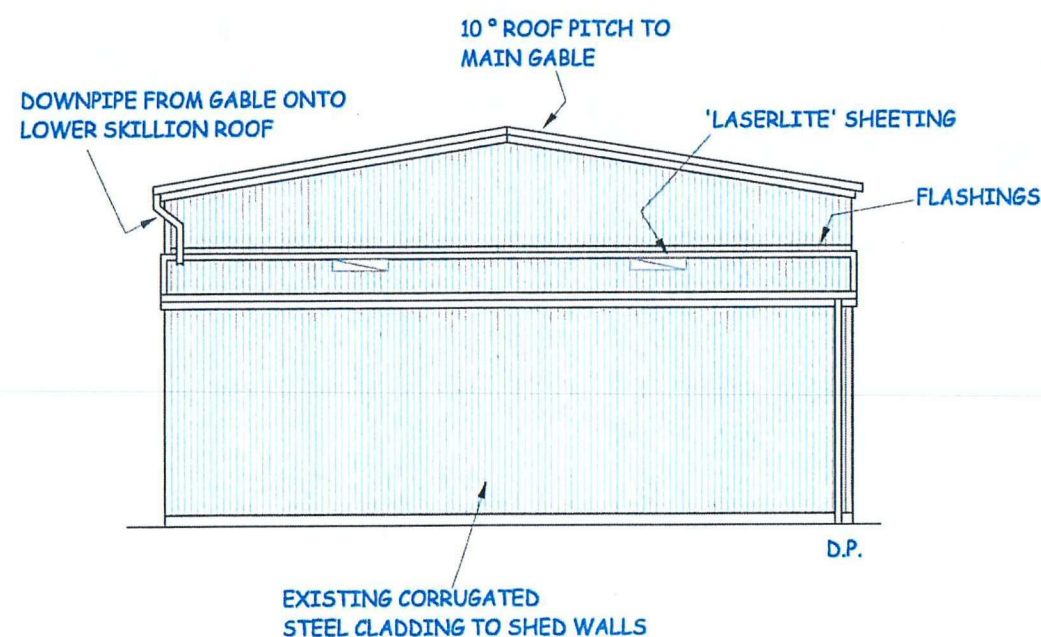
DATE:	SCALE:	CHECKED BY:	DRAWN BY:	DWG No.
10/01/17	1:100	J WEEDA	A WEEDA	0117 - 1 OF 4



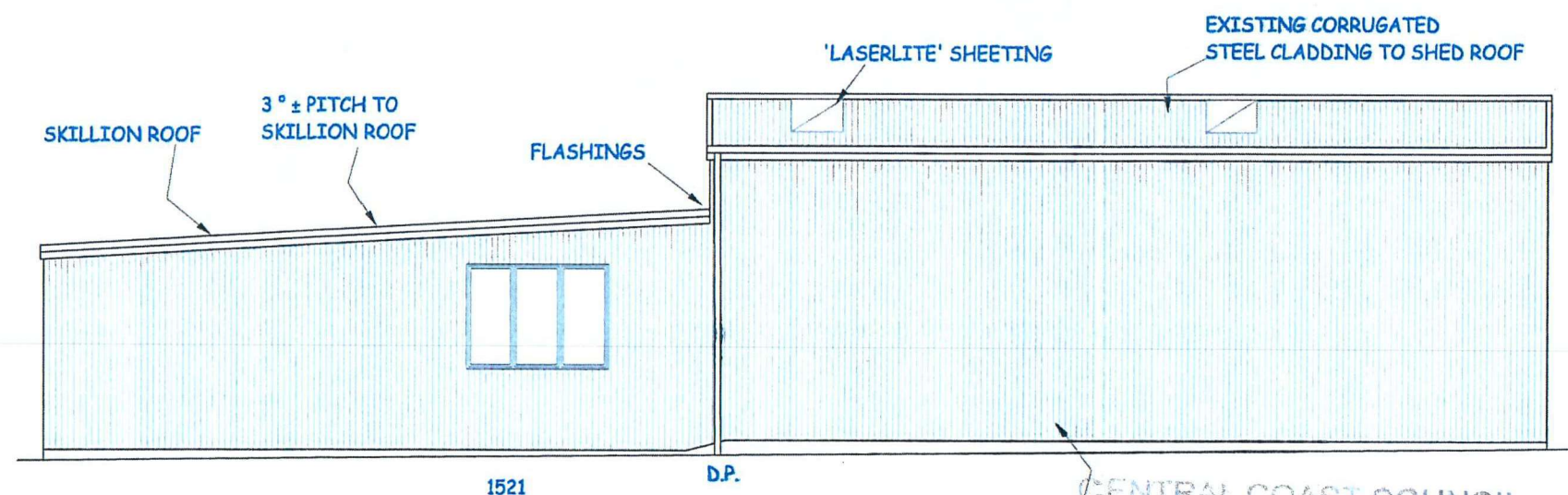
EASTERN ELEVATION



NORTHERN ELEVATION



WESTERN ELEVATION



SOUTHERN ELEVATION

CENTRAL COAST COUNCIL
REGULATORY SERVICES
EXISTING CORRUGATED STEEL CLADDING TO SHED WALLS

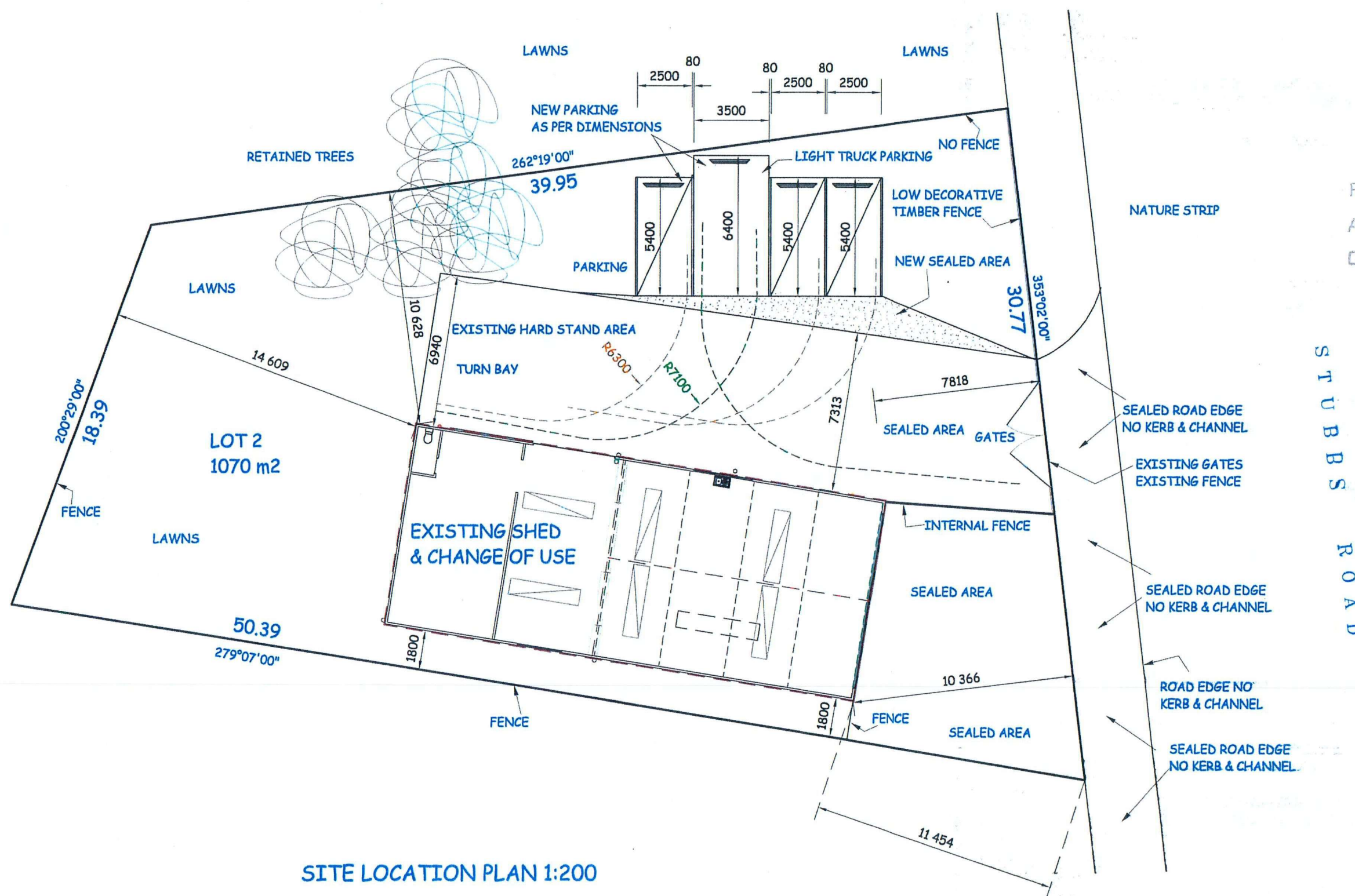
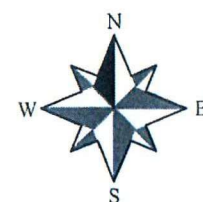
Received: 10 JAN 2017

Application No: DA216129

Doc. ID: 260938

PROPOSED CHANGE OF USE OF BUS REPAIR SHED TO CABINETMAKING WORKSHOP AT
4 STUBBS ROAD, TURNERS BEACH FOR Mr. R. DYSON

DATE	SCALE	CHECKED BY	DRAWN BY	DWG No.
10/01/17	1:100	J. WEEDA	A. WEEDA	0117 - 2 OF 4



SITE LOCATION PLAN 1:200

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

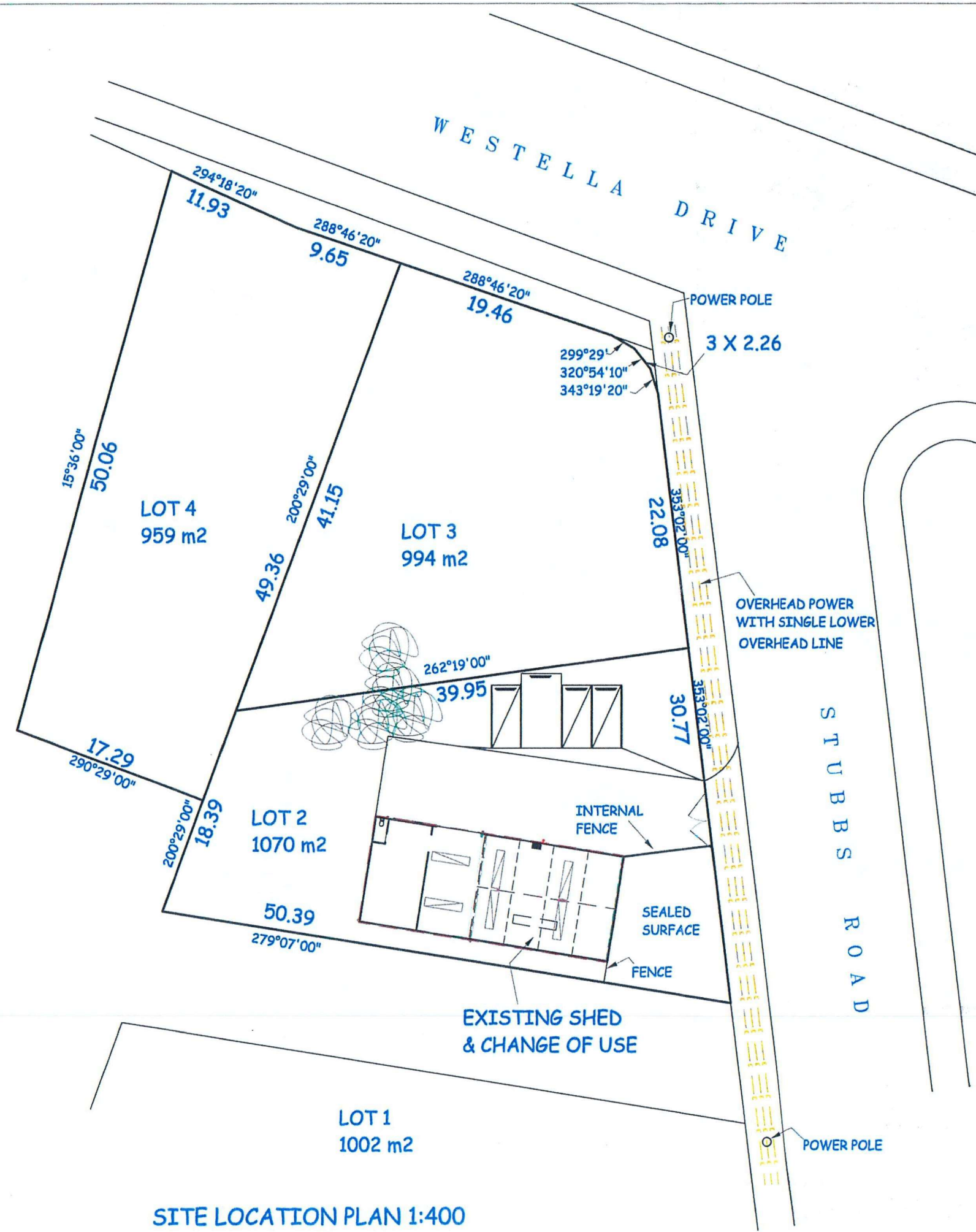
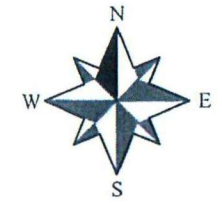
Received: **13 JAN 2017**

Application No: **DA216129**

Doc. ID: **260958**

**PROPOSED CHANGE OF USE OF BUS REPAIR SHED TO CABINETMAKING WORKSHOP AT
4 STUBBS ROAD, TURNERS BEACH FOR Mr. R. DYSON**

AMENDED DATE:	SCALE:	CHECKED BY:	DRAWN BY:	DWG No.
13/01/17	1:200	J.WEEDA	A.WEEDA	0117 - 3A OF 4



CENTRAL COAST COUNCIL
 DEVELOPMENT & REGULATORY SERVICES

Received: 13 JAN 2017
 Application No: 02216129
 Doc. ID: 260958

SITE LOCATION PLAN 1:400

PROPOSED CHANGE OF USE OF BUS REPAIR SHED TO CABINETMAKING WORKSHOP AT 4 STUBBS ROAD, TURNERS BEACH FOR Mr. R. DYSON					AMENDED DATE:	SCALE:	CHECKED BY:	DRAWN BY:	DWG No.
					13/01/17	1:400	J WEEDA	A WEEDA	0117 - 4A OF 4



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Birthdays



Helen Foster

With outstanding courage and enormous willpower, our Helen has made 70. Wishing her lots of love and best wishes from Rob; Michael, Grace, Lucy and Holly; and Angela, Todd, Eve, Meg and Alice.

Happy birthday from all of us

Anniversaries



SHEA

Heather and Peter
Married 25th January 1992 at St. Martin's Anglican Church, Queenstown. Congratulations on 25 years of marriage.

From Alistair & Ashlee, Lachlan & Jess.

Death Notices

COX

Edward Joseph (Ted)
Loved brother and brother-in-law of Addie and Lance (dec.) Jones.
Loved larrikin uncle of Sonya, Kay, Suzanne and families.

DUNCAN

José Lorraine
Loving mother of David and wife Vi, grandmother of Angela and Lee-Anne, great-grandmother of Katie, Erin, Chloe, Laura and James.

Rest in peace Nan Duncan.

DUNCAN

José Lorraine
Dearly loved Mother and Mother in Law of Sue and Paul. Much loved Nan of Joseph, Michelle and Duncan. Adored Little Nan of her Great Grandchildren.

Will be forever missed.

Death Notices

DUNCAN

José Lorraine
Loving Nan of Joseph West and wife Kerry, great-grandmother to Joey and Mitchell West.
We love you little Nan, you will be missed and remembered forever.

DUNCAN

José Lorraine
Dearly loved Nanna of Shelley and Julian Lowe and absolutely adored Little Nan of Madelynn and Harrison.
Love you forever xo

GOODWIN

Janet Margaret
Loving sister and sister-in-law of Pat and Neil, Feby. Loved aunty of Tracy, Matthew and Steven.
Remembered always.

JONES

Ross David
18.11.1949-23.1.2017
Loved son of Tom and Elsie (both dec), brother of Tyrone (dec), brother in law to Pat, uncle to Mark and Chelsea, and Helen and Peter Hallett. Great uncle to Samantha, Jessica and Harrison.
A true gentleman at rest

MUIR

Stanley Arnold
Passed away at Meercroft Nursing Home on January 22, 2017 aged 90 years. Dearly loved husband of Lucy (dec). Much loved father and father-in-law of Rodney and Elaine, Christine and Grant Goodwyn, Tanya and David Woodhall. Treasured grand and great pop "Pa".
Reunited with mum. Funeral notice later.

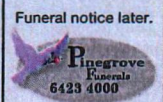


Death Notices

RICHARDSON
(nee THOMPSON)
Margaret Rita

28.11.1949-24.1.2017
Passed away suddenly at the LGH. Loving partner and soul mate of Kerry. Loved mother of Mark and Kimbra Gleeson, Grant and Sherilyn Gleeson. Devoted Nan of Sam, Jake, Isaac and Maddison.
Sister and sister-in-law of Joan (dec) and Ray Maney, and Peter Thompson.

Taken too soon, always in our hearts.



SMITH

Arnold "Arn"
Pop.
The horses are in the stable, the chooks have all been fed, the dogs are on their chains, the tractors in the shed. The cattle have all been checked, there's nothing more for you to do, your legend will live on for years, through our memories of you.
Damen and Carol, Charlotte, Bailey, Lachie and Seb.

STUBBINGS

David Ernest
December 1, 1949 - January 23, 2017
Passed away peacefully at the Deloraine Hospital surrounded by his loved ones. Loved and loving husband of Kerrie. Loved father of Venessa and Adele and father-in-law of Brian. Loved Pop of all his grandchildren and great grandchildren. Loved brother of Noreen, Christine, Pam, Faye and Karan.
A gathering to celebrate David's life will be held at a later date.

Private Cremation
Andrew & Rachel Dean's
LETHBRIDGE FUNERAL SERVICES
0344 8818
Longford 2494 | 6362 3035

TARGETT

Neville SUITOR
Noelene
January 14, 2017
Esteemed members of War Widows Guide and Legacy Widows Club.



Death Notices

THURLOW

Merle Maree
Passed away peacefully at the NWRH, Burnie, on Saturday, January 21, 2017. Dearly loved wife of the late Ronald Palmer, and Neil Thurlow. Beloved Mum of Stephen, Michael (dec), and Chris. Treasured Nanna to all her grandchildren.
Funeral notice later.



TUCK

Pearl Isabel
09.11.1929 - 23.01.2017
Loved wife of Allan (dec).
Dearly loved mum of Barbara, Aileen, Irene, Michael (dec), Caroline, Peter, Bernard, Wendy and Pamela.
Loved mother-in-law and Granny to their families.
Privately cremated at her request.



Funeral Notices

JONES

Ross David
Family and friends are warmly invited to attend the funeral service of Ross David Jones to be held at the Anglican Christ Church, 2 William Street, Longford on Friday January 27, 2017, commencing at 10:00am, with the burial to follow at the Longford Cemetery.



In Memoriam

MUNDAY

Erin Josephine
26th November 1991 - 25th January 2012
Missing you always with heartbreaking sadness. Cherishing sweet, precious memories of our beautiful Erin. Loved forever.
Mum, Dad, Rachel and Jack.

VECCHIATI

Eugenio
Five years have passed, but still you are in our thoughts. Thinking of you every day, especially today.
Luke and Anita.

WOODHOUSE

Geoffrey Robert
Never forgotten, always remembered.
Love always from the family.

Entertainment

NW MRA HEYBRIDGE

Rod Toovey
Essence of Elvis
27th Jan
Meal & Show \$30
Show only \$15
Licensed Bar.
Bookings 0438 998 470
Hank & Donna Koopman
28th January
\$20 a head or
\$10 cover charge
Bookings 0438 998 470

For Sale

CHERRIES

\$10 per kilo, Sassafras Orchards. 143 Native Plains Rd. Sassafras Available daily, 9am - 5pm.

FIREWOOD LOGS

Penguin to Devonport area \$550, Firewood \$70 a meter.
Ph. 0400 283 741.

LUCERNE HAY

\$10 per bale, grass and clover \$4 per bale. Phone 6426 9393.

Mutton Birds

Boxes of 25 as graded by size and weight \$150-\$200, also skum and salted. Only limited stocks. 0429 310 116.

RIKI TIKI TAVI - Visit the new second hand store at the Austins Caravan complex, Somerset. Buying, selling household furniture, white goods and bric-a-brac. Ph 6435 2643.

IF YOU THINK THIS STANDS OUT

Ask us what we can do for you

Motor Vehicle

for sale.

Call the Classifieds

1300 363 789

Education and Tuition

Do you want to excel at your University study?

Any field Then my workshops are for you!

-Research Essays; -Formal Reports Planning; -Assignments Formulations; -Synthesising & Formulating Empirical Arguments; -Power Point Presentations & Public Speaking; -ENGLISH Tutoring Year 6-12.

University Academic 5 years experience.

Mob: 0416 163 080

Local Government

NOTICE OF APPLICATION FOR LAND USE PERMIT

(Section 57(3) Land Use Planning and Approvals Act 1993)

The following application for use and development of land has been received:-

Application No: DA 2017/4
Site: 10 Talunah Road HAMPSHIRE CT: 118236/2
(Outbuilding) Garage

Proposal: Grant of permit reliant on assessment against performance criteria - Clause 13.4.3 (P4).

The application and documentation may be viewed at the Burnie City Council Offices, Ground Floor, 80 Wilson Street, Burnie between 8.30am - 5.00pm Monday to Friday inclusive or on Council's website at www.burnie.net

Any person may make representation relating to an application. Representations regarding the proposal should be in writing addressed to the General Manager, Burnie City Council, PO Box 973, Burnie 7320 or burnie@burnie.net to be received no later than 5.00pm on 9 February 2017.

Dated: 25 January 2017

Andrew Wardlaw
GENERAL MANAGER

www.burnie.net

BURNIE CITY COUNCIL

For Sale

SALE SALE SALE

BULK MUSHROOM COMPOST

PURCHASE IN BULK AVAILABLE SATURDAY 28th January 2017

\$25/m³ pick up direct, truck or trailer

NOTE: collect from: Fossil Bank

Native Plains Rd Sassafras

Follow sign Strictly between the hours of 7am and 1pm Only - or until Sold out

For enquiries phone Tasmanian Mushrooms 6427 2134 Mon-Fri only

Trucks

94 Ford Louisville

L9000, Detroit 450HP, 13 speed RR. Truck in great cond. \$25,000 Ph. 0408 140 060.

Caravans and Motor Homes

WANTED caravan, pre-fer family van, larger shower van or Jayco camper. Ph 0419 628 783.

To Let & Wanted

DEVONPORT WEST, 3 bedrooms, plus office, 2 bathrooms, double garage, \$350 pw. Phone 0418 518 733.

Livestock

Ulverstone Pet Food

Stock wanted, suitable for pet food. Ph. 6 4 2 5 8 2 2 or 0408 141 972 (AH).

Local Government

CENTRAL COAST COUNCIL

19 King Edward Street
Ulverstone Tasmania 7315
Tel. 03 6429 8500
Fax 03 6425 1224
www.centralcoast.tas.gov.au

APPLICATIONS FOR PLANNING PERMITS

S.57 Land Use Planning and Approvals Act 1993.

The following applications have been received:

Location: 212 Westella Drive, Turners Beach (CT27535/2 identified as 4 Stubbs Road, Turners Beach)

Proposal: Manufacturing and Processing (joinery workshop)
Application No.: DA216129

Location: 299 and 331 South Road, West Ulverstone

Proposal: Subdivision (three lots and boundary adjustment)
Application No.: DA216130

The applications may be inspected at the Administration Centre, 19 King Edward Street, Ulverstone during office hours (Monday to Friday 8.00am to 4.30pm) and on the Council's website. Any person may make representation in relation to the applications (in accordance with s.57(5) of the Act) by writing to the General Manager, Central Coast Council, PO Box 220, Ulverstone 7315 or by email to admin@centralcoast.tas.gov.au and quoting the Application No. Any representations received by the Council are classed as public documents and will be made available to the public where applicable under the Local Government (Meeting Procedures) Regulations 2015. Representations must be made on or before 9 February 2017.

Dated at Ulverstone this 23rd day of January, 2017.

SANDRA AYTON
General Manager

APPLICATIONS FOR PLANNING PERMITS

Notice is given that applications have been made for the following discretionary permits:-

No: DA 128/2016

Location: MacKenzie Drive Somerset (CT 127611/1)

Applicant: Wilson Homes c/ Shannon Fielding

Zoning: General Residential

Use Class: Residential

Proposal: Multiple Dwellings (9 Units)

Discretionary Matter: Site coverage and private open space for all dwellings (10.4.3 P2) & Sunlight and overshadowing for all dwellings (10.4.4 P1)

No: DA 142/2016

Location: 3 Cummings Street Boat Harbour Beach

Applicant: Donald & Linda Evans

Zoning: Low Density Residential

Use Class: Visitor Accommodation

Proposal: Change of Use - Visitor Accommodation

Discretionary Matter: Location and configuration of development (12.4.3 P1, P2, P4)

No: DA 154/2016

Location: 87 Irby Boulevard Sisters Beach

Applicant: Michael Wells (EnviroPlan)

Zoning: Low Density Residential & Environmental Management

Use Class: Residential

Proposal: Dwelling and Shed

Discretionary Matter: Suitability of a site or lot for use or development (12.4.1 P1, P5), Dwelling density (12.4.2 P1), Location and configuration of development (12.4.3 P1, P2, P3, P4, P5), Visual and acoustic privacy for residential development (12.4.4 P1), Private open space for residential use (12.4.5 P1) & Frontage fences (12.4.6 P1)

The application and associated plans and documents will be available for inspection during normal office hours for the exhibition period at the Council Office, Saunders Street, Wynyard or viewed on Council website www.warwyrn.tas.gov.au. Any person, who wishes to make representations in accordance with the Land Use Planning and Approval Act 1993, must do so during the exhibition period. Representations in writing will be received by the General Manager, P.O. Box 168, Wynyard, 7325, email council@warwyrn.tas.gov.au by Thursday 9 February 2017.

Dated at Wynyard this 25th day of January 2017.

Michael Stretton
General Manager
PO Box 168
Wynyard 7325

WARWYRN CITY COUNCIL

TAS12265

www.warwyrn.tas.gov.au

WARWYRN CITY COUNCIL

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30-1-17

General Manager,

Re:- D.A.216129 Application. 4 Stubbs Rd.

Our name Dave Johnson
Julie Stubbs
10 Stubbs Road, Turners Beach.

Our reasons for objecting to the
Joinery Workshop are
Noise, traffic congestion with deliveries
by Vans and trucks, parking and pollution.

CENTRAL COAST COUNCIL

Division Plan-lan-5

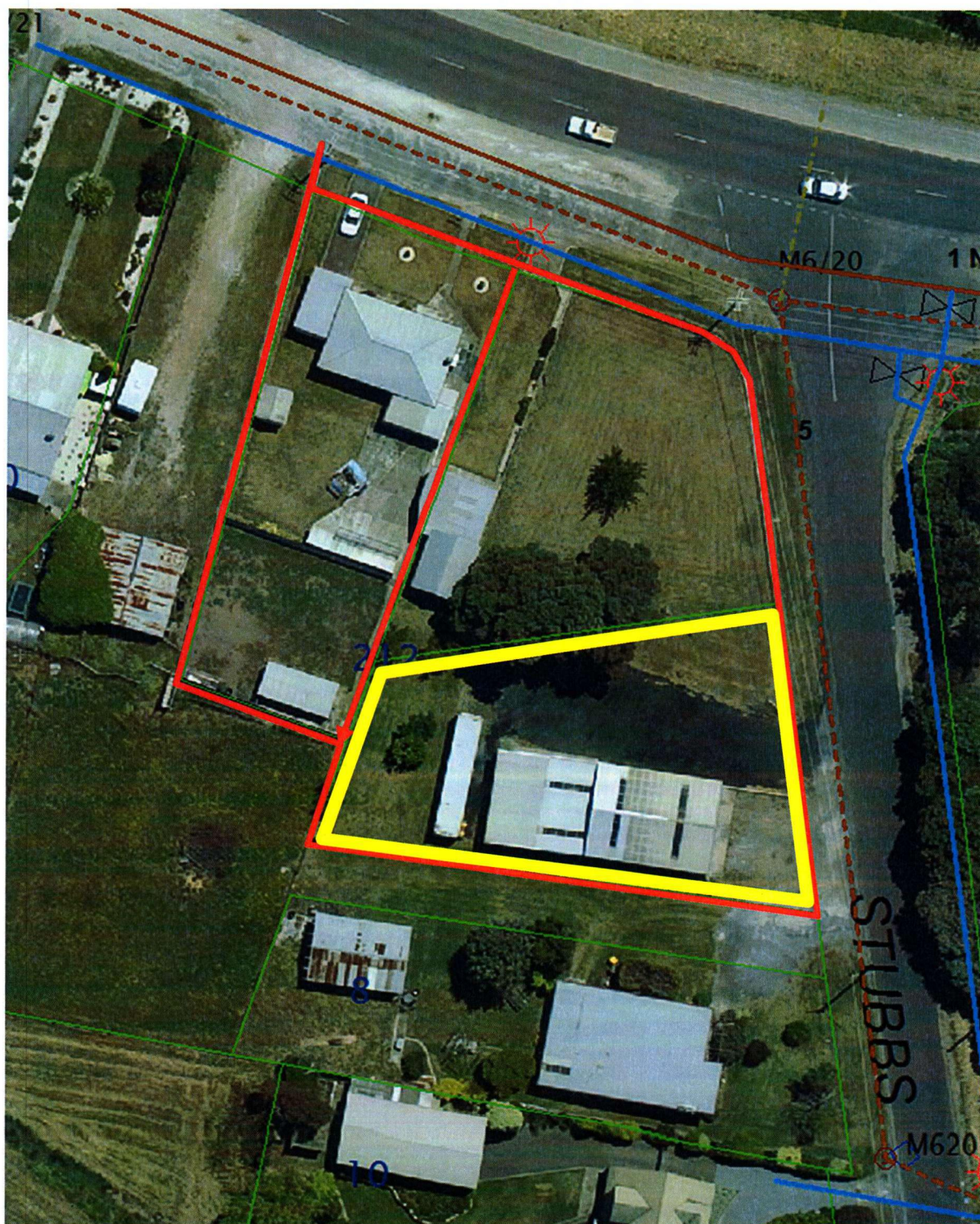
Rec'd 1 FEB 2017

File No

Doc. Id 262002

JSP/15

Annexure 4



212 Westella Drive, Turners Beach (comprising three Titles)



Land subject to this application CT27535/2 identified as 4 Stubbs Road, Turners Beach



Looking south towards the existing shed at 4 Stubbs Road, Turners Beach



Existing shed and hard sealed access at 4 Stubbs Road, Turners Beach



Existing shed and hard sealed parking area at 4 Stubbs Road, Turners Beach




Trees form the approximate boundary line with adjoining allotment (212 Westella Drive) – also zoned Rural Resource at 4 Stubbs Road, Turners Beach



Existing shed and hard sealed parking area at 4 Stubbs Road, Turners Beach

Submission to Planning Authority Notice

Council Planning Permit No.	DA216129	Council notice date	20/01/2017
TasWater details			
TasWater Reference No.	TWDA 2017/00090-CC	Date of response	25/01/2017
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	212 WESTELLA DR, TURNERS BEACH	Property ID (PID)	6982412
Description of development	Joinery workshop (AKA 4 Stubbs Road)		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Weeda Drafting	0117-3A of 4	--	13/01/2017
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater does not object to the proposed development and no conditions are imposed.			
Advice			
<p>For information on TasWater development standards, please visit http://www.taswater.com.au/Development/Development-Standards</p> <p>For application forms please visit http://www.taswater.com.au/Development/Forms</p> <p>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.</p> <p><i>TasWater have a small number of townships that are on Boil Water and Do Not Consume Alerts. Please visit http://www.taswater.com.au/News/Outages---Alerts for a current list of these areas.</i></p>			
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


SCHEDULE OF INFRASTRUCTURE SERVICES DETERMINATIONS

Period: 1 January 2017 to 31 January 2017

Approval of Roadworks and Services

Developer: Highland Conservation Pty Ltd
Location: 339 Lowana Road, Gunns Plains
Development: Stock underpass
Engineer: Mark Walters/Michael Hays
IPD Consulting

Developer: A & B Stubbs Pty Ltd
Location: Stubbs Road (Explorer Drive), Turners Beach
No. of lots: 18 - Stage 3
Engineer: Dean Panton/Neil Wainman
PDA Surveyors



John Kersnovski
DIRECTOR INFRASTRUCTURE SERVICES

SCHEDULE OF CONTRACTS AND AGREEMENTS

(Other than those approved under the Common Seal)

Period: 1 to 31 January 2017

Contracts

- Contract No. 10/2016-2017
Fairbrother Pty Ltd
Undertake construction of the Dial Regional Sports Complex (Guaranteed Maximum Price)
Net Price \$11,390,713.10 (incl. GST)

Agreements

- Lease Agreement
Grazing licence
Property at corner of Ironcliff Road and Montgomery Road, Penguin



Sandra Ayton
GENERAL MANAGER

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

Period: 24 January 2017 to 20 February 2017

Documents for affixing of the common seal

Nil

Final plans of subdivision sealed under delegation

- Petition to amend a Sealed Plan and Notification of Ending a Registered Agreement (Part 5 Agreement)
32 Jerling Street, West Ulverstone (CT148977/32)
Application No. SUB2003.69
- Petition to amend a Sealed Plan
426 Preston Road, North Motton
Application No. SPA216001



Sandra Ayton
GENERAL MANAGER

A SUMMARY OF RATES & FIRE SERVICE LEVIES
FOR THE PERIOD ENDED 31 JANUARY 2017

	2015/2016		2016/2017	
	\$	%	\$	%
Rates paid in Advance	- 837,326.01	-5.97	- 892,195.10	-6.20
Rates Receivable	295,911.64	2.11	228,216.09	1.58
Rates Demanded	14,561,987.40	103.74	15,038,148.67	104.42
Supplementary Rates	16,009.79	0.11	27,290.64	0.20
	14,036,582.82	100.00	14,401,460.30	100.00
Collected	11,930,609.89	85.00	12,359,967.71	85.82
Add Pensioners – Government	872,112.54	6.21	826,102.49	5.74
Pensioners – Council	34,020.00	0.24	32,025.00	0.22
	12,836,742.43	91.45	13,218,095.20	91.78
Remitted	1,492.86	0.01	-	0.00
Discount Allowed	546,822.91	3.90	583,171.81	4.05
Paid in advance	- 518,480.72	-3.69	- 559,022.69	-3.88
Outstanding	1,170,005.34	8.33	1,159,215.98	8.05
	14,036,582.82	100.00	14,401,460.30	100.00



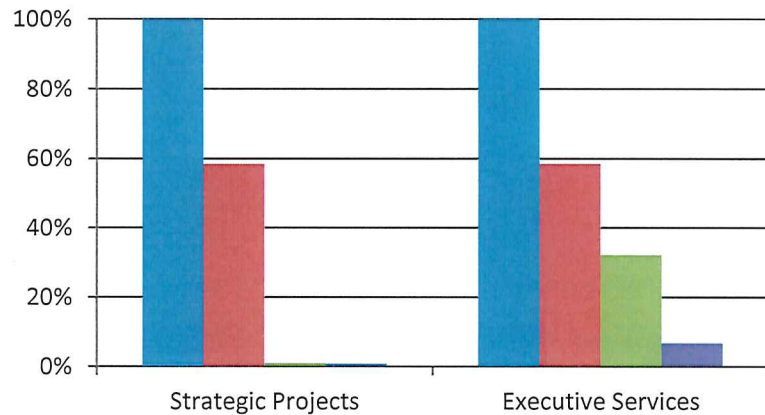
Andrea O'Rourke
ASSISTANT ACCOUNTANT

7-Feb-2017

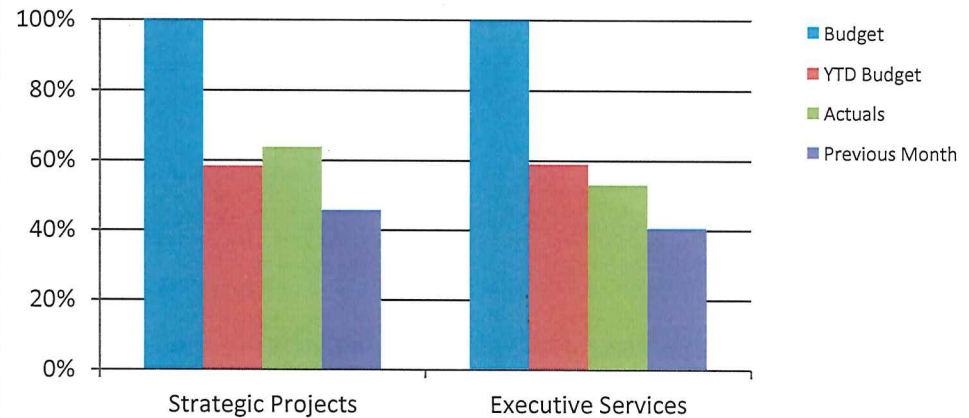
Finance Report – January 2017

GENERAL MANAGEMENT	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Revenue							
Strategic Projects	(4,373,000)	(2,550,950)	(33,965)	(31,605)	(2,516,985)	(4,339,035)	1%
Executive Services	(16,000)	(9,350)	(5,148)	(1,089)	(4,202)	(10,852)	32%
	\$ (4,389,000)	\$ (2,560,300)	\$ (39,113)	\$ (32,694)	\$ (2,521,187)	\$ (4,349,887)	
Expenses							
Strategic Projects	134,000	78,200	85,225	61,185	(7,025)	48,775	64%
Executive Services	1,490,000	877,030	787,245	603,449	89,785	702,755	53%
	\$ 1,624,000	\$ 955,230	\$ 872,470	\$ 664,634	\$ 82,760	\$ 751,530	

General Management – Revenue



General Management – Expenses



Variance

Strategic Projects

Revenue less than YTD budget – Budget timing – sale of property and capital contributions.

Strategic Projects

Expenditure greater than YTD budget – Timing in general.

Executive Services

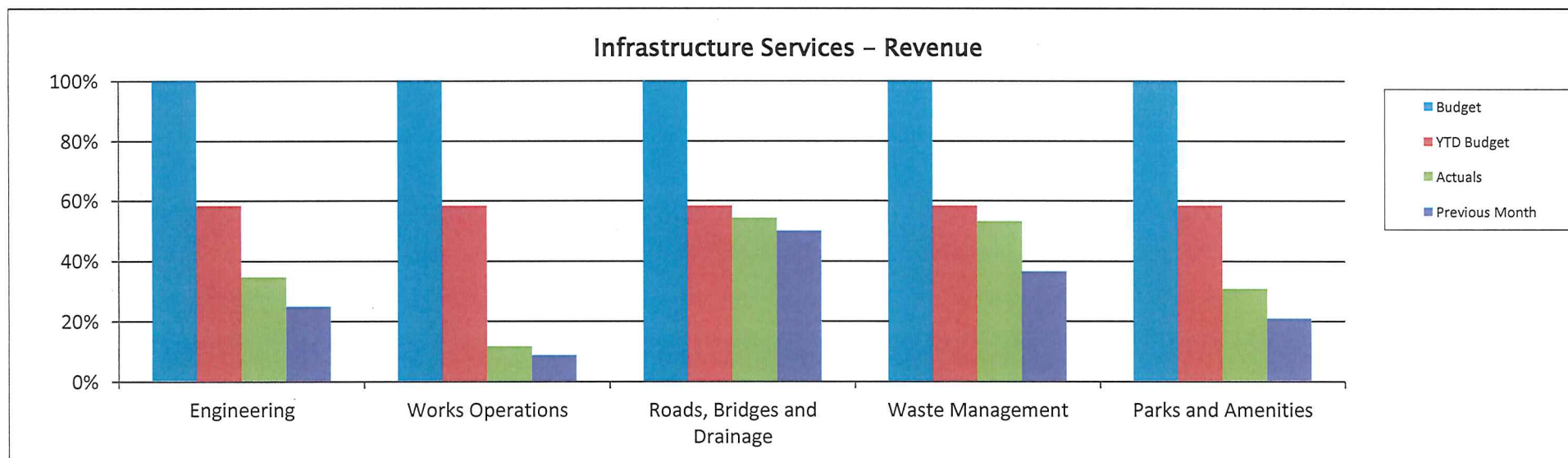
Revenue less than YTD budget – Plant allocated behind budget.

Executive Services

Expenditure less than YTD budget – Timing in general.

Finance Report – January 2017

INFRASTRUCTURE SERVICES	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Revenue							
Engineering	(1,486,000)	(866,800)	(512,577)	(368,555)	(354,223)	(973,423)	34%
Works Operations	(3,953,000)	(2,305,915)	(461,834)	(344,895)	(1,844,081)	(3,491,166)	12%
Roads, Bridges and Drainage	(2,562,200)	(1,494,600)	(1,390,898)	(1,282,137)	(103,702)	(1,171,302)	54%
Waste Management	(593,500)	(346,200)	(315,237)	(216,419)	(30,963)	(278,263)	53%
Parks and Amenities	(496,250)	(289,470)	(152,006)	(103,163)	(137,464)	(344,244)	31%
	\$ (9,090,950)	\$ (5,302,985)	\$ (2,832,551)	\$ (2,315,169)	\$ (2,470,434)	\$ (6,258,399)	



Variance

Engineering

Revenue under YTD budget – Timing – capital works program affected by flood works.

Works Operations

Revenue under YTD budget – Timing – operational programs behind in cost allocations.

Roads, Bridges and Drainage

Revenue under YTD budget – Timing – More capital grants to be received.

Waste Management

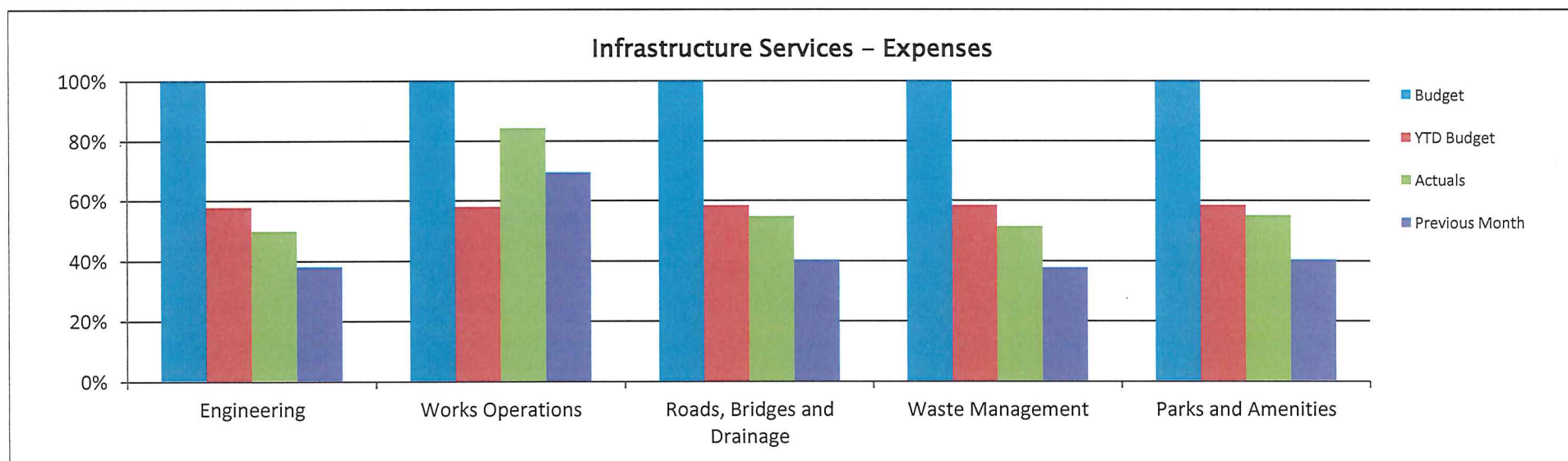
Revenue under YTD budget – Resource Recovery Centre – entry fees and scrap metal sales behind budget.

Parks and Amenities

Revenue under YTD budget – Timing of revenue in general.

Finance Report – January 2017

INFRASTRUCTURE SERVICES	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Expenses							
Engineering	1,486,000	858,075	740,459	564,773	117,616	745,541	50%
Works Operations	1,209,000	700,370	1,017,508	839,694	(317,138)	191,492	84%
Roads, Bridges and Drainage	6,997,000	4,081,565	3,824,451	2,825,409	257,114	3,172,549	55%
Waste Management	3,587,500	2,092,740	1,843,991	1,355,028	248,749	1,743,509	51%
Parks and Amenities	2,590,250	1,510,750	1,422,369	1,046,587	88,381	1,167,881	55%
	\$ 15,869,750	\$ 9,243,500	\$ 8,848,778	\$ 6,631,491	\$ 394,722	\$ 7,020,972	

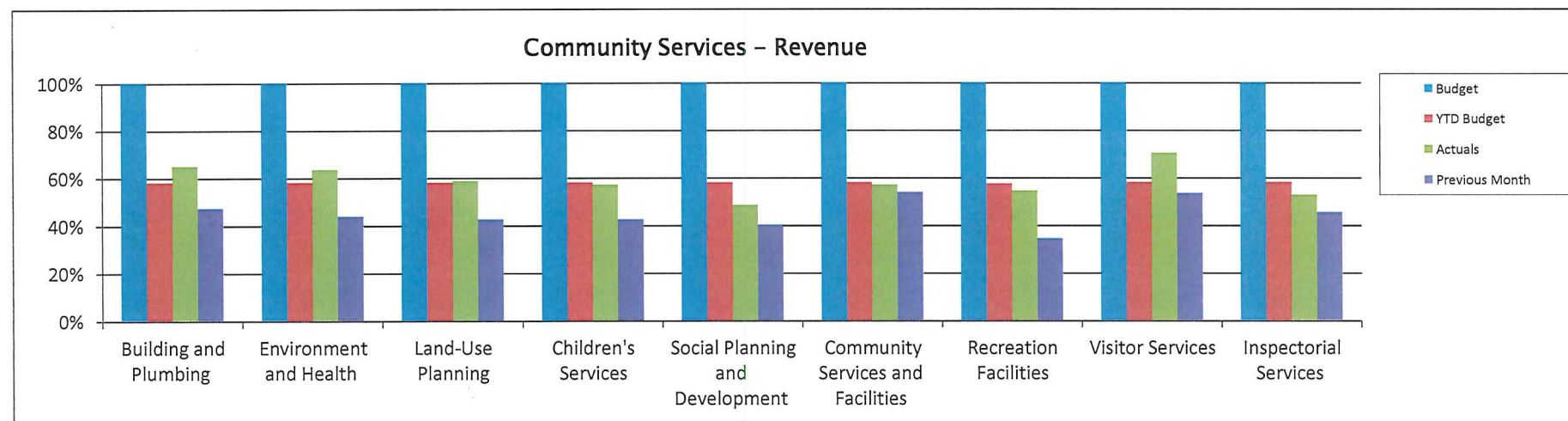


Variance

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

Finance Report – January 2017

COMMUNITY SERVICES	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Revenue							
Building and Plumbing	(220,000)	(128,350)	(143,347)	(104,532)	14,997	(76,653)	65%
Environment and Health	(70,200)	(40,985)	(44,788)	(30,939)	3,803	(25,412)	64%
Land-Use Planning	(156,000)	(91,050)	(92,029)	(66,850)	979	(63,971)	59%
Children's Services	(1,399,000)	(816,000)	(803,306)	(599,588)	(12,694)	(595,694)	57%
Social Planning and Development	(90,200)	(52,545)	(43,921)	(36,491)	(8,624)	(46,279)	49%
Community Services and Facilities	(786,800)	(458,960)	(450,325)	(425,525)	(8,635)	(336,475)	57%
Recreation Facilities	(547,000)	(316,085)	(299,516)	(190,238)	(16,569)	(247,484)	55%
Visitor Services	(118,000)	(68,815)	(83,255)	(63,352)	14,440	(34,745)	71%
Inspectorial Services	(189,000)	(110,150)	(99,982)	(86,325)	(10,168)	(89,018)	53%
	\$ (3,576,200)	\$ (2,082,940)	\$ (2,060,471)	\$ (1,603,841)	\$ (22,469)	\$ (1,515,729)	

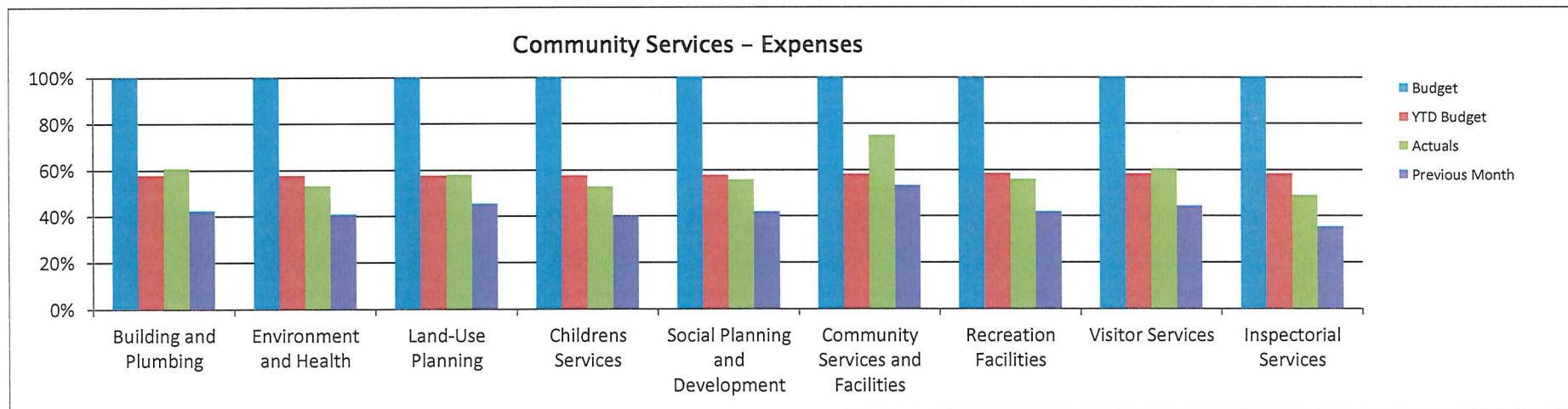


Variance

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

Finance Report – January 2017

COMMUNITY SERVICES	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Expenses							
Building and Plumbing	474,000	274,170	287,488	200,809	(13,318)	186,512	61%
Environment and Health	338,200	195,485	179,154	138,279	16,331	159,046	53%
Land-Use Planning	577,500	333,840	334,896	262,862	(1,056)	242,604	58%
Children's Services	1,388,000	802,470	733,064	556,351	69,406	654,936	53%
Social Planning and Development	824,900	477,415	459,708	346,761	17,707	365,192	56%
Community Services and Facilities	1,243,700	725,050	932,994	661,620	(207,944)	310,706	75%
Recreation Facilities	1,957,300	1,145,640	1,093,963	820,729	51,677	863,337	56%
Visitor Services	318,000	185,465	192,275	141,136	(6,810)	125,725	60%
Inspectorial Services	316,000	184,350	154,385	111,905	29,965	161,615	49%
	\$ 7,437,600	\$ 4,323,885	\$ 4,367,925	\$ 3,240,451	\$ (44,040)	\$ 3,069,675	



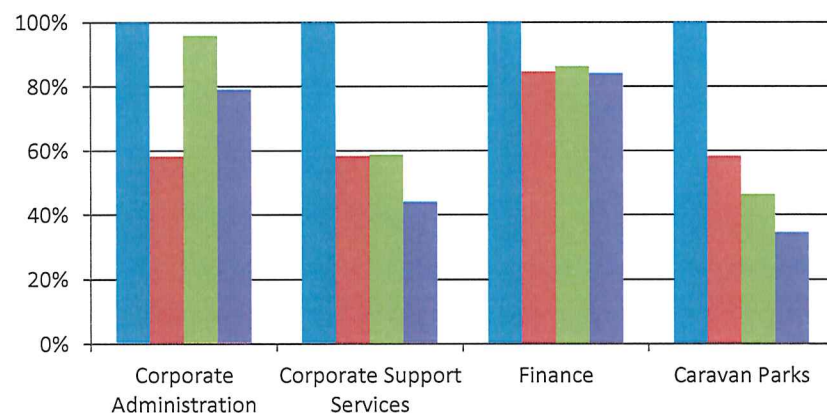
Variance

Community Services and Facilities	Actuals greater than YTD budget – Aged Persons Home Units changes.
Recreation Facilities	Actuals less than YTD budget – Timing of expenses mainly in Active Recreation.
Visitor Services	Actuals more than YTD budget – Due to increased show sale, there is an increase in payments to suppliers, off set by revenue increase.
Inspectorial Services	Actuals less than YTD budget – Timing of costs in general.

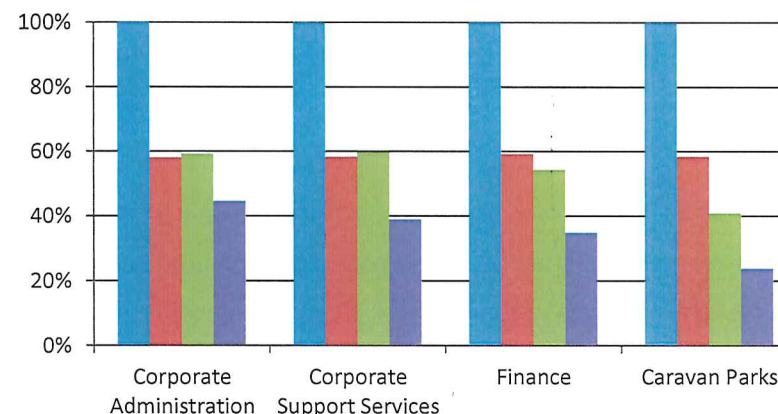
Finance Report – January 2017

ORGANISATIONAL SERVICES	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Revenue							
Corporate Administration	(15,200)	(8,850)	(14,554)	(12,028)	5,704	(646)	96%
Corporate Support Services	(3,333,000)	(1,944,250)	(1,955,660)	(1,471,901)	11,410	(1,377,340)	59%
Finance	(21,083,000)	(17,866,350)	(18,203,533)	(17,756,848)	337,183	(2,879,467)	86%
Caravan Parks	(139,000)	(81,100)	(64,464)	(48,135)	(16,636)	(74,536)	46%
	\$ (24,570,200)	\$ (19,900,550)	\$ (20,238,211)	\$ (19,288,911)	\$ 337,661	\$ (4,331,989)	
Expenses							
Corporate Administration	571,600	331,750	338,389	138,279	(6,639)	233,211	59%
Corporate Support Services	4,230,000	2,461,660	2,528,745	262,862	(67,085)	1,701,255	60%
Finance	1,817,500	1,073,750	987,345	111,905	86,405	830,155	54%
Caravan Parks	84,000	49,000	34,294	–	14,706	49,706	41%
	\$ 6,703,100	\$ 3,916,160	\$ 3,888,773	\$ 513,045	\$ 27,387	\$ 2,814,327	

Organisational Services – Revenue



Organisational Services – Expenses



Variance

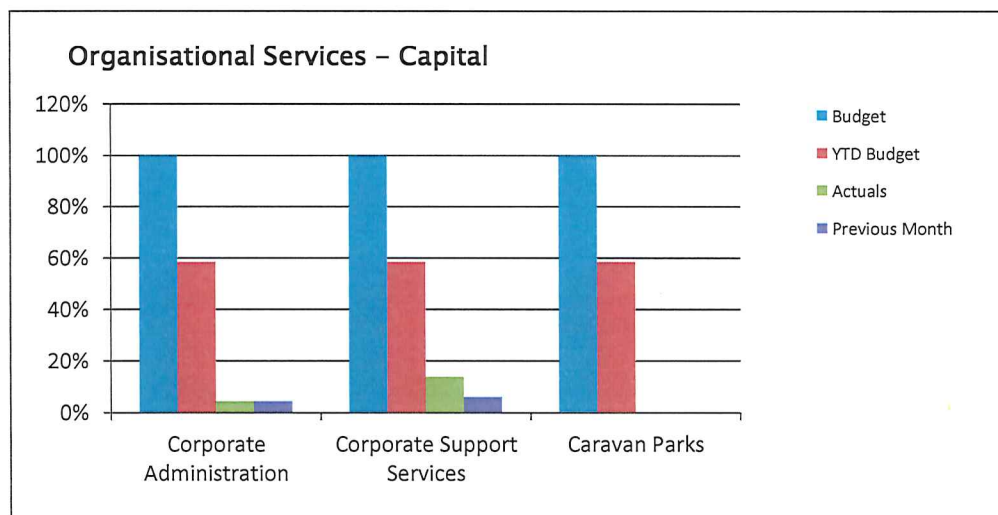
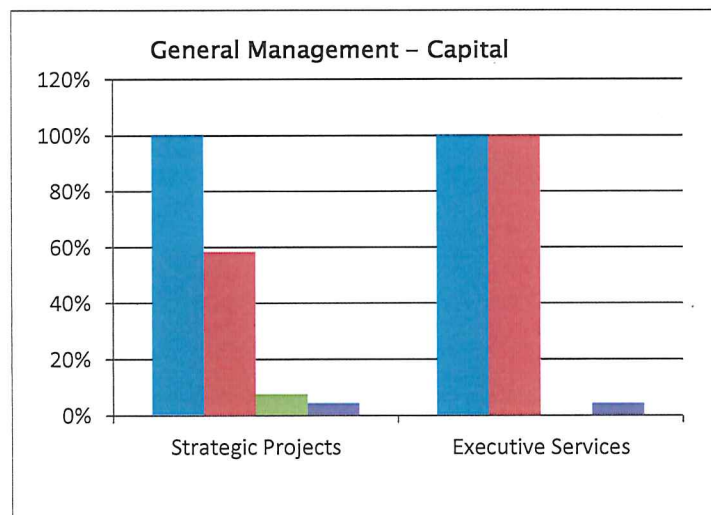
Corporate Administration	Revenue more than YTD Budget – Small revenue area and timing in general.
Corporate Support Services	Revenue more than YTD Budget – Timing relating to reimbursements for parental leave.
Finance	Revenue more than YTD Budget – Rates reflected at gross amount before rebates and discounts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

Finance Report – January 2017

	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
GENERAL MANAGEMENT							
Strategic Projects	6,258,000	3,650,430	468,572	276,596	3,181,858	5,789,428	7%
Executive Services	30,000	30,000	–	–	30,000	30,000	0%
	\$ 6,288,000	\$ 3,680,430	\$ 468,572	\$ 276,596	\$ 3,211,858	\$ 5,819,428	

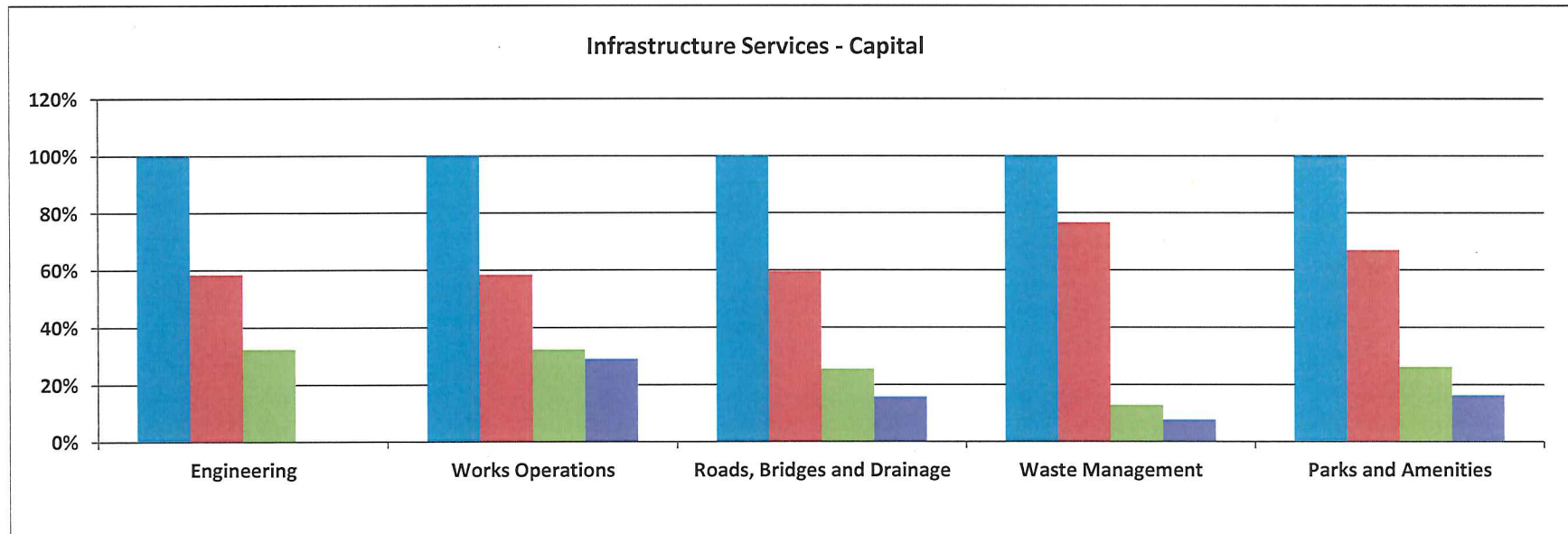
ORGANISATIONAL SERVICES

Corporate Administration	81,000	47,285	3,594	3,594	43,691	77,406	4%
Corporate Support Services	160,000	93,335	22,221	9,681	71,114	137,779	14%
Finance	–	–	–	–	–	–	0%
Caravan Parks	42,000	24,500	–	–	24,500	42,000	0%
	\$ 283,000	\$ 165,120	\$ 25,815	\$ 13,275	\$ 139,305	\$ 257,185	



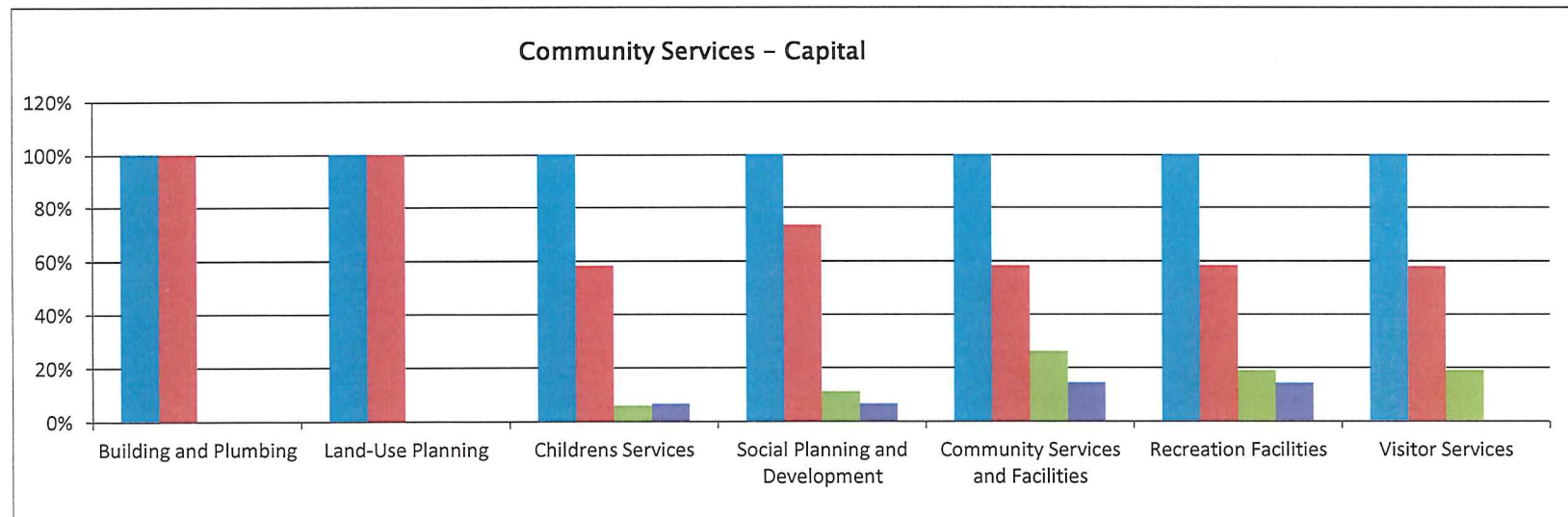
Finance Report – January 2017

	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
INFRASTRUCTURE SERVICES							
Engineering	152,000	88,665	–	–	88,665	152,000	0%
Works Operations	3,899,000	2,274,415	1,258,548	1,128,629	1,015,867	2,640,452	32%
Roads, Bridges and Drainage	5,819,000	3,461,025	1,472,679	912,111	1,988,346	4,346,321	25%
Waste Management	510,000	391,165	65,412	38,288	325,753	444,588	13%
Parks and Amenities	859,000	573,965	222,403	138,312	351,562	636,597	26%
	\$ 11,239,000	\$ 6,789,235	\$ 3,019,042	\$ 2,217,341	\$ 3,770,193	\$ 8,219,958	



Finance Report – January 2017

	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
COMMUNITY SERVICES							
Building and Plumbing	30,000	30,000	-	-	-	30,000	0%
Land-Use Planning	58,000	17,500	-	-	-	58,000	0%
Children's Services	33,000	19,250	1,986	1,986	-	31,014	0%
Community Development	153,000	112,535	17,082	10,282	95,453	135,918	11%
Community Services & Facilities	359,300	209,475	94,090	51,721	115,385	265,210	26%
Recreation Facilities	453,000	264,140	85,714	64,319	178,426	367,286	19%
Environmental Health	30,000	17,500	-	-	17,500	30,000	0%
Visitor Services	5,000	2,900	1,744	-	1,156	3,256	35%
	\$ 1,121,300	\$ 673,300	\$ 200,615	\$ 128,307	\$ 407,921	\$ 920,685	



Strategic Projects	Expenses less than budget – Timing of projects relating to the receipt of grant income.
Works Operations	Expenses less than budget – Timing of projects on works program.
Roads, Bridges and Drainage	Expenses less than budget – Timing of projects and impact of floods on works program.
Waste Management	Expenses less than budget – Timing of projects in general.
Parks and Amenities	Expenses less than budget – Timing of projects in general.
Community Services & Facilities	Expenses less than budget – Timing of projects in general.
Recreation Facilities	Expenses less than budget – Timing of projects in general.
Visitor Services	Expenses less than budget – Timing of projects in general.

BANK RECONCILIATION

FOR THE PERIOD 1 JANUARY TO 31 JANUARY 2017

Balance Brought Forward (31/12/2016)	11,417,911.31
Add, Revenue for month	1,295,670.72
	12,713,582.03

Less, Payments for month	2,311,163.18

Balance as at 31 January 2017	10,402,418.85

Balance as at Bank Account as at 31 January 2017	172,324.33
Less, Unpresented Payments	- 5,369.46

	166,954.87
Cash on Hand	- 262,795.65

Operating Account	- 95,840.78
Interest Bearing Term Deposits	10,498,259.63

	10,402,418.85



Andrea O'Rourke
ASSISTANT ACCOUNTANT

06-February-2017

Works Program 2016-2017

(Schedule indicates site construction only)

Task Name	Budget	Notes	Scheduling Comments	27	4	11	18	25	1	8	15	22	29	5	12	19	26	3	10	17	24	31	7	14	21	28	5	12	19	26	2	9	16	23	30	6	13	20	27	6	13	20	27	3	10	17	24	1	8	15	22	29	5	12	19	26	3																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
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Works Program 2016-2017

(Schedule indicates site construction only)

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

Works Program 2016-2017

(Schedule indicates site construction only)

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