

Notice of Ordinary Council Meeting and

Agenda

20 JUNE 2016

To all Councillors

NOTICE OF MEETING

In accordance with the *Local Government (Meeting Procedures) Regulations 2015*, notice is given of the next ordinary meeting of the Central Coast Council which will be held in the Council Chamber at the Administration Centre, 19 King Edward Street, Ulverstone on Monday, 20 June 2016. The meeting will commence at 6.00pm.

An agenda and associated reports and documents are appended hereto.

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

Dated at Ulverstone this 15th day of June 2016.

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



Lisa Mackrill
EXECUTIVE SERVICES OFFICER

CENTRAL COAST COUNCIL

CODE OF CONDUCT OF COUNCILLORS

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

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

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

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| <ol style="list-style-type: none">1 Councillors are expected to familiarise themselves with, and conduct themselves in accordance with, the principles and values outlined in the Code of Conduct. A Councillor has an obligation at all times to comply with the spirit, as well as the letter, of the law.2 A Councillor must not participate at any meeting of the Council, Council committee, special committee, controlling authority, single authority or joint authority in any discussion, nor vote on any matter, in respect of which the Councillor has an interest or is aware or ought to be aware that a close associate has an interest. A Councillor must, in all dealings, put the interests of the community to which the Council is accountable, foremost.3 A Councillor must not disclose, without consent, confidential information or any other information which has been acquired as a result of the office of Councillor. A Councillor must actively protect all confidential and other information of the Council which comes into the possession or knowledge of a Councillor.4 A Councillor must not give or receive, or seek to give or receive, a gift, benefit or advantage for the Councillor or for any other person for which they are not legally entitled or that could reasonably be perceived as intended or likely to influence a Councillor to act, or fail to act, in a particular way.5 A Councillor must not procure the doing or not doing of anything by the Council to gain, | <p>directly or indirectly, an advantage or to avoid, directly or indirectly, a disadvantage for the Councillor or a close associate of the Councillor or a member of the Councillor's family.</p> <ol style="list-style-type: none">6 A Councillor, Mayor or Deputy Mayor has a duty to use due care and diligence in fulfilling the functions of office and exercising the powers attached to their office.7 A Councillor has an obligation to ensure that he or she brings an impartial and unprejudiced mind to all matters decided upon in the course of Council duties.8 A Councillor must not direct or attempt to direct an employee of the Council in relation to the discharge of the employee's duties. A Councillor must show respect, courtesy, fairness and dignity when dealing with other Councillors, Council employees and the public.9 A Councillor must not use any resources of the Council in a manner other than provided by legislation or authorised by the Council.10 A Councillor should not engage in conduct likely to bring discredit upon the Council.11 Council resources, equipment, email and internet facilities are provided to assist Councillors in the performance of their functions and must only be used by the Councillors for purposes consistent with the carrying out of their functions of office and must not be used for accessing, downloading or distributing inappropriate material. |
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QUALIFIED PERSON'S ADVICE

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

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

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

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



Sandra Ayton
GENERAL MANAGER

AGENDA

COUNCILLORS ATTENDANCE

COUNCILLORS APOLOGIES

EMPLOYEES ATTENDANCE

MEDIA ATTENDANCE

PUBLIC ATTENDANCE

OPENING PRAYER

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

BUSINESS

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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 16 May 2016 and the special meeting of the Council held on 30 May 2016 have already been circulated. The minutes are required to be confirmed for their accuracy.

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

A suggested resolution is submitted for consideration.”

- “That the minutes of the previous ordinary meeting of the Council held on 16 May 2016 and the special meeting of the Council held on 30 May 2016 be confirmed.”
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2 COUNCIL WORKSHOPS

2.1 Council workshops

The Executive Services Officer reports as follows:

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

- . 23.05.2016 – Risk management / review Cradle Coast Authority Representatives agenda
- . 30.05.2016 – Overview of Capital Estimates program
- . 06.06.2016 – Overview of the floods in Central Coast / Targeted review of the Local Government Act / Rates
- . 14.06.2016 – Code of Conduct / Estimates.

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

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

3.1 Mayor’s communications

The Mayor to report:

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3.2 Mayor’s diary

The Mayor reports as follows:

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

- . Central Coast Chamber of Commerce and Industry – quarterly meeting with President and Vice-President
- . Royal Flying Doctor Service – launch of new RFDS Patient Transfer Facility (Wynyard)
- . Primary Health Tasmania – Bridges Out of Poverty workshops (Launceston)
- . Coast FM/Radio 7AD – community reports
- . Local Government Association of Tasmania – General Management Committee meeting (Hobart)
- . Premier’s Local Government Council – meeting (Hobart)
- . Ulverstone District Girl Guides – annual general meeting
- . Ulverstone Surf Life Saving Club – annual dinner

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- . Braddon MHR Brett Whiteley – media announcement re Federal Government funding commitment for the Dial Regional Sports Complex redevelopment
 - . Ulverstone High School – meeting with Principal re implementation of Grades 11 and 12
 - . Cradle Coast Authority – Representatives meeting (Burnie)
 - . Tasplan/TCCI/Devonport Chamber of Commerce and Industry – State Budget dinner (Devonport)
 - . Society of Women Writers Tasmania Inc. – Extravaganza by the Leven: Book Fair launch
 - . Council Budget – Capital Works tour and Estimates workshop
 - . Business visitation program – Avoland Avocados, North Motton
 - . RAAF Association, North-West – Bomber Command lunch
 - . Cradle Coast Innovation – Idea2016 forum
 - . Tasmanian Water and Sewerage Corporations – Statewide Owners’ Representatives meeting (Launceston)
 - . University of Tasmania – Next Gen. Business Team Challenge awards presentation (Burnie)
 - . Rotary Club of Ulverstone – ‘Sparkle in the Dark’ gala dinner fundraiser to support dementia care
 - . Coastal Pathway Coalition – community forum re Coastal Shared Pathway between Latrobe and Wynyard
 - . Council-community morning tea – Turners Beach.”

Cr Bloomfield reports as follows:

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

- . Probus Club of Central Coast – mid-year luncheon.”

Cr Howard reports as follows:

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

- . Penguin Surf Life Saving Club – 85th birthday celebration.”

The Executive Services Officer reports as follows:

“A suggested resolution is submitted for consideration.”

- “That the Mayor’s, Cr Bloomfield’s and Cr Howard’s reports be received.”

3.3 Pecuniary interest declarations

The Mayor reports as follows:

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

The Executive Services Officer reports as follows:

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

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

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

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).”

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.”

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.”

6 DEPUTATIONS

6.1 Deputations

The Executive Services Officer reports as follows:

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

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7 PETITIONS

7.1 Petitions

The Executive Services Officer reports as follows:

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

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8 COUNCILLORS' QUESTIONS

8.1 Councillors' questions without notice

The Executive Services Officer reports as follows:

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

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

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

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

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

- (b) the general manager has reported that the matter is urgent; and
- (c) in a case where the matter requires the advice of a qualified person, the general manager has certified under section 65 of the Act that the advice has been obtained and taken into account in providing general advice to the council.'

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

[illegible]

8.2 Councillors' questions on notice

The Executive Services Officer reports as follows:

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

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

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

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

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

No questions on notice have been received."

NOTES

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:

- Forth Community Representatives Committee – meeting held on 5 May 2016
- Central Coast Community Safety Partnership Committee – meeting held on 11 May 2016
- Central Coast Youth Engaged Steering Committee – meeting held on 19 May 2016
- East Ulverstone Swimming Pool Management Committee – meeting held on 26 May 2016
- Turners Beach Community Representatives Committee – meeting held on 26 May 2016
- Central Coast Community Shed Management Committee – meeting held on 6 June 2016
- Central Coast Council Audit Panel – meeting held on 6 June 2016.

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

- “That the (non-confidential) minutes and notes of committees of the Council be received.”
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9.2 Adoption of the Model Code of Conduct

The General Manager reports as follows:

"PURPOSE

The purpose of this report is to adopt the Model Code of Conduct, as set down by the *Local Government (Model Code of Conduct) Order 2016*, without amendment.

BACKGROUND

Councillors Code of Conduct is provided for under the *Local Government Act 1993* (the Act). Previous provisions allowed councils to develop their own Code of Conduct, and required councils to maintain their own Panel to handle Code of Conduct complaints within the framework set down by the Act.

The recent amendments to the Act have removed the previous Code of Conduct provisions and set down a Model Code of Conduct to be adopted by all councils, along with a new framework for handling complaints.

DISCUSSION

The new Model Code under the Act prescribes the standard of behaviour that all Tasmanian councillors are required to meet when performing their roles. Any variations to the Code must be approved by the Minister responsible for Local Government. It is recommended that the Model Code be adopted without variation. A copy of the new Model Code of Conduct is appended to this report and incorporates content to accompany the Code, and the flowchart associated with the framework.

Council adoption of the Model Code is required within three months of the Ministerial Order. The final due date for adoption is 12 July 2016.

The new Code of Conduct does not take effect until Council passes it by resolution. Until that time the existing Code of Conduct is in place.

This Model Code of Conduct will replace the Council's existing Code of Conduct.

Under the previous legislation, the following people were appointed to the Code of Conduct Panel: Mrs Sue Smith, Cr Shane Broad, Cr Garry Carpenter and Cr Gerry Howard.

Under the new framework complaints will be heard by the Minister's independent panel. At the time of this report, there are no current Code of Conduct complaints lodged that would require the current Panel to carry out transitional arrangements. The recommendation therefore includes a provision to end the earlier appointments made by the Central Coast Council.

Once adopted, the Council is to review the Code of Conduct within three months after each ordinary election.

CONSULTATION

Numerous discussion papers have been provided to councils on this matter and the Council also provided their views, including voting at a Local Government Association of Tasmania general meeting on the new framework.

RESOURCE, FINANCIAL AND RISK IMPACTS

Under the existing Code of Conduct, where complaints were heard by a Council-appointed Panel, there were no associated costs of paying Panel members apart from out of pocket expenses incurred. The positions were voluntary.

Under the new legislation, each council is responsible for payment of the costs of the Panel and Executive Officer in relation to the complaint. Such remuneration allowances are determined by the Minister.

CORPORATE COMPLIANCE

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

Council Sustainability and Governance

- . Improve corporate governance
- . Effective communication and engagement.

CONCLUSION

It is recommended that the Council:

- 1 Adopt the Model Code of Conduct, as set down by the *Local Government (Model Code of Conduct) Order 2016*, without amendment; and
- 2 Cease the appointment of Mrs Sue Smith, Cr Shane Broad, Cr Garry Carpenter and Cr Gerry Howard to the Central Coast Council Code of Conduct Panel."

The Executive Services Officer reports as follows:

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

- "That the Council:

- 1 Adopt the Model Code of Conduct, as set down by the *Local Government (Model Code of Conduct) Order 2016*, without amendment (a copy being appended to and forming part of the minutes); and
 - 2 Cease the appointment of Mrs Sue Smith, Cr Shane Broad, Cr Garry Carpenter and Cr Gerry Howard to the Central Coast Council Code of Conduct Panel.”
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9.3 Adoption of the Local Food Security Strategy

The General Manager reports as follows:

“The Strategy & Policy Officer has prepared the following report.

‘PURPOSE

The purpose of this report is to consider the adoption by the Council of the Local Food Security Strategy.

BACKGROUND

Central Coast produces high quality, healthy food and at the same time our community experiences higher rates of preventable illness (such as heart disease, cancer and obesity) than elsewhere in Australia.

Therefore, a Strategy is required to improve the consumption and promotion of local produce, particularly fruit and vegetables, which is known to reduce the rate of preventable and chronic illness.

DISCUSSION

The Local Food Security Strategy (the Strategy) (a copy attached to this report) was developed as part of the Mersey–Leven Food Hub project with support from Healthy Food Access Tasmania and the Heart Foundation.

The main purpose of the Strategy is to work with stakeholders, service providers, organisations and community groups around a shared vision in a

whole of community approach to improve health and well-being, particularly for Central Coast's most vulnerable residents.

Actions in the Strategy are categorised into three areas that research indicates improves food security: increasing knowledge and skills in growing, preparing and cooking healthy food; accessing affordable healthy food; and making healthy eating part of every aspect of community life.

CONSULTATION

Consultation in relation to this Strategy has been undertaken with 32 community members and stakeholders (excluding Council staff), who attended the Planning Workshop. Consultation that also informed the Strategy's development was with 22 stakeholder representatives who attended the Mayor's Health and Wellbeing Roundtable and 21 Council Officers from all Departments in attendance at the Social Determinants of Health Council Workshop.

RESOURCE, FINANCIAL AND RISK IMPACTS

The primary resource associated with Strategy's Action Plan is the Council's social networking and engagement tool, Made Open. Any other costs will be budgeted for.

Risks associated with not implementing this Strategy include continuing the trend of increasingly poor health data of residents in the Central Coast municipal area, which impacts on well-being and places a greater burden on health-related services.

CORPORATE COMPLIANCE

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

A Connected Central Coast

- Improve community well-being

Community Capacity and Creativity:

- Community capacity-building

Council Sustainability and Governance:

- Effective communication and engagement.

CONCLUSION

It is recommended that the Local Food Security Strategy dated June 2016 be adopted.'

The report is supported."

The Executive Services Officer reports as follows:

"A copy of the Local Food Security Strategy dated June 2016 having been circulated to all Councillors, a suggested resolution is submitted for consideration."

- "That the Council adopt the Local Food Security Strategy dated June 2016 (a copy being appended to and forming part of the minutes)."

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COMMUNITY SERVICES

9.4 Statutory determinations

The Director Community Services reports as follows:

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

The Executive Services Officer reports as follows:

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

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

9.5 Council acting as a planning authority

The Mayor reports as follows:

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

The Director Community Services has submitted the following report:

‘If any such actions arise out of Agenda Items 9.6, 9.7 and 9.8 they are to be dealt with by the Council acting as a planning authority under the *Land Use Planning and Approvals Act 1993*.’”

The Executive Services Officer reports as follows:

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

A suggested resolution is submitted for consideration.”

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

9.6 **Combined application for a Planning Scheme Amendment and Development Application at 105, 125 and 145 Ironcliffe Road, Penguin involving the rezoning of land from General Residential to Recreation, the subdivision and consolidation of land and refurbishment of an existing oval, development of an oval, community pavilion, and associated car parking and landscaping – Application No. DA215101 (75/2016 – 21.03.2016)**

The Director Community Services reports as follows:

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

<i>‘DEVELOPMENT APPLICATION NO.:’</i>	DA215101 (Amendment No. 1/2016)
<i>PROPOSED AMENDMENT:</i>	Rezoning from General Residential to Recreation
<i>PROPOSED DEVELOPMENT:</i>	Sports complex and consolidation of lots (subdivision)
<i>APPLICANT:</i>	Planning Development Services on behalf of the Central Coast Council
<i>LOCATION:</i>	105, 125 and 145 Ironcliffe Road, Penguin
<i>PLANNING INSTRUMENT:</i>	<i>Central Coast Interim Planning Scheme 2013</i> (the Scheme)
<i>LEGISLATION:</i>	<i>Land Use Planning and Approvals Act 1993</i> (the Act)
<i>ADVERTISED:</i>	14 May 2016 and 21 May 2016
<i>REPRESENTATIONS EXPIRY DATE:</i>	11 June 2016
<i>REPRESENTATIONS RECEIVED:</i>	One

PURPOSE

The purpose of this report is to report on representations received following public notification of the proposed combined Planning Scheme Amendment and development application, and whether any modification is proposed.

Accompanying the report are the following documents:

- . Annexure 1 – newspaper advertisements;
- . Annexure 2 – representation.

BACKGROUND

At its meeting on 21 March 2016 (Minute No. 75/2016) the Council considered a combined Planning Scheme Amendment and Development Application for redevelopment of the Dial Regional Sports Complex, and resolved to initiate an application to amend the Scheme whereby a 2.3ha piece of land off Recreation Drive, Penguin be rezoned from General Residential to Recreation.

The Council also approved the following elements of the development application:

- . consolidation of numerous small lots; and
- . development of a sports complex comprising an oval, community pavilion (clubrooms), car parking, landscaping and refurbishment of the existing Penguin District School oval.

In accordance with the requirements of the Act the draft Amendment was publicly exhibited for a period of 28 days during which time any person was afforded the opportunity to inspect the draft Amendment and development application, and to lodge a representation.

Representations –

One representation was received within the prescribed time. A copy of the document is provided at Annexure 2.

The representation is summarised and responded to as follows:

MATTER RAISED	RESPONSE
<p>1 Dial Road and Recreation Drive have sections of long and moderate to steep inclines, which cause a potentially dangerous traffic situation, exacerbated by following factors:</p> <ul style="list-style-type: none"> (a) Popular route to eastern section of the town. (b) Route regularly used by heavy vehicles. (c) Steepness of descent to Dial Road from the Golf Club. (d) Recreation Drive is narrow and steep with no run-off area for heavy vehicles. (e) Steep section of Recreation Drive is sometimes wet and frosty and can last for long periods during the day. (f) A private residence and child care centre in Dial Road are opposite the steep section of Recreation Drive. 	<p>Sports Complex Avenue (or Recreation Drive between Dial Road and the entrance to the carpark) is an Urban Collective road. The speed limit is 50km/h and width is approximately 6.0m. Also, a 10 tonne load limit applies to Sports Complex Avenue.</p> <p>There is adequate sight distance at the Sports Complex Avenue and Dial Road intersection. There is one single vehicle crash recorded at this intersection, however there are no frequent crashes or specific crash trends for the length of Sports Complex Avenue between Dial Road and the Dial Regional Sports Club car park, therefore risk of a major crash at this location is deemed low.</p> <p>The Traffic Impact Assessment concluded, inter alia, that the road network is capable of accommodating the expected increase in traffic with no loss of road performance.</p>
<p>2 Dangers should have been recognised and alternative routes determined, in particular to develop a new street from Recreation Drive to Commonwealth Court and on to South Road.</p>	<p>The main traffic route for entry and/or exit to/from the complex would be from Sports Complex Avenue. At peak traffic times, Recreation Drive would also be made available for use. Also at such times, traffic management measures would be introduced.</p> <p>Traffic exiting onto Sports Complex Avenue would be split between</p>

	<p>turning right to Ironcliffe Road or left to Dial Road.</p> <p>It is assumed that the suggested road link between Recreation Drive and Commonwealth Court would be an unrestricted one. This is not favoured as it could encourage use of the road through the facility as a through street, undermining the amenity and safety of users of the complex.</p> <p>The planned traffic management arrangements are considered adequate and appropriate to the circumstances.</p>
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Referral advice –

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

SERVICE	COMMENTS/CONDITIONS
Environmental Health	No further comments or conditions.
Infrastructure Services	No further comments or conditions.
TasWater	No further comments or conditions.
Department of State Growth	No referral required.
Environment Protection Authority	No referral required.
TasRail	No referral required.
Heritage Tasmania	No referral required.
Crown Land Services	No referral required.
Other	No referral required.

DISCUSSION

Section 39 of the Act provides that:

- “...(2) The planning authority must, not later than the expiration of 35 days after the exhibition period ... or such further period as the Commission allows, forward to the Commission a report comprising –
- (a) a copy of each representation received by the authority in relation to the draft amendment or, where it has received no such representation, a statement to that effect; and
 - (b) a statement of its opinion as to the merit of each such representation, including, in particular, its views as to –
 - (i) the need for modification of the draft amendment in the light of that representation; and
 - (ii) the impact of that representation as a whole; and
 - (c) such recommendations in relation to the draft amendment as the authority considers necessary.”

Accordingly, this report will serve to satisfy s.39(2) of the Act.

The original decision of the Council considered and was deemed to satisfy the requirements of the Act in respect of the following:

- . Cradle Coast Regional Land Use Planning Framework;
- . Schedule 1, Part 1 – Objectives of the Resource Management and Planning System of Tasmania;
- . Schedule 1, Part 2 – Objectives of the Planning Process Established by the Act;
- . s.32(1)(e) and (f) of the Act;
- . State Policies;
- . National Environment Protection Measures; and

- . the requirements of the Central Coast Interim Planning Scheme 2013.

The points raised by the representors in their submission essentially related to traffic safety concerns and particularly the narrowness and steepness of Recreation Drive between the South Road intersection and the Sports Centre combined with its use by heavy vehicles and proximity to dwellings.

The concerns have been investigated and while there would be an increase in traffic volumes resulting from the redevelopment, such an increase is not likely to result in a significant increase in risk to road users or resident safety, for the following reasons:

- (a) The 50km/h speed limit and 10 tonne load limit on Sports Complex Avenue will and currently does limit the speed and size of vehicles to appropriate levels.
- (b) The low level of crashes over time in the surrounding road network indicate that traffic and environmental conditions provide a reasonably safe traffic environment.
- (c) Traffic management arrangements and likely movement patterns associated with the complex are designed to manage traffic routes to create orderly and appropriate movement of vehicles.

There is no inconsistency with any of the above documents, standards and legislation required by the Act to be satisfied. On this basis, it is considered there is no need for any change to the proposal or the Council's decision on the Amendment or development proposal.

CONSULTATION

In accordance with the requirements of the Act:

- . a site notice was posted;
- . adjoining owners were sent a letter advising of the application and inviting comment;
- . two advertisements were placed in the Public Notices section of The Advocate newspaper (copies provided at Annexure 1);
- . notification of the owner of the site and owners and occupiers of land sharing a common boundary of its decision on the proposal; and

- the draft Amendment was made available for public inspection and open to public comment for a period of four weeks.

One representation was received.

RESOURCE, FINANCIAL AND RISK IMPACTS

The proposal has no likely impact on Council resources outside those usually required for assessment and reporting.

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

Concerns about traffic and resident safety resulting from the development are not considered to have sufficient weight to require any change to the proposed Amendment or development proposal.

Recommendation –

It is recommended that the Council advise the Tasmanian Planning Commission that:

- one representation was received during the notification period; and
- the Council considers that no changes are required to the decision, made at its meeting on 21 March 2016 (Minute No. 75/2016).'

The report is supported.”

The Executive Services Officer reports as follows:

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

■ “That the Council advise the Tasmanian Planning Commission that:

- one representation was received during the notification period; and

- the Council considers that no changes are required to the decision made at its meeting on 21 March 2016 (Minute No. 75/2016)."

9.7 Utilities (water transfer infrastructure, including pump house, pipeline, penstock and turbine house) at 179 Maxfields Road, South Nietta; road reserves at Loongana Road, Loongana and Maxfields Road, South Nietta; Jean Brook and Nietta Creek and riparian land – Application No. DA215173

The Director Community Services reports as follows:

"The Town Planner has prepared the following report:

<i>'DEVELOPMENT APPLICATION NO.:</i>	DA215173
<i>PROPOSAL:</i>	Utilities (water transfer infrastructure, including pump house, pipeline, penstock and turbine house)
<i>APPLICANT:</i>	Casey Miles
<i>LOCATION:</i>	179 Maxfields Road, South Nietta; road reserves at Loongana Road, Loongana and Maxfields Road, South Nietta; Jean Brook and Nietta Creek and riparian land
<i>ZONE:</i>	Rural Resource
<i>PLANNING INSTRUMENT:</i>	<i>Central Coast Interim Planning Scheme 2013</i> (the Scheme)
<i>ADVERTISED:</i>	19 May 2016
<i>REPRESENTATIONS EXPIRY DATE:</i>	4 June 2016
<i>REPRESENTATIONS RECEIVED:</i>	One
<i>42-DAY EXPIRY DATE:</i>	28 June 2016
<i>DECISION DUE:</i>	20 June 2016
<i>PURPOSE</i>	

The purpose of this report is to consider an application for the development of electricity generation infrastructure that would include the construction of a pump house, an underground pipeline and penstock and a turbine house. The development would encompass several locations, including Crown land

adjacent to the Loongana Road bridge, the road reserves of Loongana Road and Maxfields Road and 179 Maxfields Road, South Nietta, the location of an existing mini hydro power facility. The construction of the proposed pump house would be with 20m of the Jean Brook waterway.

Accompanying this report are the following documents:

- . Annexure 1 – location plan;
- . Annexure 2 – application documentation;
- . Annexure 3 – representation;
- . Annexure 4 – aerial view;
- . Annexure 5 – TasWater’s Submission to Planning Authority Notice TWDA 2016/00682-CC; and
- . Annexure 6 – Statement of Compliance from the Road Authority and Stormwater Authority.

BACKGROUND

Development description –

Application is made for the development of additional water electricity generation infrastructure at South Nietta. The infrastructure would provide additional flows of water to facilitate an increase in renewable energy generation through an existing mini hydro power plant that is located at 179 Maxfields Road, South Nietta. The current hydro-electric scheme sources water from Castra Rivulet. In order to source additional water from Nietta Creek and Jean Brook, it is proposed that a pump house would take water from Jean Brook and transfer the resource via an underground pipeline to a dam on private property at 179 Maxfields Road. The water would then be transferred to a turbine house where electricity would be generated and the residual water resource directed back into the natural system. No infrastructure is required to source water from Nietta Creek, as water would be gravity fed to the turbine house location.

The project would encompass development over several locations in the area of Loongana Road and Maxfields Road, South Nietta with the proposal to include the following infrastructure:

- . A pump house that would be 3m high and encompass 42m². The pump house would be located on Crown land adjacent to Jean Brook and the Loongana Road bridge.
- . A pipeline that would be approximately 1,650m long in an underground trench approximately 1.4m deep, located on land

identified in the application as the road reserves of Loongana Road and Maxfields Road.

- . A dam on land at 179 Maxfields Road, South Nietta that would have a 90,240m³ storage capacity. Note: The construction of the dam is not subject to assessment under the *Land Use Planning and Approvals Act 1993* or the *Central Coast Interim Planning Scheme 2013*. Nevertheless, the applicant has included, for the Council's information, a letter from the Water and Marine Resources Division of the Department of Primary Industries, Parks, Water and Environment approving the dam works as proposed.
- . Penstock infrastructure on private land at 179 Maxfields Road, South Nietta that would have a 0.8m diameter pipe and would be 750m long, developed 1.4m underground. Note: Penstock is defined as "a sluice or channel or pipe for conveying water to a hydro-electric station or waterwheel".
- . A turbine house on private land at 179 Maxfields Road, South Nietta that would be 5m high with a floor area of 49m².

The application is accompanied by a report by consultants Entura, titled "Nietta Creek and Jean Brook Offtakes – Aquatic Assessment and Environmental Flows Stage 1 and 2" dated 15 March 2016. The report assesses the impact of the proposed development on the hydrological and environmental performances of the two waterways, Jean Brook and Nietta Creek, that are subject to the water transfer project.

Site description and surrounding area –

The land at 179 Maxfields Road is relatively flat and cleared of vegetation. The site supports a dwelling, sheds, pasture, a large dam and a mini hydro-electricity facility. A small portion of the site is identified as comprising acid sulphate soil.

The pump house would be on Crown land adjacent to Jean Brook. The land is relatively flat and supports several native species of trees.

The road reserves of Loongana Road and Maxfields Road, nominated to accommodate the pipeline, are also relatively flat, grassed areas. The pipeline is depicted inside the existing fence line of private property, which the applicant has stated is the actual location of the road reserve.

History –

The site at 179 Maxfields Road, South Nietta currently supports a private, mini hydro–electricity scheme. The existing 1MW scheme, approved by the Council in June 2012 was commissioned in 2014 and sources water from the Castra Rivulet (gravity fed) for hydro–electricity generation. The initial scheme was approved under the *Tasmanian Water Management Act 1999*.

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>(a) Satisfies Objective. The proposed use is not primary industry; rather the proposed use and development would be for utility infrastructure. The proposal is dependent on a naturally occurring resource (water) that is located in the Rural Resource Zone.</p> <p>(b) Satisfies Objective. The proposal would utilise water and land resources for the production of hydro-electricity. The proposal would not deplete the water resource but rather employ the water's energy before releasing the resource back into the environment.</p> <p>(c)(i) Satisfies Objective. The proposal would not result in the permanent loss of water to the environment, rather the resource would be "put to use" before re-release into the environment. Infrastructure for the project is sited at various locations, including the pump house and pipeline that would be within Crown land.</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 style="padding-left: 40px;">(i) required by a primary industry or a resource based activity; or</p> <p style="padding-left: 40px;">(ii) without permanent loss of land significant for primary industry use and without constraint or interference to existing and potential use of land for primary industry purposes.</p>	<p>(c)(ii) Satisfies Objective. It is proposed the pipeline would be placed in the public road reserve and underground at a depth of 1.4m.</p> <p>(d) Satisfies Objective. The proposed use is not primary industry, rather the proposed use and development would be for utility infrastructure. The proposal is considered to be a dynamic and innovative use of a naturally occurring resource in the South Nietta area.</p> <p>(e) Satisfies Objective. The subject land is not within a Proclaimed Irrigation District and is primarily Class 5 land. As such, and combined with the elevation of the land, broad scale agricultural production such as cropping is not particularly suited to the area.</p> <p>(f) Satisfies Objective. Proposed development would be for utility infrastructure.</p> <p>(g) Not applicable. Not a tourism or recreation development.</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) Satisfies Desired Future Character. Proposed development will not alter or change existing modified, sparsely settled rural landscape.</p> <p>(a)(ii) Not applicable. No mining proposed.</p> <p>(a)(iii) Satisfies Desired Future Character. Development is for utility infrastructure.</p> <p>(a)(iv) Satisfies Desired Future Character. Proposed structures would be utility service buildings, appropriately sized and located for purpose and operational efficiency.</p> <p>(b)(i) Not applicable. Proposal will not affect existing settlement nodes.</p> <p>(b)(ii) Satisfies Desired Future Character. Utility development will not result in negative effect on places of ecological and aesthetic value. Refer to Entura Report “Nietta Creek and Jean Brook Offtakes – Aquatic Assessment and Environmental Flows Stage 1 and 2” dated 15 March 2016 – Annexure 2.</p>
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<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>(b)(iii) Satisfies Desired Future Character. The proposed development would see the removal of eight native trees for the construction of the pump house. However the proposal details the replacement of the trees with endemic species.</p> <p>(c)(i) Satisfies Desired Future Character. The proposal would require trenching along the road reserve and construction over 98m² of land. The trenching works are considered to be minimal works in the road reserve and, whilst the proposed development would see the removal of eight native trees from Crown land for the construction of the pump house, the proposal details the replacement of the trees with endemic species.</p> <p>(c)(ii) Satisfies Desired Future Character. Refer to Entura Report “Nietta Creek and Jean Brook Offtakes – Aquatic Assessment and Environmental Flows – Stage 1 and 2” dated 15 March 2016. The report examines, and is satisfied with, the impact of the proposed development on the hydrological and environmental performances of the two waterways – Jean Brook and Nietta Creek – that are subject to the hydro-electric project – Annexure 2.</p>
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	<p>(c)(iii) Satisfies Desired Future Character. Utility development will not result in negative affect on the area's scenic attributes. Development would be below the surrounding tree canopy and nearest ridgelines and would be primarily underground infrastructure.</p> <p>(c)(iv) Satisfies Desired Future Character. Development would result in minimal impact on rural residential and visitor amenity.</p> <p>(d)(i) Satisfies Desired Future Character. Development would be accommodated over several locations of various sizes.</p> <p>(d)(ii) Satisfies Desired Future Character. Development would not constrain or reduce land for sustainable commercial production.</p> <p>(e) Satisfies Desired Future Character. The proposal is influenced and driven by the employment of efficient technology and hydro-electric production techniques.</p>
26.3.1 Requirement for discretionary non-residential use to locate on rural resource land	
26.3.1-(P1) Other than for residential use, discretionary permit use must:	(a) Complaint.

<p>(a) be consistent with local area objectives;</p> <p>(b) be consistent with any applicable desired future character statement; and</p> <p>(c) be required to locate on rural resource land for operational efficiency:</p> <p>(i) to access a specific naturally occurring resource on the site or on adjacent land in the zone;</p> <p>(ii) to access infrastructure only available on the site or on adjacent land in the zone;</p> <p>(iii) to access a product of primary industry from a use on the site or on adjacent land in the zone;</p> <p>(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) Compliant.</p> <p>(c)(i) Compliant. Development seeks to access a naturally occurring water resource on land within the general location of South Nietta.</p> <p>(c)(ii) Compliant. Hydro-electric infrastructure is existing at 179 Maxfields Road. The proposal would augment this operation with access to a naturally occurring resource.</p> <p>(c)(iii) Not applicable. Compliant with (c)(i), (c)(ii) and (c)(vii).</p> <p>(c)(iv) Not applicable. Compliant with (c)(i), (c)(ii) and (c)(vii).</p> <p>(c)(v) Not applicable. Compliant with (c)(i), (c)(ii) and (c)(vii).</p> <p>(c)(vi) Not applicable. Compliant with (c)(i), (c)(ii) and (c)(vii).</p> <p>(c)(vii) Compliant. Proposal would provide additional utility infrastructure.</p> <p>(c)(viii) Not applicable. Compliant with (c)(i), (c)(ii) and (c)(vii).</p> <p>(d)(i) Compliant. Proposal will not result in the permanent loss of land for primary industry. The proposed</p>
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<ul style="list-style-type: none"> b. for security; 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; (vi) to provide opportunity for diversification, innovation, and value-adding to secure existing or potential primary industry use of the site or of adjacent land; (vii) to provide an essential utility or community service infrastructure for the municipal or regional community or that is of significance for Tasmania; or (viii) if a cost-benefit analysis in economic, environmental, and social terms indicates significant benefits to the region; and (d) minimise likelihood for: <ul style="list-style-type: none"> (i) permanent loss of land for existing and potential primary industry use; (ii) constraint or interference to existing and potential 	<p>development comprises the construction of two minor 49m² Colorbond outbuildings that would function as a pump house and turbine house, a 1,650m long underground pipeline and a 750m long underground penstock.</p> <p>(d)(ii) Compliant. The proposal would not unreasonably constrain or interfere with existing and potential primary industry use on the site or on adjacent land.</p> <p>(d)(iii) Compliant. The proposal is not within a Proclaimed Irrigation District and the development would not result in a loss of land suitable for broad-scale irrigation development.</p>
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<p>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>26.3.2 Required Residential Use</p>	
<p>26.3.2-(A1) Residential use required as part of a use must:</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>Not applicable. Not a required residential use.</p>

<p>(g) be home based business in association with occupation of an existing lawful and structurally sound residential building; and</p> <p>(h) there is no change in the title description of the site on which the residential use is located.</p>	
<p>26.3.3 Residential use</p>	
<p>26.3.3-(A1) Residential use that is not required as part of an other use must:</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>Not applicable. Not a residential use.</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>	
26.4 Development Standards	
26.4.1 Suitability of a site or lot on a plan of subdivision for use or development	
<p>26.4.1–(A1) A site or each lot on a plan of subdivision must:</p> <p>(a) unless for agricultural use, have an area of not less than 1.0 hectare not including any access strip; and</p> <p>(b) if intended for a building, contain a building area</p> <p style="padding-left: 40px;">(i) of not more than 2,000m² or 20% of the area of the site, whichever is the greater unless a crop protection structure for an agricultural use;</p> <p style="padding-left: 40px;">(ii) clear of any applicable setback from a frontage, side or rear boundary;</p> <p style="padding-left: 40px;">(iii) clear of any applicable setback from a zone boundary;</p>	<p>(a) Compliant. The combined area of the subject land is greater than 47.61 ha in area.</p> <p>(b)(i) Compliant. Total proposed building area would comprise two sheds, each 49m², equating to a total built area of 98m².</p> <p>(b)(ii) Compliant. Buildings meet front, rear and side boundary setback standards.</p> <p>(b)(iii) Not applicable. No zone boundary setbacks.</p> <p>(b)(iv) Not applicable. No registered easements.</p> <p>(b)(v) Not applicable. No right of way benefiting other land.</p>

<ul style="list-style-type: none"> (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; (vii) not including an access strip; (viii) accessible from a frontage or access strip. 	<ul style="list-style-type: none"> (b)(vi) Not applicable. No restrictions imposed by a utility. (b)(vii) Not applicable. No access strip. (b)(viii) Compliant. Land is accessible from a frontage to Loongana Road and Maxfields Road.
<p>26.4.1–(A2) A site or each lot on a subdivision plan must have a separate access from a road:</p> <ul style="list-style-type: none"> (a) across a frontage over which no other land has a right of access; and (b) if an internal lot, by an access strip connecting to a frontage over land not required as the means of access to any other land; or (c) by a right of way connecting to a road: <ul style="list-style-type: none"> (i) over land not required as the means of access to any other land; and 	<ul style="list-style-type: none"> (a) Compliant. Development would utilise frontages to Loongana Road and Maxfields Road. (b)–(d) Not applicable. Compliant with (a). (e) Compliant. Existing approved access to Maxfields Road in accordance with the <i>Local Government (Highways) Act 1982</i>.

<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>(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>Compliant.</p> <p>The land at 179 Maxfields Road has an existing on-site rechargeable drinking water supply with a capacity of not less than 10,000 litres.</p> <p>The pump house and turbine house sites do not require a drinking supply. The sites would be frequented occasionally to service and maintain the infrastructure contained within.</p>

<ul style="list-style-type: none"> (i) there is not a reticulated water supply; and (ii) development is for: <ul style="list-style-type: none"> a. a single dwelling; or b. a use with an equivalent population of not more than 10 people per day. 	
<p>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> <ul style="list-style-type: none"> (a) to a sewerage system provided in accordance with the <i>Water and Sewerage Industry Act 2008</i>; or (b) by on-site disposal if: <ul style="list-style-type: none"> (i) sewage or liquid trade waste cannot be drained to a reticulated sewer system; and (ii) the development: <ul style="list-style-type: none"> a. is for a single dwelling; or 	<p>Compliant.</p> <p>The land at 179 Maxfields Road has an existing on-site wastewater treatment and disposal system.</p> <p>The pump house and turbine house sites do not require an on-site wastewater disposal system. The sites would be frequented occasionally to service and maintain the infrastructure contained within.</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>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>Compliant.</p> <p>The land at 179 Maxfields Road has an existing on-site stormwater collection and disposal system.</p> <p>The pump house and turbine house sites would collect and discharge stormwater into the natural systems nearby.</p>

<ul style="list-style-type: none"> b. the disposal area is not within any defined building area; c. the disposal area is not within any area required for the disposal of sewage; d. the disposal area is not within any access strip; and 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 set back:</p> <ul style="list-style-type: none"> (a) not less than 20.0m from the frontage; or (b) not less than 50.0m if the development is for sensitive use on land that adjoins the Bass Highway; (c) not less than 10.0m from each side boundary; and (d) not less than 10.0m from the rear boundary; or 	<ul style="list-style-type: none"> (a) Compliant. Proposed frontage setback of the turbine house would be 60m. The pump house would be located on Crown land in the Loongana Road road reserve, adjacent to Jean Brook, approximately 10m from the roadway and 10m from an adjoining property boundary. (b) Not applicable. Land does not abut the Bass Highway. (c) Compliant. Proposed turbine house would be setback 193m east from nearest side boundary. The pump house would be located in the Loongana Road road

<p>(e) in accordance with any applicable building area shown on a sealed plan.</p>	<p>reserve, adjacent Jean Brook, approximately 10m from the road and 10m from adjacent adjoining property boundary.</p> <p>(d) Compliant. Proposed turbine house would be setback 637m from rear boundary. The pump house would be located in the Loongana Road road reserve, adjacent Jean Brook, approximately 10m from the road and 10m from adjacent adjoining property boundary.</p> <p>(e) Not applicable. No building area is shown on a sealed plan of subdivision.</p>
<p>26.4.2–(A2) Building height must be not more than 8.5m.</p>	<p>Compliant. Proposed building heights would be a maximum of 4m.</p>
<p>26.4.2–(A3) A building or utility structure, other than a crop protection structure for an agricultural use, must:</p> <p>(a) not project above an elevation 15.0m below the closest ridgeline;</p> <p>(b) be not less than 30.0m from any shoreline to a marine, or aquatic water body, watercourse, or wetland;</p> <p>(c) be below the canopy level of any adjacent forest or woodland vegetation; and</p>	<p>(a) Compliant. The property is undulating. The turbine house would be below the ridgeline of surrounding land. The pump house would be located in the road reserves of Loongana Road and Maxfields Road, adjacent Jean Brook, approximately 10m from the roadway and 10m from an adjoining property boundary.</p> <p>(b) Non-compliant. Development would be within 5.5m of a watercourse.</p>

(d) be clad and roofed in non-reflective materials.	See "Issues" section below. (c) Not applicable. Proposed buildings would be clad in Colorbond material.
26.4.3 Location of development for sensitive uses	
<p>26.4.3-(A1) New development for sensitive uses must:</p> <p>(a) be located not less than:</p> <ul style="list-style-type: none"> (i) 200m from any agricultural land; (ii) 200m from aquaculture, or controlled environment agriculture; (iii) 500m from extractive industry or intensive animal husbandry; (iv) 100m from land under a reserve management plan; (v) 100m from land designated for production forestry; (vi) 50.0m from a boundary of the land to the Bass Highway, or to a railway line; and 	<p>Not applicable.</p> <p>No new sensitive use proposed.</p>

<p>(vii) clear of any restriction imposed by a utility; and</p> <p>(b) not be on land within a proclaimed irrigation district under Part 9 <i>Water Management Act 1999</i>, or land that may benefit from the application of broad-scale irrigation development.</p>	
<p>26.4.4 Subdivision</p>	
<p>26.4.4-(P1)</p> <p>(a) A plan of subdivision to reconfigure land must:</p> <p>(i) be required to restructure, resize, or reconfigure land for primary industry use; and</p> <p>(ii) not create an additional lot;</p> <p>(b) a plan of subdivision to create a lot required for public use by the State government, a Council, a statutory authority or a corporation all the shares of which are held by or on behalf of the State, a Council or by a statutory authority must retain the balance area for primary industry use;</p> <p>(c) a plan of subdivision to create a new lot must:</p> <p>(i) be required for a purpose permissible in the zone;</p>	<p>Not applicable.</p> <p>No subdivision proposed.</p>

<ul style="list-style-type: none"> (ii) be of a size and configuration that is not more than is required to accommodate the nominated use in accordance with the applicable standards of this planning scheme for such use; (iii) retain the balance area for primary industry use; (iv) minimise unnecessary and permanent loss of rural resource land for existing and potential primary industry use; (v) minimise constraint or interference to existing and potential primary industry use on the site and of adjacent land in the zone; and (vi) minimise unnecessary and permanent loss of land within a proclaimed irrigation district under Part 9 <i>Water Management Act 1999</i> or land that may benefit from the application of broad-scale irrigation development; or (d) a plan of subdivision to reduce the area of an existing lot on a sealed plan containing a lawful use must: <ul style="list-style-type: none"> (i) not be land containing a residential use approved by a permit granted under the <i>Land Use Planning and Approvals Act 1993</i> as a required part of a permitted use; 	
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<ul style="list-style-type: none"> (ii) incorporate the excised area into an existing primary industry lot by amalgamation in a manner acceptable to the Recorder of Titles ^{R32}; (iii) minimise likelihood for the existing use on the reduced area lot to further constrain or interfere with use of the balance area or adjacent land for an existing or potential primary industry use; and (iv) retain a lot with a size and shape that: <ul style="list-style-type: none"> a. can accommodate the lawful existing use or development in accordance with the applicable standards for that use; or b. does not further increase any non-compliance for use or development on the existing lot. 	
26.4.5 Buildings for Controlled Environment Agriculture	
<p>26.4.5–(A1) 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> <ul style="list-style-type: none"> (a) rely on the soil as a growth medium into which plants are directly sown; 	<p>Not applicable.</p> <p>No controlled environment agriculture proposed.</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.	
CODES	
E1 Bushfire-Prone Areas Code	Not applicable.
E2 Airport Impact Management Code	Not applicable.
E3 Clearing and Conversion of Vegetation Code	Not applicable.
E4 Change in Ground Level Code	
E4.2 Application of this Code	Applies. Proposed trenching 1.4m deep to install pipeline and penstock infrastructure.
E4.4 Development exempt from this Code	
E4.4.1 Development is exempt if – (a) development is for – (i) resource development being agricultural use dependent on the soil as a growth medium or controlled	(a)(i) Development not exempt. Development is for utility infrastructure, not agriculture or extractive industry. (a)(ii) Development not exempt. Development is for utility infrastructure, not agriculture or extractive industry.

<p>environment agriculture which does not alter, disturb or damage the existing soil profile; or</p> <p>(ii) extractive industry;</p> <p>(b) a change in ground level –</p> <p>(i) if more than 1.5m from a boundary to the site –</p> <p>a. has a depth of less than 1.0m;</p> <p>b. is not within a water course;</p> <p>c. is more than 1.0m from any easement, road, or right-of-way;</p> <p>d. is more than 1.0m from an underground utility service;</p> <p>e. involves an area of less than 200m²;</p> <p>f. has a finished slope batter of less than 25% or is supported by a retaining wall of less than 1.0m height; and</p> <p>g. is not on land to which Code E6 of this planning scheme applies;</p>	<p>(b)(i) Development not exempt. Development will require 1.4m deep trenching across land to house the pipeline and penstock.</p> <p>(b)(ii) Not applicable. Development not less than 1.5m from a site boundary and trenching would be greater than 1.4m.</p>
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<p>(ii) if less than 1.5m from a boundary to the site –</p> <p>a. has a depth of not more than 0.5m; and</p> <p>b. has a finished slope batter of less than 25% and tapering to zero depth at the boundary; or</p> <p>c. is supported by a retaining wall of less than 0.5m height.</p>	
E4.6 Development Standards	
E4.6.1 Change in existing ground level or natural ground level	
<p>E4.6.1–(A1) Cut or fill must:</p> <p>(a) not be on land within the Environmental Living zone or the Environmental Management zone;</p> <p>(b) be required to:</p> <p>(i) provide a construction site for buildings and structures;</p> <p>(ii) facilitate vehicular access;</p> <p>(iii) mitigate exposure to a natural or environmental hazard;</p>	<p>(a) Compliant. Land is zoned Rural Resource.</p> <p>(b)(i) Compliant. A trench 1.4m deep is required for infrastructure development.</p> <p>(b)(ii) Not applicable. Cut and fill not required for vehicular access.</p> <p>(b)(iii) Not applicable. Not required to mitigate exposure to natural or environmental hazard.</p> <p>(b)(iv) Compliant. Required to facilitate utility development.</p>

<p>(iv) facilitate provision of a utility;</p> <p>(v) assist the consolidation or intensification of development; or</p> <p>(vi) assist stormwater management;</p> <p>(c) not result in a modification of surface stormwater water flow to increase:</p> <p>(i) surface water drainage onto adjacent land;</p> <p>(ii) pooling of water on the site or on adjacent land; or</p> <p>(iii) the nature or capacity of discharge from land upstream in a natural or artificial drainage channel;</p> <p>(d) not destabilise any existing building or increase the requirements for construction of any potential building on adjacent land;</p> <p>(e) manage disposal of intersected ground water;</p> <p>(f) safeguard the quality of receiving waters through measures to minimise erosion and release of sediments and other contaminants during each of the site preparation, construction</p>	<p>(b)(v) Compliant. Required to intensify existing hydro-electric generation operations.</p> <p>(b)(vi) Not applicable. Not required for stormwater management.</p> <p>(c)(i) Compliant. Works would not increase stormwater drainage onto adjacent land.</p> <p>(c)(ii) Compliant. Works would not result in the pooling of stormwater on site or on adjacent land.</p> <p>(c)(iii) Not applicable. Compliant with (c)(ii).</p> <p>(d) Compliant. Proposed works will not increase the requirements for construction of any potential building on adjacent land.</p> <p>(e) Compliant. Proposed works are not anticipated to intersect underground water.</p> <p>(f) Compliant. Condition to be applied to the Permit to minimise erosion and sediment transfer to receiving waters.</p>
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<p>and rehabilitation phase in accordance with Soil and Water Management on Building and Construction Sites 2009;</p> <p>(g) not require a retaining or support structure that would result in an area of influence within the boundary of adjacent land; and</p> <p>(h) not encroach upon or expose, disturb, or reduce cover over an underground utility to less than 1.0m unless the relevant regulatory entity has advised:</p> <p>(i) it is satisfied the cut or fill will not result in harm to the utility; and</p> <p>(ii) any condition or requirement it determines are appropriate to protect the utility.</p>	<p>(g) Compliant. No retaining structures proposed or required.</p> <p>(h)(i) Not applicable. Works would not encroach on any utility.</p> <p>(h)(ii) Not applicable. No utility in the vicinity of the proposed works.</p>
E5 Local Heritage Code	Not applicable.
E6 Hazard Management Code	Not applicable.
E7 Sign Code	Not applicable.
E8 Telecommunication Code	Not applicable.
E9 Traffic Generating Use and Parking Code	
E9.2 Application of this Code	Applicable. Applies to all use 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>(b) motor bike parking at a rate of one space for every 20 vehicle parking spaces;</p> <p>(c) parking spaces for people with disabilities at the rate of one space for every 20 parking spaces or part thereof; and</p> <p>(d) bicycle parking at the rate of one space for every 20 vehicle parking spaces or part thereof.</p>	<p>(a) Compliant. Code E9 does not specify car parking spaces required for utility development. Space is to be provided for a likely workforce attendance. It is anticipated that a single employee would attend the pump house and turbine house on a daily basis. This means a single car parking space with room for manoeuvring at each site is sufficient.</p> <p>It is considered that no additional spaces are required on the private land at 179 Maxfields Road.</p> <p>(b)–(d) Not applicable. Parking types not proposed or required.</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>(a) Compliant. Site must make provision for the likely workforce and attendance on the land. It is anticipated that a single employee would attend the pump house and turbine house on a daily basis for</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>service and repair. This means a single car or utility parking space with room for manoeuvring at each site is sufficient.</p> <p>(b) Not applicable. Use is Utilities.</p>
<p>E9.6 Development Standards</p>	
<p>E9.6.1 Road access</p>	
<p>E9.6.1–(A1) There must be an access to the site from a carriageway of a road ^{R36}:</p> <p>(a) permitted in accordance with the <i>Local Government (Highways) Act 1982</i>;</p> <p>(b) permitted in accordance with the <i>Roads and Jetties Act 1935</i>; or</p> <p>(c) permitted by a license granted for access to a limited access road under the <i>Roads and Jetties Act 1935</i>.</p>	<p>(a) Compliant. Lot has an existing access to/from Maxfields Road in accordance with the <i>Local Government (Highways) Act 1982</i>.</p> <p>(b) Not applicable. Satisfied by E9.6.1–(A1)(a).</p> <p>(c) Not applicable. Satisfied by E9.6.1–(A1)(a).</p>
<p>E9.6.2 Design of vehicle parking and loading areas</p>	
<p>E9.6.2 A1.1 All development must provide for the collection, drainage and disposal of stormwater; and</p>	<p>Not applicable.</p> <p>Existing provision. Not affected by proposed building.</p>

<p>E9.6.2 A1.2 Other than for development for a single dwelling in the General Residential, Low Density Residential, Urban Mixed Use and Village zones, the layout of vehicle parking area, loading area, circulation aisle and manoeuvring area must –</p> <ul style="list-style-type: none"> (a) Be in accordance with AS/NZS 2890.1 (2004) – Parking Facilities – Off-Street Car Parking; (b) Be in accordance with AS/NZS 2890.2 (2002) Parking Facilities – Off-Street Commercial Vehicles; (c) Be in accordance with AS/NZS 2890.3 (1993) Parking Facilities – Bicycle Parking Facilities; (d) Be in accordance with AS/NZS 2890.6 Parking Facilities – Off-Street Parking for People with Disabilities; (e) Each parking space must be separately accessed from the internal circulation aisle within the site; (f) Provide for the forward movement and passing of all vehicles within the site other than if entering or leaving a loading or parking space; (g) Be formed and constructed with compacted sub-base and an all-weather surface. 	<p>Applicable to any car parking spaces required. Condition of Permit is to be applied.</p>
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<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.</p> <p>The existing provision of an access strip and internal vehicular circulation at 179 Maxfields Road, South Nietta would not be affected by the proposed development. Access to areas of Crown land must be in accordance with the principles and requirements of the Unsealed Roads Manual – Guideline for Good Practice ARRB.</p>
<p>E10 Water and Waterways Code</p>	
<p>E10.2 Application of this Code</p>	<p>Applicable. Development would be within 5.5m of Jean Brook.</p>
<p>E10.4 Use or development exempt from this Code</p>	
<p>E10.4.1 Use or development is exempt from this Code if –</p> <ul style="list-style-type: none"> (a) for risk management, emergency, or rescue purposes; (b) works undertaken in accordance with a reserve management plan; (c) control of declared weeds; or (d) crop protection structures on existing cleared agricultural land that do not collect stormwater for concentrated disposal. 	<ul style="list-style-type: none"> (a) Not exempt. Development and use is not for risk management, emergency or rescue purposes. (b) Not exempt. Development is not works undertaken in accordance with a reserve management plan. (c) Not exempt. Development is not for the control of declared weeds.

	(d) Not exempt. Development is not for crop protection structures on existing cleared agricultural land that do not collect stormwater for concentrated disposal.
E10.6 Development Standards	
E10.6.1 Development in proximity to a water body, watercourse or wetland	
<p>E10.6.1–(P1) Development must:</p> <p>(a) minimise risk to the function and values of a water body, watercourse, or wetland ^{R37}, including for:</p> <ul style="list-style-type: none"> (i) hydraulic performance; (ii) economic value; (iii) water based activity; (iv) disturbance and change in natural ground level; (v) control of sediment and contaminants; (vi) public access and use; (vii) aesthetic or scenic quality; 	<p>(a)(i) Compliant. The application is accompanied by an Environmental Flow Assessment report by Entura, dated 15 March 2016. The report assesses the impacts of the proposed development on the environmental and hydrological performances of Jean Brook and Nietta Creek. The report concludes that minimal impact would result from the development.</p> <p>(a)(ii) Compliant. The proposed use would not impose an economic risk to the function the waterway. Environmental flows would be monitored by the State’s Department of Primary Industries, Parks, Water and Environment.</p> <p>(a)(iii) Compliant. Proposal would have minimal impact on any other water based activity.</p>

<p>(viii) water quality management arrangements for stormwater and sewage disposal;</p> <p>(ix) modification of a natural drainage channel;</p> <p>(x) biodiversity and ecological function;</p> <p>(xi) level of likely risk from exposure to natural hazards of flooding and inundation; and</p> <p>(xii) community risk and public safety; and</p> <p>(b) be consistent with any advice or decision of a relevant entity administering or enforcing compliance with an applicable protection and conservation regulation for:</p> <p>(i) impact of the development on the objectives and outcomes for protection of the water body, watercourse, or wetland; and</p> <p>(ii) any condition or requirement for protection of the water body, watercourse, or wetland.</p>	<p>(a)(iv) Compliant. Proposal would result in minimal disturbance to the natural ground level.</p> <p>(a)(v) Compliant. Condition to be applied to the Permit that sediment control measures are to be employed within 30m of Jean Brook waterway during the construction of the pump house and associated infrastructure.</p> <p>(a)(vi) Non-compliant. Proposal will limit public access to and use of the embankment of Jean Brook in the location of the proposed pump house.</p> <p>Refer to "Issues" section below.</p> <p>(a)(vii) Compliant. The proposal to construct the pump house would require the removal of eight trees. The applicant has detailed the replacement of the trees with species endemic to the area, in the vicinity of the pump house and the embankment of Jean Brook.</p> <p>(a)(viii) Compliant. Stormwater from the pump house roof would be diverted back into Jean Brook waterway. No sewage disposal is required.</p> <p>(a)(ix) Not applicable. No modification of the natural drainage channel.</p>
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	<p>(a)(x) Compliant. The application is accompanied by an Environmental Flow Assessment report by Entura, dated 15 March 2016. The report assesses the impacts of the proposed development on the environmental and hydrological performances of Jean Brook and Nietta Creek. The report concludes that minimal impact would result from the development.</p> <p>(a)(xi) Compliant. Low level risk as development is not a habitable building.</p> <p>(a)(xii) Compliant. There is no identified community risk or public safety issue as a result of the development.</p> <p>(b)(i) Not applicable. No advice received from an entity enforcing compliance with an applicable protection and conservation regulation.</p> <p>(b)(ii) Not applicable. No advice received from an entity enforcing compliance with an applicable protection and conservation regulation.</p>
E10.6.2 Development in a shoreline area	
E10.6.2-(P1) Development must:	Not applicable. Development not in a shoreline area.

<ul style="list-style-type: none"> (a) be required to locate in, over, on or under the shoreline, sea or tidal waters for operational efficiency; (b) avoid unreasonably or unnecessarily impact on existing or potential access by the public to shoreline land or waters; (c) minimise impact on scenic quality of the sea-shore area; (d) minimise impact on amenity or aesthetic appearance of the sea-shore area as a result of: <ul style="list-style-type: none"> (i) nature and operational characteristics of the development; (ii) location; (iii) bulk, size, and overall built form of any building or work; (iv) overshadowing; or (v) obstruction of views from a public place; (e) minimise immediate or cumulative adverse effect for: <ul style="list-style-type: none"> (i) tidal, wave, current, or sediment movement processes; 	
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<ul style="list-style-type: none"> (ii) coastal landforms, seabed, and other geomorphic features, including sand dunes and mobile landforms; (iii) vulnerability to erosion and recession; (iv) natural cycles of deposition and erosion; (v) conservation of biodiversity and marine habitat, including during critical lifecycle stages of individual and migratory species; (vi) drainage from a watercourse, wetland, ground water, flood, stormwater, or tidal water; (vii) coastal water quality; (viii) likely interference or constraint on use of public areas; (ix) any scientific, architectural, aesthetic, historic or special cultural value; (x) exposure to or increased risk from a natural hazard, including sea level rise, storm surge, or inundation as a result of climate change; (xi) coastal protection and rehabilitation works required to address erosion, instability, regression, or inundation; 	
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<ul style="list-style-type: none"> (xii) collection, treatment, and disposal of waste, including bilge waters and excavated or dredged sediment; (xiii) economic activity dependent for operational efficiency on a sea-shore location; (xiv) public safety and emergency services; (xv) marine navigation and communication systems; (xvi) safety of recreational boating; and (xvii) be consistent with the current edition of Tasmanian Coastal Works Manual DPIWE 2011. 	
<p>Specific Area Plans</p>	<p>Not applicable. No Specific Area Plans apply to this area.</p>

Issues –

1 The development of Rural Resource land for utility infrastructure –

The development of utility infrastructure in the Rural Resource zone is a discretionary form of Use and development under the Scheme. The proposal seeks to access a naturally occurring water resource on land within the general location of South Nietta, specifically in this case Nietta Creek and Jean Brook. The proposal comprises the construction of two minor 49m² Colorbond outbuildings that would function as a pump house and turbine house, a 1,650m long underground pipeline and a 750m long underground penstock. The turbine house would be located on private land. All other infrastructure would be located on public land.

The proposal is unlikely to constrain or interfere with existing and potential primary industry use on subject land or on adjacent land. The proposal is not within a Proclaimed Irrigation District and the development would not result in a loss of land suitable for broad scale irrigation development.

The pipeline, proposed to be in the road reserves of Loongana Road and Maxfields Road, is depicted in the application to be located inside the fence lines of private property. However, the applicant has determined the boundary line between public and private land through examination of cadastral information in the Land Information System of Tasmania. This information however, may not be accurate. Only a survey of land, by a registered land surveyor, could accurately determine the location of title boundaries over land and the Council assessment and decision would be based on the premise of the application that the pipeline would be on public land.

The applicant would also require the approval of the Crown for the development, including approvals from the Department of Primary Industries, Parks, Water and Environment for additional water allocations from the Jean Brook and Nietta Creek waterways under the *Tasmanian Water Management Act 1999*.

The application is accompanied by a report by Entura – “Nietta Creek and Jean Brook Offtakes – Aquatic Assessment and Environmental Flows – Stage 1 and 2” dated 15 March 2016. The report examines hydrological flows and the aquatic values of Jean Brook and Nietta Creek and is satisfied with the impact of the proposed development on

the hydrological and environmental performances of the two subject waterways.

It is considered the discretionary use and development satisfies the Local Area Objectives and Future Desired Character standards of the Scheme.

2 Development within 30m of a waterway –

Development that is within 30m of a waterway is deemed to be discretionary development under the Scheme. The proposed pump house would be constructed approximately 5.5m from the Jean Brook embankment. It is considered the proposal satisfies the Scheme standards of Code E10 Water and Waterways.

3 Development will limit public access to Jean Brook –

The construction of a private pump house adjacent to Jean Brook would somewhat limit public access to the waterway in this location. The pump house would need to be enclosed with a fence, for security reasons, and an area of Crown land adjacent to the Loongana Road bridge and the waterway would be taken up with the proposed building and the associated access and parking area. It is considered a necessity to securely fence the proposed infrastructure. It is acceptable that an area of land, 49m², be lost to the public in this regard, especially when the whole length of the brook is taken into consideration.

Referral advice –

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

SERVICE	COMMENTS/CONDITIONS
Environmental Health	No comment.
Infrastructure Services	Refer to Statement of Compliance from Road Authority and Stormwater Authority.
TasWater	Refer to TasWater Submission to Planning Authority Notice TWDA 2016/00682-CC.

Department of State Growth	No comment.
Environment Protection Authority	No comment.
TasRail	Not applicable.
Heritage Tasmania	Not applicable.
Crown Land Services	Letter of consent to the making of an application under the <i>Land Use Planning and Approvals Act 1993</i> . Note: Applicant would need to seek the approval of the Crown to proceed with the proposal.
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 Owners of land at Maxfields Road object to the proposal on the basis the proposed pipeline will run through their private property, as it is currently fenced.	The applicant has advised the Council the location of the boundary between the public road reserve and private land was determined through examination of cadastral

<p>This would cause damage to the subject part of the property, including the boundary fence, and there is no guarantee the fence would be replaced to exact specifications.</p>	<p>information in the Land Information System of Tasmania. This information however, may not be accurate. Only a survey of land, by a registered land surveyor, could accurately determine the location of title boundaries over land. In order to ensure the pipeline is installed in the road reserve, as proposed, it is recommended that a condition be applied to the Permit requiring that a land survey be undertaken to determine the exact location of the boundary between the public road reserve and private property.</p> <p>Note: Following a determination of this application by the Council, the applicant must also seek the approval of the Crown who has advised Council staff that the Crown would also require boundaries to be accurately located, both for the road reserves and in relation to land adjoining Jean Brook.</p>
<p>2 The representor proposes an alternative, that the pipeline run on the opposite side of Maxfields Road where there is sufficient area, and not within anybody's fenced boundary, or alternatively, the pipeline be moved outside the fence line.</p>	<p>The Council, acting as the Planning Authority, must determine the outcome of the application as proposed. Any relocation of the pipeline, from one side of the road to another, would need to be reassessed under either a new application, or a Minor Amendment to a valid Permit, if issued.</p>
<p>3 The location of the pipeline, as proposed, will mean that portion of land will no longer be able to be utilised.</p>	<p>The pipeline is proposed to be constructed in the road reserves of Maxfields Road and Loongana Road. The Council's Road Authority has given approval of the proposal after determining that minimal area would be required for future road widening</p>

	and the proposal would not impede the future replacement of the Loongana Road bridge. If, following a land survey, the location of the pipeline as depicted in the application was found to be on private land then the pipeline would need to relocate to be on the road reserve, or, would only proceed as depicted with the consent of private land owners.
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RESOURCE, FINANCIAL AND RISK IMPACTS

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

CORPORATE COMPLIANCE

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

The Environment and Sustainable Infrastructure

- Develop and manage sustainable built infrastructure.

CONCLUSION

The proposal, to develop water transfer infrastructure at South Nietta, would provide additional water flows to an existing mini hydro–electric scheme located at 179 Maxfields Road, South Nietta. The proposal is considered to be an innovative, renewable and dynamic use of a natural resource and allows for land, which has marginal characteristics for broad–scale agriculture, to be employed in the economic activity of energy generation.

The Council's Director Infrastructure Services has examined the need for future road widening in this area and issues that would impact on the future replacement of the Loongana Road bridge. The proposal to locate the transfer pipeline in the public road reserve is considered to be acceptable to the Infrastructure Services Department. The proposal satisfies the Local Area Objectives and Future Desired Character Statements of the zone and the Council would be justified in granting conditional, discretionary approval of the proposed development.

Note: The Crown would also need to grant consent to the use of public land for utility infrastructure, following the Council's examination of the proposal under the *Land Use Planning and Approvals Act 1993*.

Recommendation –

It is recommended that the application for Utilities (water transfer infrastructure, including pump house, pipeline, penstock and turbine house) at 179 Maxfields Road, South Nietta; road reserves at Loongana Road, Loongana and Maxfields Road, South Nietta; Jean Brook and Nietta Creek and riparian land be approved subject to the following conditions and notes:

- 1 The development must be substantially in accordance with the application for this Permit, unless modified by a condition of this Permit.
- 2 All pipeline works must be located in the road reserves of Maxfields Road and Loongana Road.
- 3 Prior to the commencement of works for the length of the pipeline, the developer is to accurately locate, through the commission of a land survey, the boundary between the Maxfields Road and Loongana Road public road reserves and adjoining private land.
- 4 The development must be in accordance with the conditions of the Submission to Planning Authority Notice from TasWater, Reference No. TWDA 2016/00682-CC (copy attached).
- 5 The layout of vehicle parking area, loading area, circulation aisle and manoeuvring area must be in accordance with AS/NZS 2890.1 (2004) – Parking Facilities – Off-Street Car Parking.
- 6 Driveways and vehicle parking and manoeuvring areas must be constructed with a compacted surface.
- 7 The development must collect and dispose of stormwater so that it is clear of any building areas and access strips.
- 8 Sediment control measures must be employed during construction and tree removal to mitigate the transfer of sediment to Jean Brook.
- 9 Works in and near watercourses must be undertaken in accordance with the current edition of the "Wetlands and Waterways Works Manual" DPIPW 2005.

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 of time may be granted if a request is made before this period expires. If the Permit lapses, a new application must be made.
- 2 Acid sulphate soils are identified in the vicinity of the proposed turbine house at 179 Maxfields Road. Works in this area are to ensure no acid sulphate soils are exposed and works are managed in accordance with the "Tasmanian Acid Sulphate Soil Management Guidelines" DIPWE 2009.
- 3 "Substantial commencement" is the submission and approval of a Building Permit or engineering drawings and the physical commencement of infrastructure works on the site or bank guarantee to undertake such works.
- 4 Building Permits are required for the proposed development. A copy of this Planning Permit should be given to your building surveyor.'

The report is supported."

The Executive Services Officer reports as follows:

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

■ "That the application for Utilities (water transfer infrastructure, including pump house, pipeline, penstock and turbine house) at 179 Maxfields Road, South Nietta; road reserves at Loongana Road, Loongana and Maxfields Road, South Nietta; Jean Brook and Nietta Creek and riparian land be approved subject to the following conditions and notes:

- 1 The development must be substantially in accordance with the application for this Permit, unless modified by a condition of this Permit.
- 2 All pipeline works must be located in the road reserves of Maxfields Road and Loongana Road.
- 3 Prior to the commencement of works for the length of the pipeline, the developer is to accurately locate, through the commission of a land survey, the boundary between the Maxfields Road and Loongana Road public road reserves and adjoining private land.

- 4 The development must be in accordance with the conditions of the Submission to Planning Authority Notice from TasWater, Reference No. TWDA 2016/00682-CC (copy attached) (a copy being appended to and forming part of the minutes).
- 5 The layout of vehicle parking area, loading area, circulation aisle and manoeuvring area must be in accordance with AS/NZS 2890.1 (2004) – Parking Facilities – Off-Street Car Parking.
- 6 Driveways and vehicle parking and manoeuvring areas must be constructed with a compacted surface.
- 7 The development must collect and dispose of stormwater so that it is clear of any building areas and access strips.
- 8 Sediment control measures must be employed during construction and tree removal to mitigate the transfer of sediment to Jean Brook.
- 9 Works in and near watercourses must be undertaken in accordance with the current edition of the 'Wetlands and Waterways Works Manual' DPIWE 2005.

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 of time may be granted if a request is made before this period expires. If the Permit lapses, a new application must be made.
- 2 Acid sulphate soils are identified in the vicinity of the proposed turbine house at 179 Maxfields Road. Works in this area are to ensure no acid sulphate soils are exposed and works are managed in accordance with the 'Tasmanian Acid Sulphate Soil Management Guidelines' DIPWE 2009.
- 3 'Substantial commencement' is the submission and approval of a Building Permit or engineering drawings and the physical commencement of infrastructure works on the site or bank guarantee to undertake such works.
- 4 Building Permits are required for the proposed development. A copy of this Planning Permit should be given to your building surveyor."

9.8 Visitor accommodation (expansion to accommodate 20 people and building additions and alterations) – discretionary use and variations to minimum site area and frontage setback standards at 468 West Pine Road, West Pine – Application No. DA215177

The Director Community Services reports as follows:

“The Planning Consultant (Korlan Pty Ltd) has prepared the following report:

<i>‘DEVELOPMENT APPLICATION NO.:’</i>	DA215177
<i>PROPOSAL:</i>	Visitor accommodation (expansion to accommodate 20 people and building additions and alterations) – discretionary use and variations to minimum site area and frontage setback standards. The plans also show a car park and access.
<i>APPLICANT:</i>	Graeme Cure
<i>LOCATION:</i>	468 West Pine Road, West Pine
<i>ZONE:</i>	Rural Resource
<i>PLANNING INSTRUMENT:</i>	<i>Central Coast Interim Planning Scheme 2013</i> (the Scheme)
<i>ADVERTISED:</i>	25 May 2016
<i>REPRESENTATIONS EXPIRY DATE:</i>	8 June 2016
<i>REPRESENTATIONS RECEIVED:</i>	20
<i>42-DAY EXPIRY DATE:</i>	24 June 2016
<i>DECISION DUE:</i>	20 June 2016
<i>PURPOSE</i>	

The purpose of this report is to consider an application for Visitor accommodation (increase in accommodation capacity from 12 to 20 people and building additions – store room, external fire stairs, covered walkway over existing concrete pathway, covered barbeque over existing concrete slab, car park and access, water tank and laundry at 468 West Pine Road, West Pine.

Accompanying the report are the following documents:

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

BACKGROUND

Development description –

The application is to increase the existing accommodation capacity from 12 to 20 people which includes the following development.

- . A 3m x 3 m (9m²) storeroom adjacent to the existing amenities block and covered walkway.
- . A car park and access.
- . A covered barbeque area (37.8m²) and covered walkway (2.35m²) to the western side of the accommodation block.
- . Approval for a 3.8m laundry building currently sited across West Pine road reserve.
- . Approval for a water tank currently sited in road reserve.
- . An external fire stair.

Site description and surrounding area –

The site, which is relatively flat, is located in a rural landscape surrounded by farms and several houses on the corner of the rural West Pine and Daveys Roads. The site includes a two-storey colorbond building purported to be used for visitor accommodation, a large above-ground water tank and separate laundry facilities. Car parking appears to be an informal arrangement on the remaining grassed area.

A plan of survey shows the intention to amalgamate lands to create an area of 3,194m².

An existing septic tank system and absorption trenches have been upgraded with additional trenching and an additional 4000 litre dual purpose septic tank installed.

History –

Development on the site has been chequered with a number of planning, building and plumbing permit issues (e.g. unauthorised buildings, conflicting information being submitted, non-compliance of Council orders, and building in the road reserve). The building and plumbing issues/activities have been

subject to an audit by the Department of Justice. The applicant has signed a contract with the Crown to purchase land that is currently in the road reserve.

Regardless of the previous issues, the focus in this instance has to be on the application for the covered walkway and barbeque area, water tank, laundry, storage shed and the requested setback variations, the increase in visitor numbers and an assessment against the relevant Scheme provisions. It is noted the plans also show a car park and access that require assessment.

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>(e) All agricultural land is a valuable resource to be protected for sustainable agricultural production;</p>	<p>The site has already been converted to non-primary industry purposes. Furthermore the use “Visitor accommodation” is a permitted use up to 16 persons and a discretionary one for a higher occupancy. Clarification of the use definition is required.</p> <p>See “Issues” section below.</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>26.1.3 Desired Future Character Statements</p>	
<p>Use or development on rural land –</p> <p>(a) may create a dynamic, extensively cultivated, highly modified, and relatively sparsely settled working landscape featuring –</p> <p>(i) expansive areas for agriculture and forestry;</p>	<p>Satisfies as proposed development will not alter or change existing landscape, native vegetation, settlement nodes or places of significance and scenic values. The site has already been converted to a non-agricultural use.</p>

<ul style="list-style-type: none"> (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>(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; 	
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<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>26.3.1 Requirement for discretionary non-residential use to locate on rural resource land</p>	
<p>26.3.1–(P1) Other than for residential use, discretionary permit use must:</p> <ul style="list-style-type: none"> (a) be consistent with local area objectives; (b) be consistent with any applicable desired future character statement; and (c) be required to locate on rural resource land for operational efficiency: <ul style="list-style-type: none"> (i) to access a specific naturally occurring resource on the site or on 	<p>Compliant.</p> <ul style="list-style-type: none"> (a) Proposed development fairly minor, i.e. covered walkway, covered barbeque area and small store. Laundry and tank can be accommodated on site. (b) No significant change in use in relation to impact on Statements of Desired Future

<p>adjacent land in the zone;</p> <p>(ii) to access infrastructure only available on the site or on adjacent land in the zone;</p> <p>(iii) to access a product of primary industry from a use on the site or on adjacent land in the zone;</p> <p>(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 industry use of the site or of adjacent land;</p>	<p>Character. The issue is that the use needs clarification.</p> <p>(c) Increase in the use allowed and associated development could be judged as improving operational efficiency. The issue is that the use needs clarification.</p> <p>(d)(i) Development will not lead to a further loss of farmland as the subject land has already been converted to non-primary industry use.</p> <p>(d)(ii) Not likely to cause more interference with surrounding farm land given the existing use.</p> <p>(d)(iii) No increase in loss of land for primary industry in the Dial-Blythe Irrigation Scheme as the subject land has already been converted.</p>
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<ul style="list-style-type: none"> (vii) to provide an essential utility or community service infrastructure for the municipal or regional community or that is of significance for Tasmania; or (viii) if a cost-benefit analysis in economic, environmental, and social terms indicates significant benefits to the region; and (d) minimise likelihood for: <ul style="list-style-type: none"> (i) permanent loss of land for existing and potential primary industry use; (ii) constraint or interference to existing and potential primary industry use on the site and on adjacent land; and (iii) loss of land within a proclaimed irrigation district under Part 9 <i>Water Management Act 1999</i> or land that may benefit from the application of broad-scale irrigation development. 	
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; 	<p>Clarification of the use definition is required.</p>

<ul style="list-style-type: none"> (b) be an ancillary dwelling to an existing lawful and structurally sound single dwelling; (c) not intensify an existing lawful residential use; (d) not replace an existing residential use; (e) not create a new residential use through conversion of an existing building; (f) be an outbuilding with a floor area of not more than 100m² appurtenant to an existing lawful and structurally sound residential building; or (g) be home based business in association with occupation of an existing lawful and structurally sound residential building; and (h) there is no change in the title description of the site on which the residential use is located. 	
26.3.3 Residential use	
<p>26.3.3-(A1) Residential use that is not required as part of an other use must:</p> <ul style="list-style-type: none"> (a) be an alteration or addition to an existing lawful and structurally sound residential building; 	<p>Clarification of the use definition is required.</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>	
26.4 Development Standards	
26.4.1 Suitability of a site or lot on a plan of subdivision for use or development	
<p>26.4.1–(A1) A site or each lot on a plan of subdivision must:</p> <p>(a) unless for agricultural use, have an area of not less than 1.0 hectare not</p>	<p>(a) Non-compliant with Acceptable Solution as the subject land is less than 1 ha. However meets the Performance Criteria for approval as it will</p>

<p>including any access strip; and</p> <p>(b) if intended for a building, contain a building area</p> <ul style="list-style-type: none"> (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; (vii) not including an access strip; (viii) accessible from a frontage or access strip. 	<p>not interfere with the access, erection of a building required for the intended use, any easement, a utility or use or development on adjacent land.</p> <p>(b)(i) Complies as proposed development is less than 2,000m².</p> <p>(b)(ii) Non-compliant but may satisfy the Performance Criteria as required above. The issue is that no justification is provided.</p> <p>See "Issues" section below.</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)-(d) Complies as has a 7 metre access.</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 style="padding-left: 40px;">(i) over land not required as the means of access to any other land; and</p> <p style="padding-left: 40px;">(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>(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>(e) The Council is the relevant road authority and if approved, a Permit condition will require a separate approval to be sought before any works in the road reservation are undertaken.</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</p>	<p>Compliant with the Performance Criteria.</p>

<p>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> <ul style="list-style-type: none"> (a) provided in accordance with the <i>Water and Sewerage Industry Act 2008</i>; or (b) from a rechargeable drinking water system ^{R31} with a storage capacity of not less than 10,000 litres if: <ul style="list-style-type: none"> (i) there is not a reticulated water supply; and (ii) development is for: <ul style="list-style-type: none"> a. a single dwelling; or b. a use with an equivalent population of not more than 10 people per day. 	<p>The site is not connected to a reticulated water system but currently contains a water tank over 10,000 litres.</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> <ul style="list-style-type: none"> (a) to a sewerage system provided in accordance with the <i>Water and Sewerage Industry Act 2008</i>; or (b) by on-site disposal if: 	<p>Compliant.</p> <p>The site is not connected to a reticulated sewerage system but the wastewater system meets the Performance Criteria. A Special Plumbing Permit for an upgraded system has been issued. (See “Referrals” section below).</p>

<ul style="list-style-type: none"> (i) sewage or liquid trade waste cannot be drained to a reticulated sewer system; and (ii) the development: <ul style="list-style-type: none"> a. is for a single dwelling; or b. provides for an equivalent population of not more than 10 people per day; or (iii) the site has capacity for on-site disposal of domestic waste water in accordance with AS/NZS 1547:2000 On-site domestic-wastewater management clear of any defined building area or access strip. 	
<p>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> <ul style="list-style-type: none"> (a) to a stormwater system provided in accordance with the <i>Urban Drainage Act 2013</i>; or (b) if stormwater cannot be drained to a stormwater system: <ul style="list-style-type: none"> (i) for discharge to a natural drainage line, water body or watercourse; or 	<p>Non-compliant.</p> <p>The site is not connected to a reticulated stormwater system. Disposal of concentrated stormwater drainage from buildings and hard surfaces (including car parking areas) needs to be contained on-site. Cannot be assessed as information not provided.</p>

<p>(ii) for disposal within the site if:</p> <ul style="list-style-type: none"> a. the site has an area of not less than 5,000m²; b. the disposal area is not within any defined building area; c. the disposal area is not within any area required for the disposal of sewage; d. the disposal area is not within any access strip; and e. not more than 50% of the site is impervious surface. 	
<p>26.4.2 Location and configuration of development</p>	
<p>26.4.2–(A1) A building or a utility structure, other than a crop protection structure for an agriculture use, must be set back:</p> <ul style="list-style-type: none"> (a) not less than 20.0m from the frontage; or (b) not less than 50.0m if the development is for sensitive use on land that adjoins the Bass Highway; (c) not less than 10.0m from each side boundary; and 	<ul style="list-style-type: none"> (a) The laundry setback is non-compliant with the Acceptable Solution but may satisfy Performance Criteria in that it may be consistent with the streetscape, arrangements for water supply and disposal of sewage and stormwater and shape of the site. The issue is that no justification has been provided. (b) Complies as not near the Bass Highway.

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<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>(c)–(d) Non-compliant but may satisfy the Performance Criteria as in (a).</p> <p>(e) Complies as not in a building area.</p>
26.4.2–(A2) Building height must be not more than 8.5m.	Compliant.
<p>26.4.2–(A3) A building or utility structure, other than a crop protection structure for an agricultural use, must:</p> <p>(a) not project above an elevation 15.0m below the closest ridgeline;</p> <p>(b) be not less than 30.0m from any shoreline to a marine, or aquatic water body, watercourse, or wetland;</p> <p>(c) be below the canopy level of any adjacent forest or woodland vegetation; and</p> <p>(d) be clad and roofed in non-reflective materials.</p>	Not situated on a ridgeline, coastal area or near a watercourse.
26.4.3 Location of development for sensitive uses	
<p>26.4.3–(A1) New development for sensitive uses must:</p> <p>(a) be located not less than:</p>	Non-compliant with clause (a)(i) as within 200m of agricultural land. Complies with remaining clauses.

<ul style="list-style-type: none"> (i) 200m from any agricultural land; (ii) 200m from aquaculture, or controlled environment agriculture; (iii) 500m from extractive industry or intensive animal husbandry; (iv) 100m from land under a reserve management plan; (v) 100m from land designated for production forestry; (vi) 50.0m from a boundary of the land to the Bass Highway, or to a railway line; and (vii) clear of any restriction imposed by a utility; and <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>However, the proposed use can satisfy the Performance Criteria (P1) especially clauses (a), (b) and (c) as it is considered the site is already compromised in terms of loss of agricultural production and its small area precludes it benefiting from the application of broad-scale irrigation.</p> <p>Considering the existing approved use on the site, the proposed use will not further constrain or interfere with existing or potential primary industry on the site and adjacent land.</p>
26.4.4 Subdivision	
<p>26.4.4-(P1)</p> <p>(a) A plan of subdivision to reconfigure land must:</p>	<p>Not applicable as subdivision not proposed in this application.</p>

<ul style="list-style-type: none"> (i) be required to restructure, resize, or reconfigure land for primary industry use; and (ii) not create an additional lot; (b) a plan of subdivision to create a lot required for public use by the State Government, a Council, a statutory authority, or a corporation all the shares of which are held by or on behalf of the State, a Council, or by a statutory authority must retain the balance area for primary industry use; (c) a plan of subdivision to create a new lot must: <ul style="list-style-type: none"> (i) be required for a purpose permissible in the zone; (ii) be of a size and configuration that is not more than is required to accommodate the nominated use in accordance with the applicable standards of this planning scheme for such use; (iii) retain the balance area for primary industry use; (iv) minimise unnecessary and permanent loss of rural resource land for existing and potential primary industry use; (v) minimise constraint or interference to existing and potential primary industry use on the site and of adjacent land in the zone; and 	
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<p>(vi) minimise unnecessary and permanent loss of land within a proclaimed irrigation district under Part 9 <i>Water Management Act 1999</i>, or land that may benefit from the application of broad-scale irrigation development; or</p> <p>(d) a plan of subdivision to reduce the area of an existing lot on a sealed plan containing a lawful use must:</p> <p>(i) not be land containing a residential use approved by a permit granted under the <i>Land Use Planning and Approvals Act 1993</i> as a required part of a permitted use;</p> <p>(ii) incorporate the excised area into an existing primary industry lot by amalgamation in a manner acceptable to the Recorder of Titles ^{R32};</p> <p>(iii) minimise likelihood for the existing use on the reduced area lot to further constrain or interfere with use of the balance area or adjacent land for an existing or potential primary industry use; and</p> <p>(iv) retain a lot with a size and shape that:</p> <p>a. can accommodate the lawful existing use or development in accordance with the applicable standards for that use; or</p> <p>b. does not further increase any non-compliance for use or development on the existing lot.</p>	
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26.4.5 Buildings for Controlled Environment Agriculture	
<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>	Not applicable as no controlled environment agriculture building proposed.
CODES	
E1 Bushfire–Prone Areas Code	Not applicable as development does not constitute a hazardous or vulnerable use and is not a subdivision.
E2 Airport Impact Management Code	Code is not included in Scheme.
E3 Clearing and Conversion of Vegetation Code	Not applicable as no clearing to be undertaken.
E4 Change in Ground Level Code	Not applicable as no indication that cut and fill will occur.
E5 Local Heritage Code	Not applicable as the place is not listed.

E6 Hazard Management Code	Not applicable as site is not known or suspected of contamination, landslide, coastal erosion or inundation.
E7 Sign Code	Not applicable as no sign proposed.
E8 Telecommunication Code	Not applicable as no telecommunications proposed.
E9 Traffic Generating Use and Parking Code	Code applies but due to lack of information cannot assess all requirements.
E9.2 Application of this Code	Code applies to all development.
E9.4 Use or development exempt from this Code	Not exempt. No Local Area Parking Scheme applies to the site.
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>	The parking requirement under the Scheme is one space per bedroom, plus one per five bedrooms. The requirement for the existing former church building is two (two bedrooms) and seven for the B&B (six bedrooms), a total of nine spaces.

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<p>(b) motor bike parking at a rate of one space for every 20 vehicle parking spaces;</p> <p>(c) parking spaces for people with disabilities at the rate of one space for every 20 parking spaces or part thereof; and</p> <p>(d) bicycle parking at the rate of one space for every 20 vehicle parking spaces or part thereof.</p>	<p>The application shows provision for nine spaces.</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) The Table requires on-site parking for one small rigid truck. One space is shown on the plans.</p> <p>(b) Not applicable as not a defined business, commercial, education, or retail use.</p>
E9.6 Development Standards	
E9.6.1 Road access	
<p>E9.6.1-(A1) There must be an access to the site from a carriageway of a road ^{R36}:</p> <p>(a) permitted in accordance with the <i>Local Government (Highways) Act 1982</i>;</p>	<p>Complies as:</p>

<p>(b) permitted in accordance with the <i>Roads and Jetties Act 1935</i>; or</p> <p>(c) permitted by a license granted for access to a limited access road under the <i>Roads and Jetties Act 1935</i>.</p>	<p>(a) Site has an existing approved access from Daveys Road.</p> <p>Clauses (b) and (c) have been satisfied by (a).</p>
<p>E9.6.2 Design of vehicle parking and loading areas</p>	
<p>E9.6.2 A1.1 All development must provide for the collection, drainage and disposal of stormwater; and</p>	<p>Cannot assess as information not provided. A Permit condition would require compliance if a Permit was issued.</p>
<p>E9.6.2 A1.2 Other than for development for a single dwelling in the General Residential, Low Density Residential, Urban Mixed Use and Village zones, the layout of vehicle parking area, loading area, circulation aisle and manoeuvring area must –</p> <p>(a) Be in accordance with AS/NZS 2890.1 (2004) – Parking Facilities – Off-Street Car Parking;</p> <p>(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>Proposed parking and access meeting the Australian Standards is unknown as not detailed in the application.</p> <p>The construction materials to be used for the access and car park are not shown. Cannot be assessed.</p>

COMMUNITY SERVICES

<p>(d) Be in accordance with AS/NZS 2890.6 Parking Facilities – Off-Street Parking for People with Disabilities;</p> <p>(e) Each parking space must be separately accessed from the internal circulation aisle within the site;</p> <p>(f) Provide for the forward movement and passing of all vehicles within the site other than if entering or leaving a loading or parking space;</p> <p>(g) Be formed and constructed with compacted sub-base and an all-weather surface.</p>	
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.	If approved would need to meet the standard.
E10 Water and Waterways Code	Not applicable.
Specific Area Plans	Not applicable.

Issues –

The Scheme at clause 8.1, Application Requirements, sets out the following mandatory requirements an application must include:

- (a) details of the location of the proposed use or development;
- (b) a copy of the current certificate of title for the site to which the permit sought is to relate, including the title plan and any schedule of easements;
- (c) a full description of the proposed use or development; and
- (d) a description of the manner in which the proposed use or development will operate.

The Council may ask for further particulars such as a site plan showing a number of matters including boundaries and dimensions of the site, drainage lines, watercourses and wetlands on or adjacent to the site, utility service connection points and easements, and proposed roads, car parks and footpaths within the site.

The application is considered deficient in that full description of the proposed use or development and a description of the manner in which the proposed use or development will operate has not been supplied. Furthermore, a title for the proposed development site showing any easements has not yet been issued. It is understood the Crown is prepared to sell to the applicant a strip of land adjoining Daveys Road, to be adhered to the existing land already owned. What was supplied in the application was a copy of the existing titles, a copy of Plan of Survey for an enlarged title and a Plan of Survey for the proposed land to be adhered. No title has been seen/issued for the enlarged area the applicant is relying on for this application.

The matter of definition has been raised in the representations suggesting the use is residential rather than Visitor accommodation. The Council is unable to adequately inform itself from the application that it contains sufficient or sufficiently clear information to identify the description of the proposed use or development. The application simply lists Visitor accommodation on the Council's Development Application form. It appears to be relying on a previous approval.

Having a clear understanding how the proposed use is to operate is important as this information is relied upon to define the use.

There is no description of the laundry or water tank and reasons for their positioning.

The Scheme is a performance based planning scheme. This is reflected in the construction of the Scheme standards, e.g. car parking, by including Acceptable Solutions and Performance Criteria. Acceptable Solutions (AS) are numerical standards (criteria) that have to be met to achieve a permitted pathway. When an AS cannot be achieved and discretion is required, a submission detailing how the required outcome is met is required. In this application no justification is presented. It is not up to the assessment process conducted by the Council to justify the discretion required.

For example, the water tank and laundry have not received planning approval. It now appears approval is being sought for planning approval for the water tank and laundry, although it is not clear from the Development Application. The requested setbacks have not been justified, apart from the fact that the water tank and laundry are already built. There are no details relating to the construction and drainage of the car park and access and how the Australian Standards, as noted on the plans, are to be met.

To simply rely on Permit conditions to overcome deficiencies in the information supplied is fraught with difficulty as it is not known whether conditions could be satisfactorily met, e.g. drainage of the car park especially considering the nearby wastewater trenches.

Referral advice –

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

SERVICE	COMMENTS/CONDITIONS
Environmental Health	The Regulatory Services Group Leader (Environmental Health Officer) advises that a report issued by SEAM dated 6 November 2015 was provided to the Council supporting an application to amend the Special Plumbing Permit (SPP) for 468 West Pine Road. An amended SPP numbered SP214012-1 was issued on 24 November 2015. The on-site wastewater system as designed for

	<p>the proposed increase number of people has been installed. On 26 November 2015 SEAM provided certification that:</p> <ol style="list-style-type: none"> 1 The system conforms with the approved design; and 2 The system as installed, conforms with AS/NZS 1547.2012.
Infrastructure Services	Recommended conditions included in the Permit if approved.
TasWater	Referral not required.
Department of State Growth	Referral not required.
Environment Protection Authority	Referral not required.
TasRail	Referral not required.
Heritage Tasmania	Referral not required.
Crown Land Services	Approval to lodge the application has been received from the Crown.
Other	Referral not required.

CONSULTATION

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

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

Representations –

Twenty representations were received within the prescribed time, copies of which are provided at Annexure 3. One representation was received outside of the prescribed time and is not considered.

The representations are summarised and responded to as follows:

MATTER RAISED	RESPONSE
REPRESENTATION 1	
1 Grey water is a concern to the water table.	The proposed wastewater treatment system has been upgraded to service the increased number requested and a Special Plumbing Permit was issued 24 November 2015.
2 Traffic in this area is a major concern being on a corner of West Pine and Daveys Roads.	The site is serviced by rural roads and due care is required by all users. The proposed increase in visitor numbers is considered relatively small.
REPRESENTATION 2	
1 There is no bushfire report.	A bushfire plan is not required as not considered a defined vulnerable development (Bushfire Code).
2 No fire safety plan has been submitted.	Not a planning issue for consideration. A building approval matter.
3 Treated pine is proposed to be used for the fire stair.	Not a planning issue for consideration but will be considered before a Building Permit is issued.
REPRESENTATION 3	
1 Increase in traffic an issue.	The proposed increase in visitor numbers is small and will not have a major impact on traffic generation.
2 Area is prime agricultural land, zoned Rural Resource and object to further residential development.	The site is zoned Rural Resource in which Visitor accommodation is a discretionary use class. The site is currently used as Visitor accommodation. The site has already been converted to non-primary industry purposes.

3 Request proper procedures be adopted in the future.	The application has been advertised in accordance with the legislative requirements.
REPRESENTATION 4	
1 No evidence for the need for increased occupancy.	Not a planning issue for consideration.
2 Where is the disabled access for the building?	Not a planning issue for consideration.
3 The zone is rural on prime agricultural land and should not be developed further.	The application has to be considered against the provisions of the Scheme. The site is zoned Rural Resource in which Visitor accommodation is a permitted use for up to 16 persons. A higher level of occupancy requires a discretionary application as submitted. The site has already been converted to non-primary industry purposes.
REPRESENTATION 5	
1 Road safety concerns as rural roads are unsuited to being used as access roads to a major employment site.	The proposed increase in visitor numbers is small and will not have a major impact on traffic generation.
2 Concerned about the social aspect of the development is not being adequately considered. Refers to clause 3.d.xiii of the Scheme.	The clause referred to is one of the schemes Objectives. Clause 8.10.3 makes it clear Objectives are not to be taken into consideration when determining an application.
REPRESENTATION 6	
1 Site is not classed residential but prime agricultural.	The application has to be considered against the provisions of the Scheme. The site is zoned Rural Resource in which Visitor

	accommodation is a permitted use for up to 16 persons. A higher level of occupancy requires a discretionary application as submitted. The site has already been converted to non-primary industry purposes.
2 No need for the establishment when there are other places closer to facilities.	Not an issue that can be considered under the Scheme.
3 The facility doesn't fit in with the farming community.	The application has to be considered against the provisions of the Scheme. A Visitor accommodation use is a permitted use up to 16 persons. A higher level of occupancy requires a discretionary application as submitted.
REPRESENTATION 7	
1 Water tank still on road verge.	The applicant has received approval from the Crown to lodge the application. Evidently a contract of sale has been signed with the Crown for additional land in order to rectify the issue.
2 No traffic impact statement has been presented.	A Traffic Impact Assessment is not a requirement of the Traffic Generating Use and Parking Code and the increase in occupancy is considered relatively minor.
3 The land is zoned Rural Resource and no more than 16 people can be housed without a rezoning occurring.	The Scheme allows consideration for a greater number of people as a discretionary application.
4 Concerned the fire escape is constructed from timber.	This is a building matter which will be assessed before a Building Permit is issued.

5 Laundry still on road reserve	The application shows the laundry to be realigned so it is not in the road reserve.
REPRESENTATION 8	
1 The land is zoned Rural Resource and no more than 16 people can be housed without a rezoning occurring.	The Scheme allows consideration for a greater number of people as a discretionary application.
2 No traffic impact statement has been presented.	A Traffic Impact Assessment is not a requirement of the Traffic Generating Use and Parking Code and the increase in occupancy is considered relatively minor.
3 The water tank is too close to the road.	The water tank is currently in the road reserve. It is intended to adjust the boundary with a land purchase.
4 Fire escape stairs constructed from timber is not appropriate.	This is a building matter which will be assessed before a Building Permit can be issued.
REPRESENTATION 9	
1 There isn't a need for this accommodation.	Not an issue that can be considered under the Scheme.
2 Concerned proposed storage shed will be used for accommodation purposes.	Possible future uses or non-compliance with the approval are not matters for consideration in this instance.
3 Concerned about waste management and the impact on water supply.	The wastewater treatment system has been upgraded to service the increased number requested and a Special Plumbing Permit was issued 24 November 2015.

REPRESENTATION 10	
1 This is for residential development and there is no need for an increase in accommodation that will impede current residents.	See "Issues" section above re definition of use. Regarding the need, this is not an issue that can be considered under the Scheme.
2 The Scheme states the maximum number of guests allowed is 16.	The Scheme allows consideration for a greater number of people as a discretionary application for Visitor accommodation.
3 Nearby farming practices may be impacted.	The site has already been converted.
4 Setback standards should not be relaxed as there is ample room to achieve standard setback.	The Scheme is a performance based scheme which allows consideration of lesser setbacks if Performance Criteria are met.
5 The applicant has disregarded previous approvals.	This is a compliance issue and not a matter that can be considered when assessing an application.
6 Water and sewage are still major issues.	The wastewater treatment system has been upgraded to service the increased number requested and a Special Plumbing Permit was issued 24 November 2015.
REPRESENTATION 11	
1 Approval of water tank location should not be given.	See "Issues" section above. Application does not justify relaxation of standards.
2 Relaxation of setbacks will lead to a precedence being set.	Every application has to be assessed against the provisions of the Scheme.

3 No road safety report has been done.	A Traffic Impact Assessment is not a requirement of the Traffic Generating Use and Parking Code and the increase in occupancy is considered relatively minor.
4 The property is zoned rural and prime agricultural land and should not be developed.	The application has to be considered against the provisions of the Scheme. The site is zoned Rural Resource in which Visitor accommodation is a permitted use for up to 16 persons. A higher level of occupancy can be considered and allowed as a discretionary use.
5 No bushfire plan.	A bushfire plan is not required as not considered a defined vulnerable development (Bushfire Code).
6 Wastewater output incorrect.	The wastewater treatment system has been upgraded to service the increased number requested and a Special Plumbing Permit was issued 24 November 2015.
7 Concerned proposed storage shed will be used for accommodation purposes.	Possible future uses or non-compliance with the approval are not matters for consideration in this instance.
REPRESENTATION 12	
1 Setbacks should comply with Scheme standards.	The Scheme is a performance based scheme which allows consideration of lesser setbacks.
2 Area is zoned Rural Resource.	The application has to be considered against the provisions of the Scheme. The site is zoned Rural Resource in which Visitor accommodation is a permitted use for up to 16 persons. A higher level

	of occupancy can be considered and allowed as a discretionary use.
3 Wastewater could impact on use of a bore. Also water to be drawn from a bore.	The wastewater treatment system has been upgraded to service the increased number requested and a Special Plumbing Permit was issued 24 November 2015. The use of a bore cannot be restricted by the Scheme.
4 The Scheme sets the occupancy at 16 people.	The application has to be considered against the provisions of the Scheme. The site is zoned Rural Resource in which Visitor accommodation is a permitted use for up to 16 persons. A higher level of occupancy can be considered and allowed as a discretionary use.
5 Applicants have ignored Council directions to rectify outstanding issues.	This is a compliance issue and not a matter that can be considered when assessing an application.
REPRESENTATION 13	
1 The property is zoned rural and prime agricultural land and should not be developed. The Scheme sets a maximum of 16 people.	The application has to be considered against the provisions of the Scheme. The site is zoned Rural Resource in which Visitor accommodation is a permitted use for up to 16 persons. A higher level of occupancy can be considered and allowed as a discretionary use.
2 Setbacks should be enforced.	The Scheme is a performance based scheme which allows consideration of lesser setbacks.
3 Local area objectives are not met.	The use is a permitted use in the zone with the qualification of 16 persons but a discretionary application can be made for a

	greater number. There is no development application to accommodate the additional numbers.
4 The fire report is inadequate.	This is a building matter and cannot be assessed against the Scheme. The report will be assessed before a Building Permit can be issued.
5 The development may impact on agricultural activities.	The site has already been converted.
6 Wastewater is not adequately dealt with.	The wastewater treatment system has been upgraded to service the increased number requested and a Special Plumbing Permit was issued 24 November 2015.
7 The building is on the skyline and doesn't provide a community benefit.	The application (storage shed, covered areas, car park) will not impact on the skyline.
8 Doesn't meet requirements of clause 3.0 Objectives (d)(xiii) Social impact clause.	The clause referred to is one of the schemes Objectives. Clause 8.10.3 makes it clear section 2 and 3 are not to be taken into consideration when determining an application.
9 No bushfire plan.	A bushfire plan is not required as not considered a defined vulnerable development (Bushfire Code).
10 No disabled access	Not a planning matter for consideration.
11 No traffic impact statement provided.	A Traffic Impact Assessment is not a requirement of the Traffic Generating Use and Parking Code and the increase in occupancy is considered relatively minor.

12 No evidence for the need.	Not a planning matter for consideration.
13 Power outage could be an issue for firefighting and fire alarms.	Not a planning matter for consideration.
14 There are only two employees who are not always present.	This is a management issue and not a planning matter for consideration.
15 Tank overflow has no overflow plans.	Stormwater needs to be retained on site. See "Issues" section above regarding lack of detail.
REPRESENTATION 14	
1 Water tank has never received planning, building or plumbing permits	The application is seeking planning approval.
2 Proposed new structures will not comply with setbacks.	The Scheme is a performance based scheme which allows consideration of lesser setbacks. See "Issues section above."
3 Is there a bushfire plan?	A bushfire plan is not required as not considered a defined vulnerable development (Bushfire Code).
4 Fire report is out of date and the fire stairs proposed to be constructed from timber.	This is a building matter and cannot be assessed against the Scheme. The report will be assessed before a Building Permit can be issued.
5 Retrospective approval is not due process.	Seeking a retrospective approval is not an ideal way to seek planning approval but it is not unusual.
6 Question the water usage figures used in the SEAM report.	The wastewater treatment system has been upgraded to service the increased number requested and a Special Plumbing Permit was issued 24 November 2015.

7 Storage shed is a covert way of increasing occupancy capacity.	The application has to be assessed as stated, not what may happen in the future.
REPRESENTATION 15	
1 Property is zoned Rural Resource where guest accommodation is set at 16 people. It's also in the Blyth Irrigation district.	The use, Visitor accommodation, is a permitted use in the zone with the qualification of 16 persons but a discretionary application can be made for a greater number.
2 The fire report is inadequate.	This is a building matter and cannot be assessed against the Scheme. The report will be assessed before a Building Permit can be issued.
3 No evidence of disabled facilities.	This is a building matter and cannot be assessed against the Scheme.
4 No bushfire plan.	A bushfire plan is not required as not considered a defined vulnerable development (Bushfire Code).
5 Building line adjustments have not been made.	The Scheme is a performance based scheme which allows consideration of lesser setbacks. Proposed land purchase may alleviate the issue. No justification on reasons for relaxation.
6 Local area objectives are not met.	The use is a permitted use in the zone with the qualification of 16 persons but a discretionary application can be made for a greater number.
7 Agricultural activities could be fettered by the use.	The site has already been converted to non-primary industry purposes.

REPRESENTATION 16	
1 Area is zoned Rural Resource.	The use Visitor accommodation is a permitted use in the zone with the qualification of 16 persons but a discretionary application can be made for a greater number.
2 How will Council ensure monitoring the number of residents.	Not a planning assessment matter. If the Council discovers a breach the <i>Land Use Planning and Approvals Act 1993</i> has procedures to rectify non-compliance.
REPRESENTATION 17	
1 The site is zoned Rural Resource and should not be considered for further residential development.	The use Visitor accommodation is a permitted use up to 16 persons that may be increased with a discretionary application. The site has already been converted from agricultural use.
2 The setback standards have not been met and relaxation should not be granted.	The Scheme is a performance based scheme which allows consideration of lesser setbacks. Relaxation needs justification.
3 The buildings do not blend with the surrounding landscape or provide a community benefit.	The buildings are already there. What is being proposed will have little visual impact in the surrounding rural landscape.
4 Adjacent agricultural land may be compromised.	The subject site has approval for Visitor accommodation and has already been converted to a non-agricultural use.
5 The fire report is only a draft and treated pine stairs are proposed to be used.	The fire report is not a planning matter for assessment but has to be assessed at the building approval stage.

6 Planning Scheme Objective 3(d)(xiii) is not met.	The clause referred to is one of the Scheme's Objectives. Clause 8.10.3 makes it clear section 2 and 3 are not to be taken into consideration when determining an application.
7 No bushfire plan presented.	A bushfire plan is not required as not considered a defined vulnerable development (Bushfire Code).
8 The water tank has no permits and is not within the building line.	The Scheme is a performance based scheme which allows consideration of lesser setbacks. Proposed land purchase will alleviate the issue of building in the road reserve.
9 The laundry is still on Crown land.	The Scheme is a performance based scheme which allows consideration of lesser setbacks. Justification for relaxing setbacks is required.
10 No Traffic Impact Statement.	A Traffic Impact Assessment is not a requirement of the Traffic Generating Use and Parking Code and the increase in occupancy is considered relatively minor.
11 There has been a history of non-compliance.	Not a planning assessment matter. If the Council discovers a breach the <i>Land Use Planning and Approvals Act 1993</i> has procedures to rectify non-compliance.
12 Property has been devalued.	Not a planning assessment issue.
REPRESENTATION 18	
1 Building lines not met for the water tank.	The Scheme is a performance based scheme which allows consideration of lesser setbacks. Proposed land purchase will alleviate the issue of building in the road reserve.

2 Fire report inadequate.	The fire report is not a planning matter for assessment but has to be assessed at the building approval stage.
3 No Bushfire Plan.	A bushfire plan is not required as not considered a defined vulnerable development (Bushfire Code).
4 Water usage mentioned in SEAM report understated.	The proposed wastewater treatment system has been upgraded to service the increased number requested and a Special Plumbing Permit was issued 24 November 2015.
5 No designated disabled parking.	Parking numbers appropriate.
6 Will the monitoring of the private water supply be conditioned?	The applicant is already registered as a private water supply and is monitored. Therefore no need to condition a Planning Permit.
REPRESENTATION 19	
1 This is prime agricultural land and shouldn't be further developed for residential development.	The use is a permitted use up to 16 persons that may be increased with a discretionary application. The site has already been converted from agricultural use.
REPRESENTATION 20	
1 Questions the use classification.	There is no description of the use in the application merely that a request for the approved use be extended. See "Issues" section above.
2 Doesn't meet the Objectives in clause 3.0.	The Scheme specifically states clause 3.0 is not to be used when assessing an application.
3 Land is agricultural.	The site has already been converted.

4 Sets a precedent for similar uses in rural areas.	Each application has to be assessed against the provisions of the Scheme. Precedent is not an assessment criterion.
5 It's not needed.	Not an assessment criteria.
6 Requested setbacks not justified.	The Scheme is a performance based scheme which allows consideration of lesser setbacks. Apart from existing on site no justification has been presented.
7 Doesn't meet Bushfire Code.	A bushfire plan is not required as not considered a defined vulnerable development (Bushfire Code).
8 Fire report inadequate.	This is a building matter and will be assessed before a Building Permit can be issued.
9 Wastewater system design inadequate as based on low usage figures.	The wastewater treatment system has been upgraded to service the increased number requested and a Special Plumbing Permit was issued 24 November 2015.
10 Car park surface (grass) inappropriate.	If a Permit is issued a condition requiring construction and drainage of the proposed car park and access to be placed on the Permit. Construction and drainage plans need to be submitted and approved by the Council.

RESOURCE, FINANCIAL AND RISK IMPACTS

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

CORPORATE COMPLIANCE

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

The Environment and Sustainable Infrastructure

- Develop and manage sustainable built infrastructure.

CONCLUSION

The application is deficient in information supplied and consequently any assessment by the Council would be based on erroneous considerations and would thus be an erroneous decision.

Recommendation –

It is recommended that the application for Visitor accommodation (expansion to accommodate 20 people and building additions and alterations) – discretionary use and variations to minimum site area and frontage setback standards at 468 West Pine Road, West Pine be refused for the following reasons:

- 1 The application does not contain sufficient information to enable the Council to adequately inform itself as to the use class which most specifically describes the applicable use class (8.2.1).
- 2 The Council is unable to be satisfied of the dimensions of the land which is currently or proposed to be owned by the applicant as no title plan that supports the current application has been supplied.
- 3 The application does not contain sufficient information to enable the Council to inform itself that any proposed use or development may be able to comply with any relevant standards and purpose statements in the Rural Resource Zone.
- 4 The application does not contain sufficient information to establish whether the proposed works comply with clause 26.4.2 of the Scheme (location and configuration of development).
- 5 The application does not provide sufficient or any information to demonstrate a need for or compliance with any Acceptable Solution or Performance Criteria either within clause 26 of the Scheme or Code E9.

- 6 The application does not contain sufficient information to enable the Council to inform itself that any proposed use or development may be able to comply with Code E9 by the non-provision of information on the access strip and car parking site dimensions and construction materials to enable stormwater calculations, or otherwise to assist with the determination of the means of collection, drainage and disposal of stormwater generated by the access strip and car parking.'

The report is supported."

The Executive Services Officer reports as follows:

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

■ "That the application for Visitor accommodation (expansion to accommodate 20 people and building additions and alterations) – discretionary use and variations to minimum site area and frontage setback standards at 468 West Pine Road, West Pine be refused for the following reasons:

- 1 The application does not contain sufficient information to enable the Council to adequately inform itself as to the use class which most specifically describes the applicable use class (8.2.1).
- 2 The Council is unable to be satisfied of the dimensions of the land which is currently or proposed to be owned by the applicant as no title plan that supports the current application has been supplied.
- 3 The application does not contain sufficient information to enable the Council to inform itself that any proposed use or development may be able to comply with any relevant standards and purpose statements in the Rural Resource Zone.
- 4 The application does not contain sufficient information to establish whether the proposed works comply with clause 26.4.2 of the Central Coast Interim Planning Scheme 2013 (Location and configuration of development).
- 5 The application does not provide sufficient or any information to demonstrate a need for or compliance with any Acceptable Solution or Performance Criteria either within clause 26 of the Central Coast Interim Planning Scheme 2013 or Code E9.
- 6 The application does not contain sufficient information to enable the Council to inform itself that any proposed use or development may be able to comply with Code E9 by the non-provision of information on the access strip and car parking site dimensions and construction materials to enable stormwater calculations, or

otherwise to assist with the determination of the means of collection, drainage and disposal of stormwater generated by the access strip and car parking.”

INFRASTRUCTURE SERVICES

9.9 Penguin Creek corridor (106/2016 – 18.04.2016)

The Director Infrastructure Services reports as follows:

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

‘PURPOSE

The purpose of this report is to provide further information relating to the responsibilities associated with Penguin Creek, Penguin north of the Hiscutt Park weir and subsequent to the motion on notice from Cr Howard at the April Ordinary Council meeting (Minute No. 106/2016).

BACKGROUND

Cr Howard requested in his motion that investigations be undertaken in relation to the responsibilities associated with the maintenance of Penguin Creek and its untidy state. A report was produced and tabled at the April Ordinary Council meeting.

As indicated in that report, preliminary investigation of the area directly to the north of the Hiscutt Park pond has revealed that the land tenure containing the creek area is very complicated.

DISCUSSION

The majority of the land in question is owned by the Anglican Church (St Stephens) and further discussion and a site visit with Cr Howard revealed this. Cr Howard advised he would hold discussions with the church in relation to a clean-up of the area owned by them.

There is currently no public access available from Hiscutt Park to Main Road, however, the former Stubbs Hardware site has recently been sold and the developers are considering how they may best develop the land. Preliminary discussions have indicated that they would like to establish pedestrian access through their land to Main Road and these discussions will be ongoing during the development stage.

There is no riparian reserve associated with the Penguin Creek in this location so there are no riparian rights assigned. There is a small section of the creek that is designated as “Onshore Water Body” and this has been referred to

Crown Land Services for advice. At this point in time no advice has been received.

The main issue for Cr Howard was not being able to view the creek from Main Road.

It is proposed that some vegetation pruning works could be undertaken adjacent to the Main Road bridge to enhance the view and \$10,000 has been proposed in the 2016–2017 Estimates.

CONSULTATION

Council staff have been in consultation with Cr Howard.

RESOURCE, FINANCIAL AND RISK IMPACTS

An amount of \$10,000 has been proposed in the 2016–2017 Estimates to undertake vegetation enhancement works adjacent to the Main Road bridge.

CORPORATE COMPLIANCE

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

The Shape of the Place

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

A Connected Central Coast

- Provide for a diverse range of movement patterns

The Environment and Sustainable Infrastructure

- Invest in and leverage opportunities from our natural environment
- Develop and manage sustainable built infrastructure
- Contribute to the preservation of the natural environment.

CONCLUSION

It is recommended that an amount of \$10,000 be included in the 2016–2017 Estimates for vegetation pruning and enhancement of the view of the Penguin Creek from the Main Road bridge.'

The report is supported."

The Executive Services Officer reports as follows:

“A suggested resolution is submitted for consideration.”

- “That an amount of \$10,000 be included in the 2016–2017 Estimates for vegetation pruning and enhancement of the view of the Penguin Creek from the Main Road bridge.”
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9.10 Adoption of the Open Space Tree Strategy

The Director Infrastructure Services reports as follows:

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

‘PURPOSE

This report considers the adoption by the Council of the Open Space Tree Strategy.

BACKGROUND

It has been identified that to enhance the existing suite of vegetation documentation there was a need for an Open Space Tree Strategy to provide Council staff and the community with a consistent platform for the consideration of open space tree management issues.

DISCUSSION

Trees are regarded as an essential and important asset, providing significant economic, social, environmental, ecological and aesthetic benefits to our community. They also assist in creating a sense of place, identity and neighbourhood character.

To complement the existing suite of documents relating to vegetation management, namely the Vegetation Management Policy, Vegetation Management Strategy and Street Tree Strategy, an Open Space Tree Strategy (the Strategy) has been prepared for consideration and adoption. A copy of the Strategy is appended to this report.

The purpose of the Strategy is to achieve a coordinated, consistent and strategic approach to open space tree management.

The aim of the Strategy is to:

- . Improve the aesthetic quality of the park landscape for residents and visitors.
- . Ensure trees are planted and preserved for future generations.
- . Provide a strategic and consistent approach to identifying and managing tree-related problems.
- . Increase tree coverage and overall sustainability of the open space trees within budget constraints.

The Strategy will provide a long-term direction for the implementation of new appropriate and desirable trees and the preservation of existing trees.

The Strategy consists of three parts including:

- . identifying tree planting opportunities and priorities;
- . appropriate species selection; and
- . the preservation and management of existing trees.

It is intended to be a working document, to be reviewed periodically. If any significant changes are required to the Strategy, it will be referred back to the Council.

CONSULTATION

Consultation has been undertaken in conjunction with the Council's Infrastructure Services and Works staff, and with the Operational Leadership Team.

RESOURCE, FINANCIAL AND RISK IMPACTS

There are allocations within the Estimates for the management of roadside and open space vegetation and this Strategy will be implemented as the budget allows.

CORPORATE COMPLIANCE

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

The Shape of the Place

- . Improve the value and use of open space
- . Conserve the physical environment in a way that ensures we have a healthy and attractive community

A Connected Central Coast

- . Improve community well-being

The Environment and Sustainable Infrastructure

- . Invest in and leverage opportunities from our natural environment
- . Contribute to a safe and healthy environment
- . Develop and manage sustainable built infrastructure
- . Contribute to the preservation of the natural environment

Council Sustainability and Governance

- . Improve service provision.

CONCLUSION

It is recommended that the Open Space Tree Strategy dated June 2016 be adopted.'

The report is supported."

The Executive Services Officer reports as follows:

"A copy of the Open Space Tree Strategy June 2016 having been circulated to all Councillors, a suggested resolution is submitted for consideration."

- "That the Open Space Tree Strategy June 2016 (a copy being appended to and forming part of the minutes) be adopted."

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NOTES

ORGANISATIONAL SERVICES

9.11 Contracts and agreements

The Director Organisational Services reports as follows:

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

The Executive Services Officer reports as follows:

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

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

The Director Organisational Services reports as follows:

“PURPOSE

This report is to inform the meeting of any correspondence received during the month of May 2016 and which was addressed to the ‘Mayor and Councillors’. Reporting of this correspondence is required in accordance with Council policy.

CORRESPONDENCE RECEIVED

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

- A covering letter in which the Council and elected members are provided with two documents relating to the Federal election priorities.
- Letter regarding the Brown–Corbett Commemoration.
- Letter supporting the Brown–Corbett commemorative display.

- . Letter advising of influx of dead leaves and branches on Central Coast streets.
- . Letter regarding mobile phone black spots and '000' emergency call access.
- . Letter opposing planning application (Application No. DA215189).

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

The Executive Services Officer reports as follows:

"A suggested resolution is submitted for consideration."

- "That the Director's report be received."
-
-
-

9.13 Common seal

The Director Organisational Services reports as follows:

"A Schedule of Documents for Affixing of the Common Seal for the period 17 May 2016 to 20 June 2016 is submitted for the authority of the Council to be given. Use of the common seal must first be authorised by a resolution of the Council.

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

The Executive Services Officer reports as follows:

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

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

9.14 Financial statements

The Director Organisational Services reports as follows:

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

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

The Executive Services Officer reports as follows:

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

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

9.15 Annual Plan for the year ending 30 June 2017

The General Manager reports as follows:

“Section 71 of the *Local Government Act 1993* provides as follows:

- ‘...(1) A council is to prepare an annual plan for the municipal area for each financial year.
- (2) An annual plan is to –

- (a) be consistent with the strategic plan; and
- (b) include a statement of the manner in which the council is to meet the goals and objectives of the strategic plan; and
- (c) include a summary of the estimates adopted under section 82; and
- (d) include a summary of the major strategies to be used in relation to the council's public health goals and objectives ...'

The Annual Plan for the year ending 30 June 2017 has been prepared and is submitted for approval."

The Executive Services Officer reports as follows:

"A copy of the Annual Plan for the year ending 30 June 2017 having been circulated to all Councillors, a suggested resolution is submitted for consideration."

- "That the Annual Plan for the year ending 30 June 2017 be approved."
-
-
-

9.16 Estimates for the year ending 30 June 2017

The Director Organisational Services reports as follows:

"Section 82 of the *Local Government Act 1993* provides that estimates of the Council's revenue and expenditure must be prepared for each financial year as follows:

'...(2) Estimates are to contain details of the following:

- (a) the estimated revenue of the council;
- (b) the estimated expenditure of the council;
- (c) the estimated borrowings by the council;
- (d) the estimated capital works of the council;

- (e) any other detail required by the Minister.
- (3) Estimates for a financial year must –
 - (a) be adopted by the Council, with or without alteration, by absolute majority; and
 - (b) be adopted before 31 August in that financial year; and
 - (c) not be adopted more than one month before the start of that financial year.

...'

Estimates for the year ending 30 June 2017 have been prepared.”

The Executive Services Officer reports as follows:

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

- “That the Estimates for the year ending 30 June 2017 be adopted.”

9.17 Fees and Charges for the year ending 30 June 2017

The Director Organisational Services reports as follows:

“A list of Fees and Charges for the year ending 30 June 2017 is submitted for fixing by the Council.”

The Executive Services Officer reports as follows:

“A copy of the Fees and Charges for the year ending 30 June 2017 having been circulated to all Councillors, a suggested resolution is submitted for consideration.”

- “That the Fees and Charges for the year ending 30 June 2017 be fixed.”

9.18 Long-term Financial Plan 2016–2026

The Director Organisational Services reports as follows:

PURPOSE

The purpose of this report is to consider the Long-term Financial Plan 2016–2026 (LTFP) which outlines the steps the Council will take to realistically achieve its objectives whilst maintaining financial sustainability and addressing the major financial challenges and opportunities which will impact on the way the Council does business over the next 10 years.

BACKGROUND

In the current economic climate the Central Coast Council faces a challenge in funding its on-going operations and adequately maintaining its community assets. The growth in the cost of labour and materials, increasing demand for services and the Council's limited ability to generate revenue from rates, have created a challenging financial environment.

At the core of Central Coast Council's future financial sustainability will be the ability to adapt and respond to the challenges we face in delivering services more efficiently, reducing expenditure, developing opportunities to generate additional revenue sources and to deliver projects and initiatives based on the strategic directions identified in the Central Coast Strategic Plan 2014–2024.

In order to achieve its objectives and financial sustainability, there must be in place a long-term financial plan which will outline the steps the Council will take to realistically address the major financial challenges and opportunities which will impact on the way it does business over the next 10 years.

DISCUSSION

The LTFP is the key 10 year financial planning document of the Council. It is governed by a series of financial strategies and accompanying performance indicators. It establishes the financial framework upon which sound financial decisions are made to ensure long-term financial sustainability, it is a mechanism to ensure equality between generations of ratepayers in that each generation is responsible for the costs of the resources that they consume, and it demonstrates the Council's obligation and commitment to sound financial planning to ensure the future prosperity of the community.

The long-term financial framework has been developed for the following key reasons:

- . To establish a prudent and sound financial framework, combining and integrating financial strategies to achieve a planned outcome;
- . To provide an assessment of the resources (financial and non-financial) required to accomplish the objectives and strategies included in the Strategic Plan and Asset Management Plans (where non-financial resources are assumed to include human resources and the Council's asset base);
- . To provide an assessment of the Council's financial risks;
- . To establish a basis to measure the Council's adherence to its policies and strategies; and
- . To assist the Council to comply with sound financial management principles and to plan for the long-term financial sustainability of the municipal area.

The LTFP is for the period 1 July 2016 to 30 June 2026. It is based on projected performance against carefully developed sustainability targets and it accommodates in quantum and timing the activities set out in the Asset Management Plans.

The LTFP is reviewed and updated annually as part of the budgeting process to form part of the Corporate Folder.

It has been developed to achieve the following objectives within the 10 year time frame:

- . The achievement of a prudent balance between maintaining the existing range and level of service provision;
- . Maintain a strong cash position, ensuring the Council remains financially sustainable in the long-term;
- . Achieve underlying surpluses which exclude from operating surpluses items such as granted assets and capital income and expenditure;
- . Maintain debt levels below prudential guidelines;
- . Continue to pursue capital grant funding for strategic capital projects from the State and Federal Governments;
- . Provide for rate increases that are not excessive and can be justified in a positive and transparent way;
- . Maintain the ability to fund both capital works in general and meet the asset renewal requirements as outlined in asset management planning; and
- . Fees and Charges increases that are both manageable and sustainable.

CONSULTATION

A number of workshops have been held with the Councillors with regard to the development of the LTFP and related Asset Management Plans.

RESOURCE, FINANCIAL AND RISK IMPACTS

The adoption of the LTFP has no impact on resources other than the usual resources in the preparation of the Plan.

CORPORATE COMPLIANCE

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

Council Sustainability and Governance

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

CONCLUSION

It is recommended that the Council adopt the Long-term Financial Plan 2016–2026."

The Executive Services Officer reports as follows:

"A copy of the Long-term Financial Plan 2016–2026 having been circulated to all Councillors, a suggested resolution is submitted for consideration."

- "That the Council adopt the Long-term Financial Plan 2016–2026."

9.19 Rates and Charges for the year ending 30 June 2017

The Director Organisational Services reports as follows:

“A specification of the Rates and Charges to be levied in order to meet the objectives of the Estimates has been included within the Estimates for the year ending 30 June 2017.”

The Executive Services Officer reports as follows:

“A suggested resolution is submitted for consideration.”

■ “That, in accordance with the provisions of the *Local Government Act 1993*, the following Rates and Charges be and are made for the year ending 30 June 2017:

1 General Rate

- (a) A General Rate of 8.60 cents-in-the-dollar based on the assessed-annual-value and is payable on all rateable land within the Central Coast municipal area, but shall only be payable in so far as the sum payable under such rate exceeds a minimum amount of \$270.00 otherwise payable in respect of that rate.

2 Service Rates and Charges

- (a) A Fire Protection Service Rate of 0.405 cents-in-the-dollar based on the assessed-annual-value and is payable in respect of all rateable land within the Penguin Urban Fire District and the Ulverstone Urban Fire District, but shall only be payable in so far as the sum payable under such rate exceeds a minimum amount of \$38.00 otherwise payable in respect of that rate.
- (b) A Fire Protection Service Rate of 0.405 cents-in-the-dollar based on the assessed-annual-value and is payable in respect of all rateable land within the Forth/Leith Country Fire Brigade District, the Heybridge Country Fire Brigade District and the Turners Beach Country Fire Brigade District, but shall only be payable in so far as the sum payable under such rate exceeds a minimum amount of \$38.00 otherwise payable in respect of that rate.
- (c) A Fire Protection Service Rate of 0.408 cents-in-the-dollar based on the assessed-annual-value and is payable in respect of all rateable land outside the Forth/Leith Country Fire Brigade District, the Heybridge Country Fire Brigade District, the Penguin Urban Fire District, the Ulverstone Urban Fire District and the Turners Beach Country Fire Brigade District, but shall only be payable in so far as the sum payable under such rate exceeds a minimum amount of \$38.00 otherwise payable in respect of that rate.

- (d) A Waste Management Service Charge of \$193.00 for each tenement is payable in respect of all rateable land to which there is a supplying, or making available, of waste management services.

3 Payment

- (a) All Rates and Charges shall be payable in one payment on or before the 30th day of September 2016.

4 Discount for early payment

- (a) A discount of 5% is offered to all ratepayers for payment of Rates and Charges in total on or before the 31st day of August 2016 provided that no such discount shall be offered if there are at any time any arrears of Rates and Charges owing.

5 Supplementary Valuation Rate

- (a) If a supplementary valuation is made of any land prior to 30 June 2017 the Council may adjust the amount payable in respect of any rate for that land for the 2016–2017 financial year.
- (b) If an adjusted rate is made of any land, a rate notice must be issued by the General Manager, with the amount shown as credited or payable on that notice due to be paid within 30 days of the date on which that notice issued.

6 Definition

For the purposes of this resolution:

- (a) ‘tenement’ being rateable land for which a waste management service is supplied or is made available, includes: each separate residential use on that rateable land including each lot or block of land, each house, moveable dwelling unit, flat, home unit or self contained holiday apartment or holiday unit located on the rateable land.”

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;
- . TasWater Quarterly Reports to the Owners’ Representatives;
- . General Manager’s performance review; and
- . Domestic Refuse Collection Service (170/2008 – 19.05.2008).

These are matters relating to:

- . information of a personal and confidential nature or information provided to the council on the condition it is kept confidential; and
- . contracts, and tenders, for the supply of goods and services and their terms, conditions, approval and renewal.

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
- . contracts, and tenders, for the supply of goods and services and their terms, conditions, approval and renewal.

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;

-
- . TasWater Quarterly Reports to the Owners' Representatives;
 - . General Manager's performance review; and
 - . Domestic Refuse Collection Service (170/2008 – 19.05.2008)."
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-
-

The Executive Services Officer further reports as follows:

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

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

Associated Reports And Documents

Forth Community Representatives Committee

Minutes of the 63rd meeting held at the Forth Hall

Thursday, 5 May 2016 – commencing at 4:00pm

PRESENT

John Kersnovski; Tim Peirce; John French; Mark Whittle, Neil Armstrong, Sandra Ayton, Ray Attrill, Kevin Goodwin.

1 WELCOME/APOLOGIES

Apologies received from: Cor Vander Vlist, Peter Miller.

2 MINUTES OF PREVIOUS MEETING

Minutes for the meeting held on Thursday, 18 February 2016 were confirmed.

3 MATTERS ARISING FROM PREVIOUS MINUTES

(a) Farm and truck obstruction of line of sight – Forth and Leith Roads

John Kersnovski and other appropriate Council staff to follow up with the owners of the Forth Hotel regarding visibility. Tim Peirce added that the Carlton Draught sign is blocking the vision of trucks and agricultural vehicles coming down the hill.

(b) Forth Hill and George Street – Access to building blocks

Council has spoken again to the Department of State Growth (DSG) and pointed out that the work doesn't appear to meet line of sight. There has however been further changes made which improves it slightly, but conditions/decision can only be changed by DSG.

(c) Business district parking

Carried over to the next meeting, the business district parking plan will be brought to the committee at the next meeting for discussion before going to broader community.

(d) Traffic concerns at Bass Highway intersection at Leith

It was suggested that the community hold off on letter writing at this point. State budget will come out at the end of May, and once it is known what has been handed down in the budget, then correspondence can be sent which is relevant.

4 MATTERS FOR CONSIDERATION

4.1 Council Update

(a) Master plan (parking and traffic)

Cor Vander Vlist to organise a special meeting of the Committee, (which will identify the parking and traffic concerns in Forth), prior to meeting a representative from DSG to discuss these concerns.

(b) Council to advise DSG on condition of sign to Melrose

A letter has been sent to DSG about the condition of the sign.

4.2 Community Update

(a) Bike rider redirection for safety

Suggestion to explore the feasibility of diverting bike riders up George Street to take them off the dangerous hill. Chris Fletcher to be asked to discuss with bike riders. Although it is a steeper route, explore the positive aspect of greater safety for cyclists.

John Kersnovski to speak to the Council's infrastructure Services Department for feedback.

(b) Broken up edging

Edging on the side of the road from 52 Kindred Road toward the centre of town has broken up and needs redoing. John Kersnovski reported that the edging program is underway, but has been disrupted due to rain.

(c) Crown land at bottom of Short Street, Leith

Crown land has blocked off access to the green space at the bottom of Short Street. This has now led to people dumping rubbish. Is there a group of residents who will take on the care of this area? Crown Lands will not open it up unless someone is willing to take it on.

Council will talk to Crown and see if they are open to possible options for the space.

5 OTHER BUSINESS

(a) The corner of Forthside Road and Forth Road drop off

Now that this area has been cleared up a large drop off is noticeable and may pose a safety risk. To be added to the list for DSG to look at when they come up and a safety fence considered. This will be added to the map of items for DSG.

(b) Blue metal behind Ulverstone Sports and Leisure Centre

Not in the Forth area, but blue metal moving onto the track behind the Recreation Centre was raised, it has been known to puncture tyres.

(c) Change of use, sale of alcohol at old Forth Butcher shop

Apparently the owners of the Forth Store are planning on a bottle shop in the old Forth Butcher shop. Apparently a change of use notice was in the paper. Council to follow up with Planning regarding change of use, selling of alcohol.

6 NEXT MEETING

The next ordinary meeting of the Committee will be held on 4 August 2016.

Cor Vander Vlist will advise when the special Committee meeting and the meeting with a DSG representative are to be held.

7 MEETING CLOSED

As there was no more business to discuss the meeting closed at 5:00pm.

Central Coast Community Safety Partnership Committee

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

Wednesday, 11 May 2016 – Commencing at 10.10am

PRESENT

Cr Jan Bonde (Mayor – CCC), **Sandra Ayton** (General Manager – CCC), **Melissa Budgeon** (Community Wellbeing Officer – CCC), **Paul Breaden** (Engineering Group Leader – CCC), **Simone Dobson** (CCCCI), **Garth Johnston** (Penguin Neighbourhood Watch), **John Deacon** (Central Coast Community Shed) (CCC) **Ian Nettleton** (Central Coast Community Shed) **Rob McKenzie** (Central Coast Community Shed) and **Snr Sgt Debbie Williams** (Tasmania Police).

WELCOME

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

The Mayor reported that the Central Coast Community Shed has appointed John Deacon as their representative to the committee and Paul Breaden – Engineering Group Leader has replace Tony King on the committee.

1 APOLOGIES

Julie Milnes (Tasmanian Health Organisation North West) **Kathryn Robinson** (Community Development Officer – Housing Choices Tasmania), **Libby Dobson** (CCCCI) and **Insp. Shane le Fevre** (Tasmania Police).

2 MINUTES OF PREVIOUS MEETING

Garth Johnston moved and Melissa Budgeon seconded, “That the minutes for Wednesday, 16 March 2015 be confirmed”.

Carried

3 MATTERS ARISING FROM PREVIOUS MEETING

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

Melissa Budgeon

The Mayor welcomed John Deacon, Ian Nettleton and Rob McKenzie to the meeting.

(b) Drain that is polluting a section of the beach at Penguin. Sandra Ayton

Sandra reported that the Council have spoken with the hairdressers shop near the drain. The Council will continue to monitor the drain and Garth Johnson reported he has walk pass a couple of times and the area has been clean and no smell has been noticed.

(c) Award Presentation for Tim Peirce – presentation to be made at a Council meeting in 2016. Sandra Ayton

Sandra reported to the meeting that Tim Peirce was presented with his certificate by the Mayor at the Council meeting held on 8 April 2016.

4 GENERAL BUSINESS

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

Snr Sgt Williams reported on recent burglaries in businesses in Ulverstone and advise that the current campaign from Tasmania Police is to not keep valuables on site and make sure the CCTV is up to standard. There have been a minor amount of these incidents over the past month or more.

(b) Central Coast Chamber of Commerce & Industry Report (CCCCI) Simone Dobson

Under the Oak – pavers missing – Paul Breden advised the owner has been spoken to regarding the missing pavers and they are to be replaced. Cor advised Sandra that due to the fencing being unsafe Work Place Safety advised that the fencing be taken down and removed. Paul to follow up on having the site fenced off.

Entering Queen Street, West Ulverstone from the car park behind the shopping centre – Simone Dobson reported at a meeting of the CCCI a suggestion was to ask the Council to make the laneway next to King of Queens an entrance to the car park only and no exit from the car park. Paul advised that the car park was not Council owned and this would have to be a decision by the owner of the shopping centre.

Paul will research and bring back information to the next meeting.

(c) Primary Health Report Julie Milnes

No report.

(d) Education (all schools) Report Glen Lutwyche

No report.

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

Melissa advised the Safety Action Plan will come to an end at the end of this year, Melissa asked the committee for ideas for the assistance for consulting with the community on safety and to identify new actions for the plan. It was agreed that utilising the Community Survey which was completed in 2015 along with focus groups to undertake a draft plan for the committee to consider at the August/September meeting.

Melissa reported that Bicycle Network – Ride2School Program Officer met with West Ulverstone and East Ulverstone Primary last week to develop an Active Path for students to walk, ride, skate or scoot to school. Both schools are Award schools in the Move Well Eat Well Program and have participated in the Networks ‘Hands Up’, a surveying program that identifies the number of students that use active transport to get to and from school. Ride2School is a nationwide initiative by Bicycle Network, supported through the Victorian State Government, New South Wales Government and Tasmanian Government. The Active Paths initiative is about making it easier for students that want to ride, walk, scoot or skate to school.

Active Paths are designated routes to school that have been in conjunction with the local council and the school community (particularly upper primary students and parents). The paths are selected based on locally identified features such as:

- . the most direct route;
- . minimisation of known traffic and bus routes;
- . locality of good pedestrian infrastructure; and
- . walkable catchments to the school.

They are designed to make the journey as clear, popular and fun as possible. This provides the school community a network of routes that allow all students to actively travel at least part of the way on their journey to school.

Benefits for schools and students:

- . reduced traffic congestion outside the school;
- . students arrive alert and ready to learn; and
- . students that actively travel contribute to their daily amount of physical activity.

It was noted that ‘National walk to school’ day (or ride, scoot or skate) is Friday, 24 May. More information about the Bicycle Network programs is available from the website www.bicyclenetwork.com.au.

Promotion of Community Safety Messages – it was suggested that positive community safety messages can be regularly promoted through the Council’s Facebook page. Ideas for these messages can be found on the Tasmanian Police Web Site.

(f) Ulverstone Community House Simon Douglas

No report.

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

No report.

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

No report.

(i) Department of Housing Report No Representative Attended

No report.

(j) Community Reports Barry Isaac/Garth Johnston

The Website for Penguin Neighbourhood Watch is now up and running. Garth is working with Barry Isaac from the Turners Beach Neighbourhood Watch to assist the group to remain up and running.

Penguin Mountain Bike track and Jump Park – Garth reported that there are some events coming up soon and the information will be available on the website and encourages the Council to also promote these events on their website and Facebook page.

(k) Community Shed John Deacon

Rob McKenzie reported that the Community Shed is going well, attendance is 25 to 30 people each day. There has been an addition of a ladies group which meet each Tuesday and has been going well. Two of the ladies have been appointed to the committee.

Still mentoring the young people from the Richmond Fellowship and working with Sprent School and Ulverstone Primary School and have refurbished garden beds for West Ulverstone primary.

Melissa added given the location vandalism is minimal in the area.

5 OTHER BUSINESS

Council communications – The meeting discussed the ways of communicating with the general public. Sandra advised that the Events Facebook page is linked to the Council's Facebook page and the Council's E-Newsletter is also linked. Snr Sgt Debbie Williams suggested that the Council can obtain information from the Tasmania Police website to add to the website. Snr Sgt Williams suggested that the Council look at the Devonport Council who have uploaded to their website things to do re crime in the area.

John Deacon would like Melissa Budgeon to include bike helmet safety and lights on bikes into the bike safety training in school.

John Deacon reported there are concerns with Carpark Lane on safety issues with people still driving the wrong way. Paul Breden mentioned this has been included in the long term plan and the reconfiguration of Carpark Lane.

John Deacon asked if the Council could put a reminder out in the Mayors Message and other Council communication avenues about the no go zones for bikes and skate boards in the CBD.

John Deacon has concerns with the Ulverstone High School applying for year 11 and 12 class. Comments have been made from the building and construction sector that the high school isn't equipped to run building and construction classes. The model around what schools can provide was still being reviewed. The Mayor and Sandra would be meeting with the school and will discuss these concerns.

6 CLOSURE

There being no further business to discuss the meeting closed at 11.10am.

The next Committee meeting to be held on Wednesday, 29 June 2016 commencing at 10.00am in the Council Chamber, Central Coast Council, 19 King Edward Street, Ulverstone.



**Central Coast
Youth Engaged Steering Committee
Minutes of a meeting held at
North West Christian School, Penguin
Thursday 19 May 2016 at 8.30am**

Doc ID:

PRESENT:

Philip Viney (Councillor/Accountant/Ulverstone Lions Club); **Rowen Tongs** (Community Rep. /Councillor); **Melissa Budgeon** (Community Wellbeing Officer – Central Coast Council [CCC]); **Mike Walsh** (Leven Training); **Mrs C Walsh** (Principal – NWCS); **Amy Archer** and **Ashlin Badger** (Student Rep. – NWCS); **Noel Eagling** (Principal – LCS); **Jonathon Sijl** (Student Reps. – LCS); **Brooke Farrelly**, **Poppy Giddings** and **Zoe Watts** (Student Reps. – PDS);



1 WELCOME

Cr Phillip Viney assisted Amy Archer (Student Rep. – NWCS) to chaired the meeting and welcomed everyone. Introductions were undertaken.

The Chaplin gave a prayer prior to the meeting commencing.

2 APOLOGIES

Sandra Ayton (General Manager – CCC); **Glen Lutwyche** (Principal – UHS); **Kellie Conkie** (Work Placement Coordinator – UHS); **Jenny Ashton** (Teacher – PDS); **Lynda McKay** (Beacon Foundation); **Susan Nystrom** (UniLink Coordinator, North West); **Adam Knapp**, **Rebekah Lee** and **Samantha Evans** (Student Reps. – UHS) and **Kale Mansour** (Student Rep. – LCS)

Noel Eagling advised that Ella Lamplugh who was a Student Representative for Leighland Christian School has moved out of the area to another school. Noel to nominate a suitable replacement student representative for the next meeting.

3 MINUTES OF THE PREVIOUS MEETING

■ Mike Walsh moved and Melissa Budgeon seconded, “That the Minutes of the meeting held on 6 March 2016 be confirmed”. **Carried**

Melissa reported on National Youth Week – Students from various schools entered 6 films which they produced and which were shown at the outdoor cinema prior to the main feature. Because of the time of year the outdoor cinema was not well represented. The concept was good but would look at running something like this earlier in the year during the warmer season.



4 MEETING DISCUSSION

4.1 Chamber of Commerce business Breakfast

The Chamber of Commerce are supportive of holding a business breakfast to raise awareness of the importance of improving the relationship between businesses and the schools. This fulfils part of our outcome of engagement with the business community, creating a networking opportunity. It is suggested that it be held at the Beachway in August and include a forum discussion, which we will ask James McCormack whether he would be willing to facilitate. James comes from education and training background. Could include a number of issues including apprenticeships etc.

4.2 Chamber of Commerce representative

Phil reported the Mayor and General Manager had a meeting with the Central Coast Chamber of Commerce Chair and Vice-Chair and discussed the relationship between the Schools and the business community. The Chamber would like to become a representative on the Youth Engaged committee. This would be a good opportunity to strengthen the relationship between businesses and the school and would like the support of the committee to invite A CCCCI onto the committee commencing from the next youth Engaged meeting.

■ Moved Cr Philip Viney seconded Mike Walsh, "That an invitation be sent to the CCCCI to appoint a representative to sit on the Central Coast Council Youth Engaged Steering Committee". **Carried**

4.3 Cr Carpenter Robotic Dairy Visit

Cr Philip Viney advised that Cr Garry Carpenter is happy to hold a school visit day for Grade 10 students to attend his farm at Gunns Plains and inspect and learn about the Robotic Dairy he is running on his farm.

Action: Schools to advise the Council of a date which would suit them after July and schools to facilitate transport

4.4 National Leadership Camp 2016

Melissa Budgeon advised that due to a student being unable to attend the National Leadership Camp this year there is now a vacancy. Jonathan Sijl advised he would be interested in attending and will speak with Melissa on the details.

4.5 Careers/job expo/forum students to provide feedback on type of event and things to be included.

The Chamber would be happy to participate in a Careers Expo/Forum etc. as this takes shape.

The students commented they would like the Careers Expo/Forum similar to 'Try A Skill' to be aimed at year 9 and 10 students from Central Coast schools only.

Comments made by the students were, if each activities/demonstrations is to run for 20 minute they would like it to be more hands on and less talking, e.g.: builders, dentists, sports injury.

Previous expo students attended were too short and less hands on more information session and students felt overwhelmed with all the information they were given.

- Moved Ashlin Badger and seconded Poppy Giddings, "That the Central Coast Council discuss with the CCCCI and pursue a Central Coast Expo".

Carried

5 MEMBER CONTRIBUTIONS

Penguin District School Student Representatives reported on school events:

- . Pop stars event will be held at the end of October
- . Our cross country carnivals are being held tomorrow
- . Choir preparing for Burnie Eisteddfod
- . Tri Skill for grade 9 at Burnie
- . Asians flavours fundraiser raised over \$5,000
- . Doctors Rocksters will perform on Saturday 21 May for a fundraising event
- . Students visited TAFE at Burnie and took part in the Drysdale House catering and tourism skills day
- . Vietnam project is under way.

Leighland Christian School Student Representatives reported on school events:

- . Our cross country carnivals are being held tomorrow
- . At present, we have a team of senior students completing a three day survival course walking to the Walls of Jerusalem in the Central Highlands
- . We are well under way in our musical production of Annie which is being prepared for performances in late July
- . We have just completed our AGM and now have a practically brand new Board of Management team
- . Our school leaders are busy preparing activities which they can do as part of our school community

- . Our principal has just returned from a mission's trip to the Philippines – we are planning to take our student leaders on cross cultural missions trips in the future.

North West Christian School Student Representatives reported on school events:

- . 10 of school community will be going to Tonga in July
- . Some students attended AGFEST and had a great day out
- . Students attended the Tri A Skills event held recently
- . Students visited the Rural clinic and workshop
- . Teacher Mrs Watson will be going to Canada to attend a professional development course.
- . Walk to school day is being held tomorrow
- . A student from TAFE is presently doing her prac at the school
- . Students visited the Michelangelo exhibition at Burnie.

Ulverstone High School Student Representative reported on school events:

- . no report.
-

6 GENERAL BUSINESS

Melissa Budgeon handed out the Central Coast Council Youth Engaged Steering Committee name badges to Principal to be handed to the student representatives at a school assembly.

Cr Philip Viney mentioned the Council is continuing to upgrade the Skate Park at Ulverstone and Johnsons Beach.

The Jump and Pump Park proposal is being revisited with preliminary designs being under taken.

A request was made at the meeting by the student reps and teachers if the meetings start time could be moved to 9am.

■ Noel Eagling and Brooke Farrelly moved, "That the Central Coast Council Youth Engaged Steering Committee meetings commences at 9am instead of 8.30am allowing student representatives time to arrive to school and be organised to attend the meeting". **Carried**

Brooke Farrelly – Penguin District School representative is to attend the National Leo Camp to be held at Queenscliff in Victoria in July.

7 NEXT MEETING

The meeting concluded at 9.27am. The Committee agreed to the next meeting being held at the Penguin District School on **Thursday, 16 June 2016** commencing at **9.00am**.

8 REVIEW OF THE MEETING

Mike Walsh asked the meeting to review today's meeting.

Cheryl Walsh (NWCS Principal) and Jonathan Sijl (Student Rep. – LCS) felt the meeting was informative and educational.

East Ulverstone Swimming Pool Management Committee

Meeting Minutes

Thursday, 26 May 2016 at 3.30pm

Doc. ID:

1 PRESENT/APOLOGIES

Present

Ed. Department Representatives Alan Graham and Grant Armitstead
Council Representatives Liz Eustace, Steve Turner and Cr Gerry Howard
Community Representative Steve Crocker

Apologies James Lyons, Wendy Cracknell and Cr Kath Downie

2 INTRODUCTIONS

Cr Gerry Howard welcomed to the group as the proxy for Cr Kath Downie who was unavailable to attend.

Alan advised the group of the replacement for recently retired John Rigby, Wendy Cracknell, who unfortunately was unable to attend.

3 CONFIRMATION OF MINUTES

The minutes of the previous meeting dated Thursday, 10 March 2016 were accepted as a true and accurate record. Moved by Steve Crocker and seconded by Alan Graham.

4 BUSINESS ARISING FROM THE PREVIOUS MINUTES

- . **Parking Issue at entrance:** In an effort to try and rectify this issue the kerb has been painted yellow for the length of building outside entrance and a 'No Standing' sign is to be placed on the western end wall.
- . **Defibrillator:** Steve Turner advised the Committee that the council has made a 50% donation towards the cost of a defibrillator which has already been supplied and is on site. Committee wish to thank council for this.

5 EDUCATION DEPARTMENT REPORT

Refer following report.

6 CORRESPONDENCE

There has been no inward or outward correspondence to record.

7 GENERAL BUSINESS

Discussion were held around the impending opening of the Burnie pool early July and the loss of the Burnie after hours swimming groups. The Council needs advertise that the pool will be available after hours for interested user groups once this happens.

General business mostly covered in Department of Education Report.

NEXT MEETING The next meeting is to be held on Thursday, 18 August 2016.

MEETING CLOSED The meeting closed at 4.20pm.

East Ulverstone Swimming Pool Management Committee

Meeting – 26th May 2016

Department of Education Report

As was announced at our last meeting John Rigby has retired. His position was advertised and has now been filled by Wendy Cracknell. Wendy's official title/position is Principal Education Officer for Health and Wellbeing. The DoE's SWSP is only part of Wendy's role but she is very eager to learn more about the SWSP and the running of this facility. At this stage it is unclear how often she will be able to attend meetings but I will certainly keep her fully informed. Can we also send her minutes of meetings through her DoE email.

Maintenance/Capital Works Projects

- Plant Room
 - As mentioned previously there has been some teething problems with the plant room redevelopment. Klimate Solutions appear to have rectified these issues and the pool plant is operating well. Some minor modifications will be completed in the coming weeks to further improve the reliability of the system and make it easier to prime the pumps after backwashes and unintended shutdowns.

Maintenance/Capital Works Projects – Incomplete

- Re-instatement of Change Room Ducted Air Supply
 - Klimate Solutions are to reconnect the old ducting system to the change rooms and staff toilet areas to increase the circulation of warm/cool air. This should provide a more balanced temperature control system throughout the building and prevent mould build up. It is hoped this will be done in the near future as the change areas do get cold and damp during these months.
- Building Heat/Cool Economy Cycle
 - The manual fresh air damper system is only adjusted by maintenance personnel during the summer/winter change over maintenance times. It is proposed to replace these manual damper system with an automated system which will adjust with the atmospheric conditions to provide a more efficient temperature control system for the entire building. I am unsure when work will commence on this job.
- Solar Panels
 - Following our last meeting Grant contacted Jason Bell (DoE – Facilities Operation Co-ordinator) who was hesitant in regards to the financial benefit of such a proposal and suggested we contact the finance dept. to explore this more fully. Once Wendy has settled into her position, I will run it past her for her approval to proceed with discussions.

- Painting
 - Both the change rooms will have the ceilings painted in the upcoming holidays. There are signs of mould and this will need to be treated with mould resistant primer/paint.

Other Issues

- Automatic External Defibrillator
 - Has been purchased. It will be mounted in the office with appropriate signage and support materials. During one of the NW SWSP PD workshops James conducted a session on the operation of the AED so my staff were familiar with it. Question: Has the DoE sent an invoice to CCC for half the cost?
- Carpark Area
 - To prevent after hours user groups parking directly outside the pool entrance (dangerous for children exiting the facility) the council has painted the curb yellow and is organising a 'no standing sign' and pedestrian crossing. It is hoped this will solve the potential danger. The DoE is very appreciative of the assistance the council has given in regards to this matter.
- Asthma Kit and Epipen
 - Following a visit from the asthma/anaphylaxis educator we now have an up to date asthma/anaphylaxis kit which will be situated near the AED.
- Pressure Cleaner
 - The current pressure cleaner is too big for our purposes and we are looking to trade it in for a smaller more convenient machine. Question: Does anyone know of someone in need of a very good/big pressure cleaner?
- Security Company Change
 - Recently the company responsible for the pool security system has changed from Golden Electronics Security to Chubb Security. The security hardware has been replaced to support this change. Despite this change the pool will still be patrolled by Ulverstone Security. It has been suggested that we review the number of people who have 'pin codes' and reduce the number of people who have access to the alarm system.

Alan Graham

North West Co-ordinator Swimming and Water Safety Program

On behalf of **Wendy Cracknell**

Principal Education Officer – Health and Wellbeing

Turners Beach Community Representatives Committee

Minutes of the meeting held in the Turners Beach Hall

Thursday, 26 May 2016 commencing at 4.00pm

1 PRESENT

Community Representatives: Tim Horniblow, Andrew Leary, Barry Isaac, Wayne Whitbread, Merryn Gilham, Ben Kearney and Susan Spinks.

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

2 APOLOGIES

No apologies

3 MINUTES OF PREVIOUS MEETING

Minutes for the meeting held on Thursday, 3 March 2015 were confirmed.

4 MATTERS ARISING FROM PREVIOUS MINUTES

(a) Forth and Leith shared pathway

Council is waiting on the State budget to be handed down. Nothing to report until this has happened.

(b) Bass Highway and Leith connection

Council is waiting on the State budget to be handed down. Nothing to report until this has happened.

(c) Public Access to toilets at Turners Beach Hall

Nothing drawn up at this point. There will be something for the next meeting for discussion on cost and options.

(d) New local amenity signage

Cor presented updated local amenity sign. The sign was approved by the group, with the proviso of the entrance to bike path, and Turners Beach Hall being added in.

Sign will be placed in the garden at the front of the toilets (western end).

(e) Service station

Service Station has been re-boarded. This item can be removed from agenda for next meeting.

5 MATTERS FOR CONSIDERATION

5.1 COUNCIL UPDATE

(a) Council budget

Council budget will be presented to a Council meeting in third week of June for approval.

(b) Main Round-a-bout

Discussions are ongoing with the Department of State Growth (DSG) about new options for round-a-bout; it will be in the budget next year.

5.2 COMMUNITY UPDATE

(a) Barry Isaac

Asked, was the intention of the Community Garden, for locals to be encouraged to take the produce. Signage to this effect to be organised by the group.

Suggested wood between boxes to increase safety at edge.

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

(b) Andrew Leary – Street plantings in White Gum Way

Andrew Leary raised concerns about the plantings in White Gum Way.

Many of the plantings which were put in White Gum Way have been either butchered by bad pruning or are missing, and some areas in the street are not being mown. John will speak to Parks staff and ask them to investigate. Andrew has offered to liaise with them to identify the areas of concern if required.

(c) Tim Horniblow – Sandbags

A sand bag has come away from the wall at the mouth of the Forth River. The pressure of the water is worse on the Southern side.

John responded that there were no plans this year to do any more at the mouth of the river. He advised this would be considered for allocation in the next budget.

The work is being monitored constantly to assess the viability of the project.

(d) Tim Horniblow – Extensive littering

Coast Care had a weeding day and noticed an extensive amount of littering out of cars left at the end of Maskells Road. The Council will organise a clean-up. The suggestion of a wheelie bin was rejected as it encourages people to dump their household rubbish.

(e) Tim Horniblow – Littering at path to beach, western end

Path furthest to the west for accessing the beach has a large litter problem; it is inside the OC Ling Caravan Park but also on the beach.

The Council will speak to the Park Manager about rubbish issues.

(f) Ben Kearney – Camp Clayton entrance and shared pathway cross over

There is a potential safety issue where bikes and cars cross paths on the shared pathway at the entrance to Camp Clayton.

Ben suggested mirrors as a visual aid. John will place it on the Parking Committee agenda, and see if placement of signs indicating riders crossing would work. The Parking Committee will explore.

(g) Rod Priestley – BBQ Shelter, shrubbery on Esplanade, abandoned dwelling

Questioned what is to happen with the BBQ at the western end of Turners beach? Council responded that the BBQ will be removed and it will become a shed only.

Shrubbery on the Esplanade on the southern side is intrusive. John Kersnovski reported that the tree programme has just started, which should address any issues. Many of the trees may be on private property.

Rod questioned if 78 Esplanade is abandoned. Cor reported that power to the cabin is disconnected, and that the grounds are not too bad. Nothing can be done at this point, the property can be checked in summer to make sure it doesn't pose as a fire risk.

(h) Susan Spinks – Turners Beach community Garden

The Community Garden Group asked when the Scouts move their equipment into a soon to be built storage shed; will the roller door space at the rear of the building become available for storage?

Cor responded that Scouts would need to be approached before anything could be offered or promised. The Community Garden Group is happy to wait until Scouts are set up and know their requirements.

The rubbish at rear of the Turners Beach Hall (dead tree etc.) is identified as a hazardous and asked if it could be added to the clean-up list.

Question of the possibility of a wheelie bin being put near the gardens was raised, however the Community Garden Group will now speak to the Lions Club about the possible use of their bin, an investigation in the use of the Lions Park compost bins is already in place.

Retaining wall has deteriorated further. Adrian to be asked to investigate possible solutions, but it is not in the Council's budget for this year, a garden or community solution may need to be found.

Sandra suggested that the Community Garden Group get in touch with Heidi Willard at the Central Coast Council regarding the Council's new Local Food Strategy.

The Community Garden Group also asked if the Council was currently providing worm farms and were advised that the Council is currently not supplying worm farms.

6 MATTERS FOR CONSIDERATION

6.1 OTHER ITEMS

It was suggested the Community Garden place announcements/invitations in the window at the OC Ling Caravan Park.

It was advised that the Council recently had been responsible for the removal of OC Ling Caravan Park resident's shrubs and plants. Neither Cor Vander Vlist nor John Kersnovski knew of this and questioned that it may have been the OC Ling Caravan Park or Forth Valley Lions Club.

Ben Kearney asked if Council knew of a plan fuel reduction burn in Stubbs Road. Council did not.

Ben Kearney asked why there is no line marking from Turners Beach Road, Forth onto Westella Drive. John Kersnovski reported that it is a residential street and they are not generally marked, but he would ask DSG. Tasmania Police will be asked to monitor speeds on this section of Road.

Speeding in Turners Beach Esplanade – There is some issue with speeding on the Esplanade at Turners Beach. This happens on days when football matches are held at the Turners Beach Football Club ground.

The Council's Facebook page will be used to send out safe road use messages and reminders.

Tim Horniblow reported he will be an apology for the next two meetings.

Tim Horniblow asked that Sonya Stallbaum be commended for her work around town, especially near the Leighland Christian School and the Ulverstone Surf Club.

7 NEXT MEETING

As there was no further business to discuss the meeting closed at 5.10pm. The next ordinary meeting of the Committee will be held on 25 August 2016 at 4.00pm in the Turners Beach Hall.



Central Coast Community Shed Management Committee

Minutes of the General Meeting held at the Community Shed
on Monday, 6 June 2016 at 1.05pm

1 PRESENT/APOLOGIES

Members Present:

Rob McKenzie (Chair), John Klop, David Dunn, John Deacon, Colin Perry, Peter Evans, Sam Caberica, Kevin Douglas, Fred Harris Trish Bock, Merv Gee, Len Carr, Zachery Carter, Melissa Budgeon (CCC Coordinator/Admin)

Apologies: Len Blair, Jack Eaton, Norm Frampton, Cr Philip Viney, Greg Layton

2 MINUTES OF PREVIOUS MEETING

■ John Klop moved and David Dunn seconded, "That the meeting notes from the meeting held on Monday, 2 May 2016 be confirmed as correct."

Carried

3 MATTERS ARISING FROM PREVIOUS MINUTES

- (a) Phone – ongoing item. Bluetooth device investigated to enhance the ring tone of the mobile phone so that it can be heard through the buildings. Some further investigation required.
- (b) First Aid Course – Five members to attend the course on the 29 and 30 June.
- (c) Council's Small Grants Scheme – grant has been preliminarily assessed to be confirmed in July by the Council for the purchase of ergonomic chairs for the social community shed area to make it easier for members to sit, stand etc.
- (d) A recycled replacement computer has been purchased by the Group and is working ok. There are ongoing issues with the WIFI connection.
- (e) John Deacon, Rob McKenzie and Len Blair attended the Community Safety Partnership meeting on the 11 May, representing the Community Shed Committee.

4 CORRESPONDENCE

Information circulated regarding the upcoming National Men's Health Week and availability of the Australian Hearing Service visiting the shed.

5 TREASURER'S REPORT

Income	\$4,648.36	(Fees/projects/donations)
	\$2,500.00	Extensions contributions

Expenses	\$9,887.65
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Visits for the month of May – 321 visitors for the Men's Shed days;
45 visitors for the Girls Group days.

■ Melissa Budgeon moved and John Deacon seconded, "That the Treasurer's report be accepted."

Carried

6 GENERAL BUSINESS

Girls Group – Group has continued to have new participants come along, with many regulars now undertaking projects in the number of participants averaging around 12. Thank you to the very patient and supportive supervisors that are helping in the afternoon. Volunteer inductions have been undertaken. Three ladies attended the First Aid training on the 29 and 30 June.

Toilets at the ground – cleaning is to be arranged by the Community Shed Committee.

Men's Health Week – TassCoss volunteers wanted to participate in a focus group discussion on the 15 June, please place your name on the board please. There will be an open day at the Shed on Friday, 17 June from 10am. There will be a guest speaker, Hearing Australia testing and BBQ lunch with blood pressure checks.

New BBQ – the meeting agreed to the placement of the BBQ in the south west corner of the shed – flue/rang-hood to be installed over the area.

7 NEXT MEETING

The next meeting of the Committee will be the Annual General Meeting followed by an ordinary meeting on Monday, 4 July at 1.00pm.

Future 2016 meeting will be on Monday 1 August.

8 CLOSURE

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

Central Coast Community Shed – Financial Statement 2015–2016

as at 7 June, 2016

<i>Revenue</i>		Estimates \$	Actual \$
11413.03			
	Fees	3,000.00	\$2,557.44
	Material Donations	–	\$136.36
	Project Donations	3,000.00	\$1845.47
	GST allocation	–	–
	Estimate	\$6,000.00	\$4,648.36
11413.06	Building Fund		\$2,500.00
<i>Expenditure</i>			
11481			
1	Aurora	1,400.00	\$1,385.87
2	Telstra/Internet	665.00	\$632.93
3	Office	250.00	250.81
4	Bus		–
5	Testing and tagging	900.00	\$898.69
6	Petty Cash	95.00	–
7	Police Checks		–
8	Membership	340.00	\$338.18
9	Room Hire	50.00	–
10	Repairs and Maintenance	1,000.00	\$1,000.01
	Water and Sewage	–	\$14.57
11	Safety Equipment	100.00	–
12	Project Materials	2,800.00	\$2,393.37
	Insurance	–	\$121.80
	Water/Sewage	–	\$28.16
13	Inspections/Building maintenance Checks		–
14	Conference	2,400.00	\$2,393.37
	Plans	–	\$70.00
	Estimate	\$10,000.00	\$9,887.65

CENTRAL COAST COUNCIL

AUDIT PANEL

Minutes of meeting held on Monday 6 June 2016 at Central Coast Council commencing at 1.00pm.

1. Attendance

Members – Sue Smith (Chairperson), John Howard and Councillor Gary Carpenter.

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

2. Apology

Cr Phillip Viney.

3. Confirmation of Minutes

It was resolved unanimously that the Minutes of the meeting held on 7 March 2016 be confirmed as true and correct.

4. Risk Management

General Manager gave an update on the flood situation occurring at the time of the meeting. Confirmed bridge at Marshalls Bridge Road, Gunns Plains had been washed downstream. Bridge over Forth River in Forth town ship had been damaged and was closed. Several dams were spilling over with potential for walls to break. Dulverton Waste Management site closed due to flooding so no household garbage collections until further notice. Evacuation Centre in Ulverstone ready to go if determined necessary. Phone services out in some areas of Gunns Plains. Updates provided on facebook and website.

4.1 Allianz Workers Compensation schedule circulated.

4.2 No current or potential claims.

4.3 Risk management initiatives – a workshop held with Councillors on risk management.

Noted the low number of claims, low \$ value and no continuous claims.

5. Financial Report

Financial reports for period ended 30 April 2016 were circulated with agenda.

Director Organisational Services pleased with current financial status at this stage of year noting current underlying surplus and everything on track for end of year surplus as budgeted. Queries re budget items for disposal of land and investment income answered.

6. Budget

Draft copies of the budget Estimates, Annual Plan and Long Term Financial Plan were circulated to members. Director Organisational Services explained the following ratios shown in the Long Term Financial Plan:

- Underlying surplus ratio;

- Net financial liabilities ratio;
- Asset consumption ratio;
- Asset sustainability ratio.

General Manager discussed the Annual Plan which had been prepared in conjunction with Councillors. Increase in rates and waste management charges outlined – noted no reduction in services or staffing levels.

General Manager left the meeting at this stage to attend to issues relating to the flooding at Forth.

Discussions held re concern at service levels for shouldering work on Council roads, impact of changes to Building Act and funding for aged persons units.

7. Major Projects

List provided to members updating status of the following major projects:

- Dial Regional Sports Complex – tenders called for expressions of interest to undertake a Guaranteed Maximum Price contract process for the construction of the Dial Regional Sports Complex
- Nine Mile Road reconstruction project – should be completed early in new financial year;
- Forth/Leith Railway Bridge – funding application done;
- Gawler River Bridge – ongoing with Minister re takeover following upgrade;
- Preservation Drive –ongoing with Minister re takeover.

Noted damage caused by current floods would have impact on capital project spending priorities and timelines.

Maintenance costs on Dial Regional Sports Complex and plans for development of Penguin Recreation Ground were discussed. Agreed formal talks with stakeholder groups re management of Dial Regional Sports Complex should be commenced asap.

8. General Business

John Howard declared the following interests:

- his appointment to the Dulverton Waste Management Board;
- adviser to the Grants Commission re road funding.

Sue Smith declared the following appointment:

- Member of the Local Government Code of Conduct Panel.

Meeting Closed at 2.25pm.

Code of Conduct of Councillors

June 2016

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.

1 INTRODUCTION

Purpose of Code of Conduct

This Code of Conduct sets out the standards of behaviour expected of the Councillors of the Central Coast Council, with respect to all aspects of their role.

As leaders in the community, Councillors acknowledge the importance of high standards of behaviour in maintaining good governance. Good governance supports each Councillor's primary goal of acting in the best interests of the community.

Councillors therefore agree to conduct themselves in accordance with the standards of behaviour set out in the Code of Conduct.

This Code of Conduct incorporates the Model Code of Conduct made by Order of the Minister responsible for Local Government.

Application of Code of Conduct

This Code of Conduct applies to a Councillor whenever he or she:

- . conducts Council business, whether at or outside a meeting;
- . conducts the business of his or her office (which may be that of Mayor, Deputy Mayor or Councillor); or
- . acts as a representative of the Council.

A complaint of failure to comply with the provisions of the Code of Conduct may be made where a Councillor fails to meet the standard of conduct specified in the Model Code of Conduct.

Standards of conduct prescribed under the Model Code of Conduct

The Model Code of Conduct provides for the following eight standards of conduct:

1 Decision making

A Councillor is to bring an open and unprejudiced mind to all matters being considered in the course of his or her duties, so that decisions are made in the best interests of the community.

2 Conflict of interest

A Councillor effectively manages conflict of interest by ensuring that personal or private interests do not influence, and are not seen to influence, the performance of his or her role and acting in the public interest.

3 Use of office

A Councillor uses his or her office to solely represent and serve the community, conducting himself or herself in a way that maintains the community's trust in the Councillor and the Council as a whole.

4 Use of resources

A Councillor uses Council resources and assets strictly for the purpose of performing his or her role.

5 Use of information

A Councillor uses information appropriately to assist in performing his or her role in the best interests of the community.

6 Gifts and benefits

A Councillor adheres to the highest standards of transparency and accountability in relation to the receiving of gifts or benefits, and carries out his or her duties without being influenced by personal gifts or benefits.

7 Relationships with community, Councillors and Council employees

A Councillor is to be respectful in his or her conduct, communication and relationships with members of the community, fellow Councillors and Council employees in a way that builds trust and confidence in the Council.

8 Representation

A Councillor is to represent himself or herself and the Council appropriately and within the ambit of his or her role, and clearly distinguish between his or her views as an individual and those of the Council.

Principles of good governance

By adopting this Code of Conduct, Councillors commit to the overarching principles of good governance by being:

Accountable – *Explain, and be answerable for, the consequences of decisions made on behalf of the community.*

Transparent – *Ensure decision making processes can be clearly followed and understood by the community.*

Law-abiding – *Ensure decisions are consistent with relevant legislation or common law, and within the powers of local government.*

Responsive – *Represent and serve the needs of the entire community while balancing competing interests in a timely, appropriate and responsive manner.*

Equitable – Provide all groups with the opportunity to participate in the decision making process and treat all groups equally.

Participatory and inclusive – Ensure that anyone affected by or interested in a decision has the opportunity to participate in the process for making that decision.

Effective and efficient – Implement decisions and follow processes that make the best use of the available people, resources and time, to ensure the best possible results for the community.

Consensus oriented – Take into account the different views and interests in the community, to reach a majority position what is in the best interests of the whole community, and how it can be achieved.

2 LEGISLATION

The Code of Conduct framework is legislated under the *Local Government Act 1993* (the Act). The Act is available to view via the Tasmanian Legislation Website at www.thelaw.tas.gov.au.

Code of Conduct

Tasmanian councillors are required to comply with the provisions of the Council's Code of Conduct while performing the functions and exercising the powers of his or her office with the council.

The Code of Conduct incorporates the Model Code of Conduct (made by order of the Minister responsible for Local Government) and may include permitted variations included as attached schedules to the Model Code of Conduct.

Making a Code of Conduct complaint

A person may make a Code of Conduct complaint against one councillor in relation to the contravention by the councillor of the relevant council's Code of Conduct.

A person may make a complaint against more than one councillor if the complaint relates to the same behaviour and the same Code of Conduct contravention.

Code of Conduct complaints are lodged with the general manager of the relevant council and must comply with legislative requirements, as outlined below.

A complaint may not be made by more than two complainants jointly.

A Code of Conduct complaint is to:

- . be in writing;
- . state the name and address of the complainant;

- . state the name of each Councillor against whom the complaint is made;
- . state the provisions of the relevant Code of Conduct that the Councillor has allegedly contravened;
- . contain details of the behaviour of each Councillors that constitutes the alleged contravention;
- . be lodged with the General Manager within six months after the Councillor or Councillors against whom the complaint is made allegedly committed the contravention of the Code of Conduct; and
- . be accompanied by the Code of Conduct complaint lodgement fee.

Once satisfied that the Code of Conduct complaint meets prescribed requirements, the General Manager forwards the complaint to the Code of Conduct Panel.

Code of Conduct complaint lodgement fee

The Code of Conduct complaint lodgement fee is prescribed under Schedule 3 (Fees) of the *Local Government (General) Regulations 2015*. The lodgement fee is 50 fee units (\$75.50 in 2015–16).

3 FURTHER ASSISTANCE

Councillor dispute resolution

Councillors commit to developing strong and positive working relationships and working effectively together at all times.

Prior to commencing a formal Code of Conduct complaint, the Councillors who are parties to any disagreement should endeavour to resolve their differences in a courteous and respectful manner, recognising that they have been elected to act in the best interests of the community.

A Council's internal dispute resolution process should be the first step that is taken when there is a dispute between Councillors.

A Councillor who is party to any disagreement should request the Mayor (or Lord Mayor) or the General Manager to assist that Councillor in resolving the disagreement informally.

If the informal assistance does not resolve the disagreement, the General Manager may, with the consent of the parties involved, choose to appoint an external mediator to assist in the resolution of the disagreement. If an external mediator is appointed, Councillors who are party to the disagreement must strive to cooperate with the mediator and use their best endeavours to assist the mediator and participate in the mediation arranged.

Where a matter cannot be resolved through internal processes, the next step may be to lodge a formal Code of Conduct complaint.

Councillors should only invoke the provisions of the Code of Conduct in good faith, where it is perceived that another Councillor has not complied with the provisions or intent of the Code of Conduct.

Complaints under the *Local Government Act 1993*

The Director of Local Government is responsible for the investigation of complaints regarding alleged breaches of the Act.

Any person can make a complaint to the Director, via the Local Government Division (contact details below), in accordance with section 339E of the Act, where it is genuinely believed that a Council, Councillor or General Manager may have committed an offence under the Act or failed to comply with the requirements of the Act.

To make a complaint, it is recommended that you first contact the Local Government Division to discuss whether the matter is something that the Division can assist with.

Public Interest Disclosure

Any instances of suspected corrupt conduct, maladministration and serious and substantial waste of public resources or substantial risk to public health or safety or to the environment should be reported in accordance with the *Public Interest Disclosures Act 2002*. Disclosures may be made to the Tasmanian Ombudsman or the Tasmanian Integrity Commission.

Key Contacts

Department of Premier and Cabinet's Local Government Division

Executive Building, 15 Murray Street, HOBART TAS 7000

GPO Box 123, HOBART TAS 7001

Phone: (03) 6232 7022 Fax: (03) 6232 5685

Email: lgd@dpac.tas.gov.au

Web: www.dpac.tas.gov.au/divisions/local_government

Local Government Association of Tasmania

326 Macquarie Street, HOBART TAS 7000

GPO Box 1521, HOBART TAS 7001

Phone: (03) 6233 5966

Email: admin@lgat.tas.gov.au

Web: www.lgat.tas.gov.au

The Tasmanian Integrity Commission

Surrey House, Level 2, 199 Macquarie Street, HOBART TAS 7000

GPO Box 822, HOBART TAS 7001

Phone: 1300 720 289

Email: mper@integrity.tas.gov.au

Web: www.integrity.tas.gov.au

Ombudsman Tasmania

NAB House, Level 6, 86 Collins Street, HOBART TAS 7000

GPO Box 123, HOBART TAS 7001

Phone: 1800 001 170

Email: ombudsman@ombudsman.tas.gov.au

Web: www.ombudsman.tas.gov.au

Local Government Code of Conduct Framework under the *Local Government Act 1993* – Flowchart

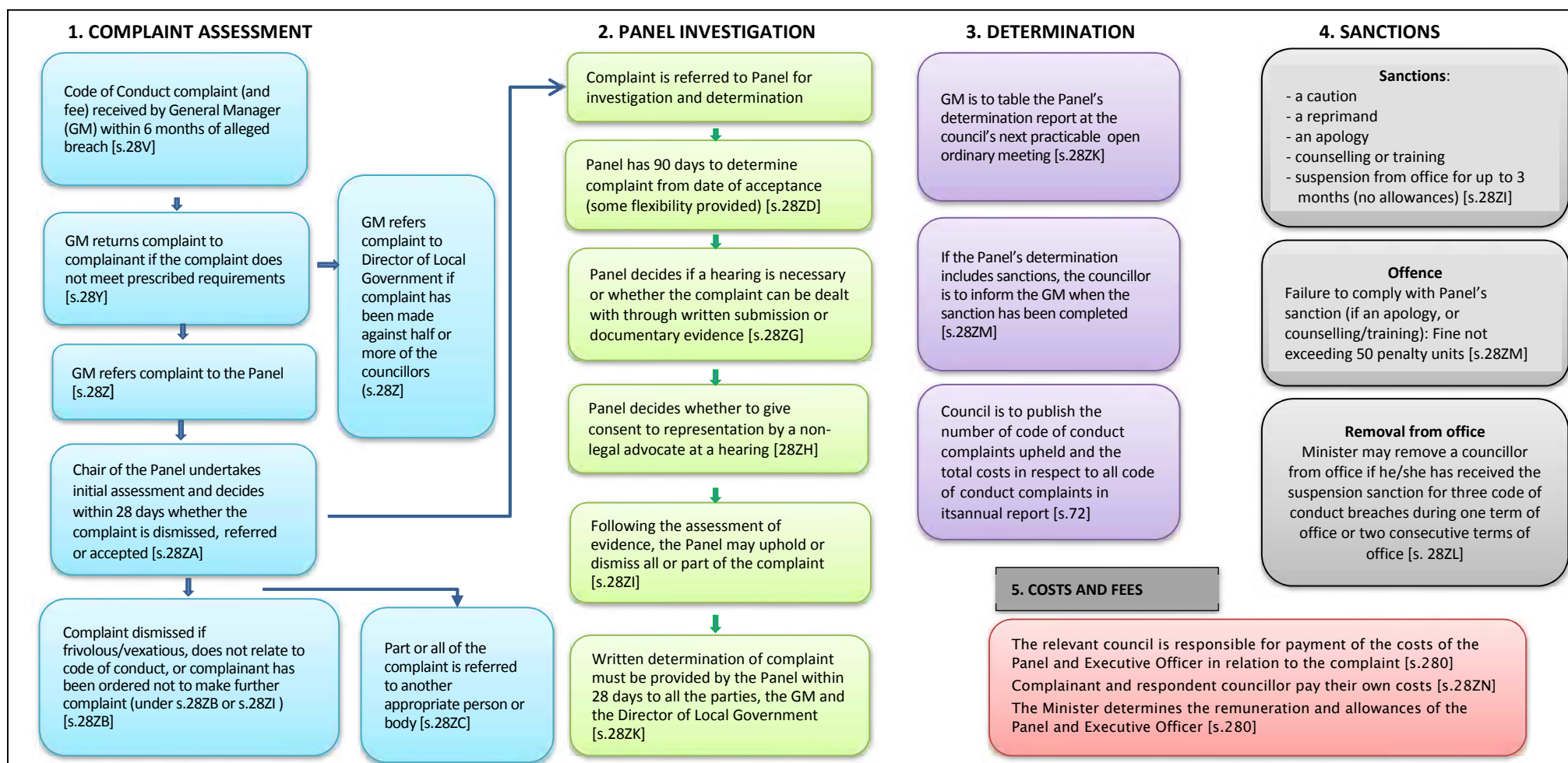
All councils adopt Model Code of Conduct for councillors made by Ministerial Order (with or without permitted variations) [s.28T]

Councils are encouraged to adopt a councillor complaint resolution policy to promote informal resolution of disputes between councillors

Minister appoints pool of Code of Conduct Panel Members [s.28K]

Executive Officer constitutes Code of Conduct Panel (in the investigation/ determination of complaint) by selecting 3 members from the Minister's pool (2 experienced in local government and 1 lawyer) [s.28L]

Executive Officer appointed by Secretary of the Department of Premier and Cabinet to undertake the administrative functions of the Panel [s.28M]





Central Coast Local Food Security Strategy

Growing Our Health

Draft - June 2016

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**CENTRAL COAST
COUNCIL**

**The Central Coast Council Local
Food Security Strategy was
developed with support from:**



**Healthy Food
Access** Tasmania



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PURPOSE

The purpose of the Local Food Security Strategy (the Strategy) is to guide and inform collective efforts to improve healthy eating in our community.



INTRODUCTION

The Central Coast community has a high and increasing incidence of preventable chronic health conditions. The Central Coast Council (the Council) is committed to working with stakeholders, service providers, organisations and groups around a common vision and agenda to achieve food security and bring about positive change to this profile. The focus will be on those in the community who, for whatever reason, are experiencing food insecurity.

Food security is the ability to have regular and reliable access to healthy food sufficient for a healthy active life. Only 46.3% of adults in the Central Coast eat the recommended two fruit and only 10.8% eat the recommended five serves of vegetables per day. Potentially, this means that almost 90% of the adult population has a less than ideal nutritional diet.

A poor diet leads to poor health – being overweight or obese, having heart disease, diabetes and cancers. In the Central Coast, 22.2% of the population is obese, 21.6% report their health as ‘poor or fair’ and when compared to the rest of the State, there is a higher proportion of the population with heart disease and cancers. A poor diet also affects the ability to learn and an individual’s confidence to fully participate in community life. All these issues are impacting on our ability to reach our community vision of *‘living our potential’*.

A healthy diet includes drinking plenty of water and eating a variety of nutritious food from the five food groups:

- Vegetables and legumes/beans;
- Fruit;
- Grain (cereal) foods, mostly whole grain and/or high cereal fibre varieties;
- Lean meats and poultry, fish, eggs, tofu, nuts, seeds and legumes/beans; and
- Milk, yoghurt, cheese and/or alternatives, mostly reduced fat.

While this is well recognised, research into consumers' food priorities for 2016 revealed that 40% of consumers rank eating more fresh fruit and vegetables as their highest dietary concern.¹

The Mersey-Leven Food Hub project, funded by the Healthy Food Access Tasmania project (the Heart Foundation) and managed by the Council, aims to understand how our local food economy functions and whether the lack of fruit and vegetable consumption in the food desert areas of our communities is due to a lack of supply.

The research and evidence of the Heart Foundation states that a community needs to work on three key areas listed below to bring about change in food security. No single organisation can achieve this. It has to be a whole of community approach.

- Increasing knowledge and skills in growing, preparing, purchasing and cooking healthy food;
- Accessing affordable, healthy food; and
- Making healthy eating part of every aspect of community life.

This Strategy is also part of the Council's Social Planning Framework (The Framework). The Framework sets the direction and outcomes to achieve improved community health and wellbeing. It comes from, and contributes to, the realisation of the community's vision and Strategic Plan (2014-2024), which outlines the things that need to be done to achieve the preferred future.

The Framework also assists the Council, stakeholders, service providers and community groups to define their roles, allocate resources, make contributions, engage, communicate shared purpose and take action. To take action we will need to make use of approaches based on building relationships, strengthening networks and working collaboratively.

Governments at all levels have an important role to play in addressing the particular issues of the Central Coast regarding the link between food security, and health and wellbeing outcomes. However, they are no substitute for a community's own knowledge, networks, enterprise and institutions. It is local social capital, which has the ability to drive new place based and collaborative approaches to community development and service delivery, building from existing capabilities and providing the basis for engaging local stakeholders in the development and delivery of their own meaningful solutions.

It is also important that the combined local efforts complement and make use of the learnings of other local food security strategies, as well as the initiatives of neighbouring councils, the broader region and the State.

¹ Ipsos. (2016). Annual Report 2015-16 Food consumption, habits, attitudes and trends (CHATS), Australia

In developing this Strategy we acknowledge the valuable contribution of our Councillors, staff, community members, local groups, service agencies, neighbouring councils and peak bodies who brought their collective knowledge and experience to the following strategic conversations, projects and activities:

- The Mayor's Health and Wellbeing Roundtable;
- Central Coast Social Determinants of Health workshop;
- The Mersey-Leven Food Hub project;
- The Central Coast Local Food Security Strategy workshop; and
- The Heart Foundation's research and evidence.



CONTEXT

Global

Food security has been defined by the World Health Organisation (WHO) as 'the availability of nutritious food that is accessible to all, for a reasonable price, on a regular basis'. The concept of food security encompasses a range of elements that include, but are not limited to; sustainable food production, food supply and consumers' access to food.

State-wide

The Tasmania Food and Nutrition Policy aims to develop a food system for Tasmania that contributes to the reduction of diet-related disease and food-borne illnesses.

Despite a productive environment and a high overall standard of living, Tasmanians experience preventable diet-related chronic disease and food-borne illnesses. Tasmania has rates of heart disease, obesity, diabetes, hypertension and some cancers as high as, and in some instances higher than, other Australian States. These preventable illnesses are costly in social and economic terms, both to the individual and their families, as well as the community.

The increasing rate of chronic lifestyle-related disease that can be largely prevented by healthy eating and active living, places a financial burden on the State's resources. Estimates from interstate predict that over the next 15 years hospital admissions will double, mostly due to the effects of chronic lifestyle-related disease creating a significant financial burden for governments. While projections of this nature have not been calculated for Tasmania, it is likely the situation here may in fact be worse. Tasmania is experiencing the effects of population ageing to a greater degree and has a higher proportion of people of low socio-economic status than other States and Territories. Both older people and those of lower socio-economic status experience greater lifestyle-related chronic disease.

Across Tasmania, the four household types spending the highest proportion of household income on food are all low-income households.² These households are potentially at risk of food insecurity due to any increases in food prices. The data also shows that these households are spending less in actual dollars than the Tasmanian average.

Regional and sub-regional levels

There is much happening with food security in the Cradle Coast region and Mersey-Leven sub-region. The projects and activities have largely been influenced and funded by Primary Health Tasmania (previously Tasmanian Medicare Local) and the Heart Foundation.

Since 2014, the Devonport City Council, its neighbourhood houses and several not-for-profit organisations have been working together on the Devonport Food Connections Project. The project's purpose was to develop and implement realistic local solutions to improve long-term food security and social inclusion for vulnerable people in Devonport.

The Mersey-Leven Food Hub project, of which this Strategy is a component, focused on how the local food economy functions and whether the lack of affordable fruit and vegetable consumption in food desert areas is due to a lack of supply. Part of the project included surveying producers and consumers to understand and map their relationships and interactions and developing the e-commerce platform 'Site to Bite' as a potential alternative sales and distribution mechanism between producers and consumers. The development of the online Made Open Tasmania platform enables engagement with the community to develop, fund and deliver projects.

Local

The Central Coast Council's Strategic Plan 2014–2024 identified and is already addressing a number of key outcomes. Those that relate specifically to this Local Food Security Strategy and the Social Planning Framework include:

- Socio-economic well-being;
- Economic prosperity and resilience;
- Resilient and engaged community; and
- Healthy community and healthy lifestyle.

² Relative Price Index data developed by G. Dufty and I. MacMillan and provided by the Social Inclusion Unit, DPAC.

RATIONALE

Food security risks in Central Coast³

Population	21,393 residents 8,286 households
Socio-economic factors	348 single parent households 17% of children are estimated to be living in poverty 33% of the population are Concession Card Holders 1,328 residents are receiving the disability support payment 8% of the adult population are unemployed 6% of households are without a car 23.5% of households experience housing stress (people who have a low income and pay more than 30% of their household income on rent or mortgage)
Access/location factors	18 shops and three markets, where fresh food such as fruit and vegetables can be purchased No fruit and vegetable shops located in some of the areas where average household incomes are very low Public transport is often reported as inadequate
Behavioural factors	46.3% of adults eat the recommended two pieces of fruit per day 10.8% eat the recommended five serves of vegetables per day Fruit and vegetable consumption decreased between 2009 and 2013
Health indicators	22.2% of adults are obese 21.6% of adults report that their health is poor or fair Rates of overweight and obesity in children are increasing across Tasmania 29% of young people become overweight or obese during adolescence



³ Baseline data sources: Australian Bureau of Statistics, Census of Population and Housing (2011); Department of Health and Human Services, Tasmania Population Health Survey (2013)



APPROACH

The Strategy has been developed with engagement and reference to a number of community conversations and workshops. It is the culmination of a learning journey where each step informed and guided the next. Stakeholders were engaged so all perspectives were heard and known.

Those engaged included representatives from the Council, education and learning institutions from newborn/early childhood through to young adults; service providers; growers and producers; sport and recreation clubs; food outlets including restaurants, cafes and school canteens; government agencies; neighbouring councils and regional authorities; neighbourhood houses, non-government-organisations and local community groups.

The following specific events and activities have helped build the understanding, direction and eventual Strategy, with actions that all can work on and contribute to:

Date	Activity	Who involved	No. involved
27 July 2015	Mayor's Health and Wellbeing Roundtable	Stakeholder representatives	22
30 Nov, 2015	Social Determinants of Health - Council workshop	Council officers from all Departments	21
2 May, 2016	Local Food Security Strategy - Planning Workshop	Stakeholder and community representatives	32

The Strategy has also been informed and will be supported by two technology platforms. Both of these included their own engagement programs and involved hundreds of people in the development, testing and ongoing trials.

- **Made Open Tasmania** - is an online, engagement platform where individuals, communities and organisations come together to connect, share ideas, start projects, crowdsource and create events and polls. The platform is available for any group who wants to work on the actions contained within this Strategy.
- **Site to Bite** - provides a website and e-commerce platform to connect producers and consumers to make food more accessible and affordable. It is a deliverable of the Mersey-Leven Food Hub project, owned by SPROUT Tasmania and operates as a social enterprise.

DYNAMIC AND COLLECTIVE

This Strategy is not just for the Council to deliver on. Many groups and organisations are already working on activities and actions that are making a positive difference to food security for all in our community. The Strategy is the roadmap to follow to achieve the vision and preferred future around this issue. Everyone can play a role and therefore, the energy and resources of our collective efforts can be harnessed. The Strategy will evolve and respond according to needs and opportunities. It is therefore, perpetual in nature and delivered through collective community efforts. This is part of the Council's approach where we build relationships; make productive use of our networks and work collaboratively to tackle shared issues.





THE CENTRAL COAST LOCAL FOOD SECURITY STRATEGY

VISION

Willing and Able

- Healthy eating is supported and actively promoted in our community;
- Whatever we are doing or wherever we are, there is always a healthy food option on offer;
- Our food outlets celebrate and make use of local produce; and
- Our knowledge and skills support growing, buying, making, creating and presenting healthy food.

Farmers and Producers

- The rich productive soils of our landscapes, farms, communal spaces, public realm and backyards deliver quality produce; and
- Our farmers are known to us, as are our cooks and chefs, whether they are creating nutritional excitement at school, at work or at play.

Growing our Health

- We are growing our health by eating and using the fruit and vegetables we produce and buy, this is part of our community's culture; and
- We work together, share knowledge, skills and resources to make sure healthy food options are available to everyone, everywhere, every time we eat.

GUIDING PRINCIPLES

The following principles will guide the work and approaches of the Council, stakeholders and community groups towards achieving positive change with food security and present health and wellbeing outcomes. The first four guide the Central Coast Council's Social Planning Framework, with the fifth specific to this Strategy.

Making a Difference

- Transforming the systems and relationships to produce social impact and better community outcomes;
- Aligning practices, delivery systems and culture with the Central Coast vision; and
- Taking action.

Innovation

- Using the Strategy to align effort across policy and service domains;
- Identifying improved and new ways of working; and
- Providing inspiration and incentives to encourage innovation to achieve agreed outcomes.



Collaboration

- Working together to achieve positive social outcomes;
- Using a shared vision and purpose;
- Building on existing assets/strengths;
- Developing broad coalitions to identify and resolve key challenges; and
- Developing service agreements, partnerships and other effective collaborative models.

Learning

- Developing knowledge, skills and attitudes as a foundation to change;
- Starting with young people;
- Integrating learning and education into all approaches; and
- Raising awareness through social marketing.

Focus on Food Insecurity

- Working on relevant strategies to make a difference;
- Raising awareness and understanding of the present situation; and
- Doing with, not doing for.

FUTURE DIRECTIONS AND STRATEGIC OUTCOMES

Future Direction **1** **Increased knowledge and skills in growing, preparing, purchasing and cooking healthy food**

Strategic outcomes

- 1.1 People know the nutritional values of foods
- 1.2 People can grow their own food
- 1.3 People can prepare and cook healthy meals
- 1.4 Communal land and public realm are used for growing healthy food

Future Direction **2** **Healthy eating is part of every aspect of community life**

Strategic outcomes:

- 2.1 Healthy food options are available at all community events
- 2.2 People eat the recommended daily serves of fruit and vegetables
- 2.3 Reduction of diet-related disease and food-borne illnesses
- 2.4 Local farmers and producers are celebrated

Future Direction **3** **Accessible, affordable, healthy food**

Strategic outcomes:

- 3.1 Options to purchase affordable, healthy food in low socio-economic areas
- 3.2 Utilisation of the Mersey-Leven Food Hub project's 'Site to Bite' e-commerce platform
- 3.3 Joined-up food security efforts
- 3.4 Nature's grade farm produce valued and available

Timing

Short-term	<i>One year</i>
Medium-term	<i>One – three years</i>
Long-term	<i>One - five years +</i>



THE COUNCIL'S RESPONSIBILITIES AND ROLES

Provision of goods and services

Broadly speaking, the Council can provide three kinds of goods and services:

Type of good	Characteristics	Funded by
Public	Provided by government because there is wide community benefit, everyone has equal access and market failure exists in provision. Could be described as core business. There is an expectation that government will provide.	Taxes.
Mixed	Provision can be shared between government and the private sector. It is discretionary for government; however there is community demand, which justifies involvement. Part market failure exists for its provision.	<ul style="list-style-type: none">• User charges; and• Community Service Obligations (CSO).
Private	Provided by the public sector and with no reason for government to be involved. Market forces set demand for the service. There is no market failure for the provision. Access is not equal to all.	Price.

ROLES

The three roles of the Council are provider, facilitator and advocator.

The **provider** role includes regulatory activities. The Council provides the good or delivers the service because they are required by legislation to do so. Presently, community related services the Council provides include the following:

- Accommodation for older members of the community;
- Arts and cultural development;
- Building and plumbing services;
- Caravan parks;
- Cemeteries;
- Child and youth services;
- Community, cultural, recreation, sport and leisure facilities;
- Dog control;
- Economic development;
- Emergency services;
- Event support;
- Facilities, roads, footpaths and street lighting;
- Immunisation;
- Land-use planning;
- Public amenities;
- Public health and environmental management;
- Rubbish collection;
- Stormwater drainage;
- The 'Made Open Tasmania' online engagement and networking platform; and
- The community's public realm.

As a **facilitator** the Council cooperates with other groups to help deliver a good or service. The facilitating actions can be large or small. Presently, the Council helps facilitate the activities including that of:



- Anglicare;
- Central Coast Community Safety Partnership Committee;
- Central Coast Youth Engaged Steering Committee;
- Cradle Coast Innovation;
- Forth Community Representatives Committee;
- Inter-Agency Support Team;
- Red Cross;
- The Heart Foundation;
- Turners Beach Community Representatives Committee;
- Ulverstone Wharf Precinct Advisory Committee; and
- Volunteering Tasmania.

As an **advocate** the Council speaks up, lobbies and supports a cause or issue. Apart from also advocating for the issues and outcomes sought by the groups above, the Council speaks up and lobbies for equity of access for State and Federal Government funding, improved and/or new services and to influence the directions of, for example:

- Regional Development Australia;
- The Cradle Coast Authority;
- The Department of State Growth; and
- The Tourism Industry Council of Tasmania.

ACTION PLAN

Future Direction 1 - Increased knowledge and skills in growing, preparing, purchasing and cooking healthy food

	Strategic Outcome	Key Actions	Related Tasks	Council Role	Resources	Timings
1.1	People know the nutritional values of foods	Design and deliver community education programs on healthy food/eating	Source and make available reliable information on nutritional values of foods (including the benefits of home grown and prepared versus processed and ‘fast’ foods) and healthy eating principles.	Facilitator and Advocate	Made Open Tasmania	Short term
			Identify appropriate avenues for the distribution of nutritional and healthy food information (including doctors, health professionals and community venues).			Short term
1.2	People can grow their own food		Encourage healthy food preparation classes for all ages (pre-school to seniors) including the identification and promotion of existing program/s.	Facilitator and Advocate	Made Open Tasmania	Medium term
1.3	People can prepare and cook healthy meals		Establish a community of practice to connect people with healthy food ideas and skills to share.	Facilitator	Made Open Tasmania	Long term
			Promote breast-feeding to increase community awareness and acceptance of the benefits.	Advocate	Made Open Tasmania	Short term
1.4	Communal land and public realm are used for growing healthy food	Undertake communal space, community and school garden projects	Identify land and potential funding sources including crowdsourcing to support development of school and community garden(s) particularly in food desert areas.	Facilitator and Advocate	Made Open Tasmania	Medium term
			Encourage volunteers to ‘coach/mentor’ people who want to grow vegetables/fruit at home.	Advocate	Made Open Tasmania	Short term
			Replace some Council-managed flower beds with edible gardens and trees.	Provider	Council’s parks and gardens	Long term
			Review existing and establish a West Ulverstone Community Garden project (learning from other working examples).	Facilitator	Council land and grants	Medium term

Future Direction 2: Healthy eating is part of every aspect of community life

	Strategic Outcome	Key Action	Related Task	Council Role	Resources	Timings
2.1	Healthy food options at all community events	Deliver a healthy food options program	Develop a Council Policy to ensure healthy food options at all Council meetings and events.	Provider	Policy	Short term
2.2	People eat the recommended daily serves of fruit and vegetables		Promote healthy food options into fast food outlets, school canteens and community events.	Advocate	Council collateral	Long term
2.3	Reduction of diet-related disease and food-borne illnesses		Review the Community Grants Program to incorporate healthy food options into the criteria for any application with a food element.	Provider	Community Grants criteria	Short term
2.4	Local farmers and producers are celebrated	Deliver a social marketing program to promote: local farmers, producers, chefs, cooks, healthy food initiatives	Tell the stories of our farmers, producers, gardeners, chefs, cooks and healthy food initiatives.	Facilitator	Made Open Tasmania Council collateral	Medium term
			Promote weekly healthy food recipes.	Facilitator	Made Open Tasmania	Short term
			Design and promote events that focus on local producers and healthy food outcomes, e.g. cooking competitions.	Facilitator	Made Open Tasmania Council collateral	Medium term
			Promote and support community use of the Made Open Tasmania platform.	Provider and Facilitator	Made Open Tasmania	Short term

Future Direction 3 - Accessible, affordable, healthy food

	Strategic Outcome	Key Actions	Related Tasks	Council Role	Resources	Timings
3.1	Options to purchase affordable, healthy food in low socio-economic areas	Undertake collaborative food security projects in food desert areas	Form a food security project group of organisations and community groups currently contributing to food security.	Facilitator	Made Open Tasmania	Short term
3.2	Utilisation of the Mersey Leven Food Hub project's 'Site to Bite' e-commerce platform		Engage communities in food desert areas to identify local issues affecting access to affordable, healthy food.	Facilitator	Made Open Tasmania	Long term
3.3	Joined-up food security efforts		Promote the 'Site to Bite' e-commerce food hub.	Facilitator	Made Open Tasmania	Short term
3.4	Nature's grade farm produce valued and available	Deliver a social marketing program to promote local fresh produce outlets and distribution hubs	Promote the consumption of fresh local farm produce including nature's grade.	Facilitator	Site to Bite e-commerce platform	Long term
			Promote and support local produce markets and distribution hubs.	Facilitator	Made Open Tasmania Site to Bite e-commerce platform	Short term

MEASUREMENT

Future Direction	Strategic Outcome	How much did we do?	How well did we do it?	Is anyone better off?
Increased knowledge & skills in growing, preparing, purchasing and cooking food	People know the nutritional values of foods	# Doctors and health professionals that provide nutritional information and education	% Healthy cooking programs that incorporate nutritional information	
	People can grow their own food		% Community gardens offering advice and mentoring for home gardeners	
	People can prepare and cook healthy meals	# Healthy cooking programs		
	Communal land and public realm used for growing healthy food	# Community Garden projects	% Communal land spaces incorporating edible food plantings	
Healthy eating is part of every aspect of community life	Healthy food options at all community events		% Community events with priority for healthy food vendors	
	People eat the recommended daily serves of fruit and vegetables			% Population eating recommended daily serves of fruit and vegetables
	Reduction of diet-related disease and food-borne illnesses			% Population experiencing diet-related disease and food-borne illnesses
	Local farmers and producers are celebrated	# Social media stories about local farmers & producers	% Central Coast food outlets using local farm produce	
Accessible, affordable, healthy food	Options to purchase affordable, healthy food in low socio-economic areas		% Low socio-economic areas that benefit from food security activities	% Household income spent on food in low income households
	Utilisation of the Mersey-Leven Food Hub project's 'Site to Bite' e-commerce platform	# Transactions		% Transactions from food desert areas
	Joined-up food security efforts	# Organisations and community groups involved in food security activities		
	Nature's grade farm produce valued and available		% Food security activities that utilise local nature's grade farm produce	% Farmers selling nature's grade fresh produce who receive a fair price

CONTACTS

If you would like information, want to share what you are doing or make use of Made Open Tasmania, an online, engagement platform where individuals, communities and organisations come together to connect, share ideas, start projects, crowdsource and create events and polls please contact:

Heidi Willard

STRATEGY & POLICY OFFICER



Local Food Security Planning Workshop

Background Paper

HELD MONDAY, 2 MAY 2016
BETWEEN 9.30AM AND 2.30PM

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THE POLICY CONTEXT

Despite a productive environment and a high overall standard of living, Tasmanians experience preventable diet-related chronic disease and food-borne illnesses. Tasmania has rates of heart disease, obesity, diabetes, hypertension and some cancers as high as, and in some instances higher than other Australian States. These preventable illnesses are costly in social and economic terms, both to the individual and their families as well as the community.

The Tasmania Food and Nutrition policy aims to develop a food system for Tasmania that contributes to the reduction of diet-related disease and food-borne illness.

THE CHANGE NEED

The Impact of Chronic Disease

The increasing rate of chronic lifestyle-related disease that can be largely prevented by healthy eating and active living places a financial burden on the State's resources. Estimates from interstate predict that over the next 15 years hospital admissions will double, mostly due to the effects of chronic lifestyle-related disease, creating a significant financial burden for governments. While projections of this nature have not been calculated for Tasmania, it is likely the situation here may in fact be worse. Tasmania is experiencing the effects of population ageing to a greater degree and has a higher proportion of people of low socio-economic status than other States and Territories. Both older people and those of lower socio-economic status experience greater lifestyle-related chronic disease.

Food Costs

If we look at the percentage of household expenditure on food (Table 1), the four household types spending the most are all low-income households. These households are potentially at risk of food insecurity due to any increases in food prices. The data also shows that these households are spending less in actual dollars than the Tasmanian average, with pensioners the lowest, at \$109.50 a week. This indicates low incomes, low levels of discretionary income and therefore, low capacity to absorb any price rises.

Table 1: Household Expenditure on Food

Household Type	Percentage expenditure on food	AWHE on food
Low incomes	20.5%	\$143.50
Workers with income support	19.7%	\$148.20
Pensioners	19.0%	\$109.50
Unemployed	17.3%	\$114.60
Single parents-medium	17.3%	\$163.30
Middle to high incomes	16.9%	\$244.50
Renters	16.6%	\$153.40
Tasmanian average	16.0%	\$178.90

Relative Price Index data developed by G. Dufty and I. MacMillan and provided by the Social Inclusion Unit, DPAC.

Table 2. Households at risk to food insecurity through high expenditure on food and low incomes, by Local Government Area, Tasmania, 2011 and 2016

	Low-income households			Pensioners			Unemployed			Single parents - medium family		
	No. of H/H's	2011 %	2016 %	No. of H/H's	2011 %	2016 %	No. of H/H's	2011 %	2016 %	No. of H/H's	2011 %	2016 %
Break O' Day	942	32.8	31.3	1006	35.0	38.7	273	9.5	8.5	106	3.7	5.6
Brighton	1370	22.7	21.4	1241	20.6	21.6	480	8.0	6.3	457	7.6	7.3
Burnie	2160	26.4	25.6	2043	24.9	26.4	643	7.8	9.2	430	5.2	5.0
Central Coast	2484	28.5	29.9	2498	28.7	32.0	620	7.1	7.7	327	3.8	3.2
Central Highlands	273	28.8	27.5	278	29.3	31.9	59	6.2	5.9	21	2.2	2.8
Devonport	3032	29.0	28.4	2953	28.3	29.8	785	7.5	8.8	507	4.9	4.6
George Town	762	28.2	28.1	708	26.2	29.9	270	10.0	11.3	127	4.7	5.2
Glamorgan/Spring Bay	522	25.4	25.3	646	31.5	36.1	133	6.5	4.3	65	3.2	2.3
Kentish	634	26.4	26.3	575	23.9	27.4	199	8.3	9.5	91	3.8	3.3
Launceston	7249	25.7	24.7	6991	24.8	26.0	1939	6.9	8.1	1429	5.1	4.9
Tasman	277	27.5	34.5	307	30.5	37.4	87	8.6	9.9	15	1.5	1.2

NATSEM research conducted for the Social Inclusion Unit, DPAC.

The Food Security Risks in Central Coast

In the Central Coast Local Government Area there are 8,286 households and 21,393 residents, of which:

- 46.3% of adults eat the recommended two pieces of fruit per day and 10.8% eat the recommended five serves of vegetables, compared with the 42% and 9.8% State averages. Central Coast residents are unfortunately eating slightly less fruit and vegetables in 2013 when compared with 2009;
- 22.2% of adults are obese. Compounding this, 21.6% of local adults report that their health is poor or fair versus 19% for the State average. While we don't have results for children at the local government level, we do know that rates of overweight and obesity are increasing across Tasmania. The teenage years are when significant changes are observed and up to 29% of young people become overweight or obese;
- 33% of the local population are Concession Card Holders and 8% unemployed. Households with low incomes including residents on Centrelink payments often have a reduced ability to buy sufficient healthy food as there are many other costs such as housing, transport and utilities which drain the household budget;
- There are 348 single parent households;
- 17% of children are estimated to be living in poverty;
- 21.6% of adults report their health as fair or poor and 1,328 residents are receiving the disability support payment. People with a disability or chronic disease may have difficulty carrying shopping and their medical expenses may reduce the household food budget;
- 6% of households are without a car; and
- 23.5% of local households experience housing stress. This is people who have a low income and pay more than 30% of their household income on rent or mortgage.

Across the Central Coast, the ability of residents to get to shops is impacted by their location and available transport, including public transport. Recent research conducted by the University of Tasmania showed that there is a good variety of shops across the local government area. In total there are 18 shops and a weekly Farmers' Market, where fresh food such as fruit and vegetables can be purchased:

- Two major supermarkets (both in Ulverstone);
- Six minor supermarkets (Penguin x3, Ulverstone, West Ulverstone, and Turners Beach);
- Five general stores (South Riana, Ulverstone, Forth, Gawler and Riana);
- Five fruit and vegetables shops (Penguin, West Ulverstone, Turners Beach, and Ulverstone x2);
- *Cradle Coast Farmers' Market* (weekly on Sundays at the Ulverstone Wharf Precinct);
- *Quality Vegie Box* is a Cradle Coast Farmers' Market stallholder and offers home delivery across the area;

- *Mooreville Gardens* is a Cradle Coast Farmers' Market stallholder and offers a Grab & Go Box scheme at the market;
- *Penguin Market* has over 70 stalls all under cover including fresh produce and a food court (weekly on Sundays from 9.00am to 3.30pm); and
- *Growers and Makers Market* at Turners Beach, is a Twilight Market offering fresh local produce (last Sunday of every month from 4.00pm).

However, there are no shops located in some of the areas where average household incomes are very low. Some low-income households do not have access to a car and public transport is often reported as inadequate. This means for these people, getting to the shops to purchase healthy food is even more challenging.

WHAT WORKS TO DO BETTER

A strategic and comprehensive approach to tackling food security is necessary locally, regionally, and at the State and Federal level.

It is also important to maintain a focus on disadvantage; otherwise seemingly useful strategies may make little or no difference to the most food insecure, or may even make their situation worse.

Research has identified the following three factors make it easier for people to eat well, even if they are on a low income.

1. People need to have good skills, knowledge and the confidence to cook, shop, prepare and/or grow;
2. It's important for people to live and work in an environment that regards healthy eating as 'normal'. This might be your family, school, where you work or even at community events; and
3. People need to be able to readily access healthy food. Here we are talking about financial and physical access. Healthy food needs to be affordable and easy to get to where it is available for sale.

Choosing which strategies to adopt and which actions to implement needs to be built on an understanding of what has and is being tried elsewhere as well as on an assessment of local conditions to determine appropriateness.

Choosing what to do in any specific location needs to be based on an assessment, which should include consideration of the following:

- The **nature and characteristics of the local area** and the opportunities and/or challenges these present;
- The extent to which there is a **broader groundswell** that can support the strategy;
- Whether a **regional response** rather than (or in concert with) a local response may be more effective than implementation of strategies by individual councils;

- The establishment of well-articulated goals and objectives for the intervention/strategy and the capacity to include an **evaluation strategy** to gauge effectiveness in the short and medium term; and
- Finally, because comprehensive, sustained strategies are more likely to be effective it is important to assess the capacity to implement multi-level long term responses rather than short term, narrowly targeted single level strategies.

Every region has unique elements that contribute to its economic and social framework. Stimulating economic development in low income or socially isolated communities needs to build on an asset base of the resources already within that community. These assets may include human capital, existing agricultural and food manufacturing resources and transport infrastructure.

THE ROLE OF FOOD HUBS

The Central Coast Council, through the Mersey-Leven Food Hub project, is currently exploring the potential contribution of a Food Hub to improve access to local fresh produce.

Food hubs are businesses or organisations that actively manage the aggregation, distribution and marketing of source-identified food products. Food hubs also operate within their own expressed value sets, and these values guide any additional activities that a food hub may undertake. In theory, food hubs may serve to provide much-needed, size-appropriate infrastructure and marketing functions for local food produced by small and midsized producers.

However, the impact of food hubs has only recently been studied, and there is a lack of aggregated information on many of the characteristics of active food hubs. A 2013 National Food Hub Survey undertaken in the US indicated that 62% of food hubs began operations within the last five years, 31% of food hubs had \$1,000,000 or more in annual revenue and the majority of food hubs were supporting their businesses with little or no grant assistance—including food hubs that identified as nonprofits.

Financially, the most successful food hubs tended to be for-profit and cooperative in structure, in operation for more than 10 years and working with a relatively large number of producers. The values-based nature of food hubs makes it hard to judge many of them solely on their level of financial success.

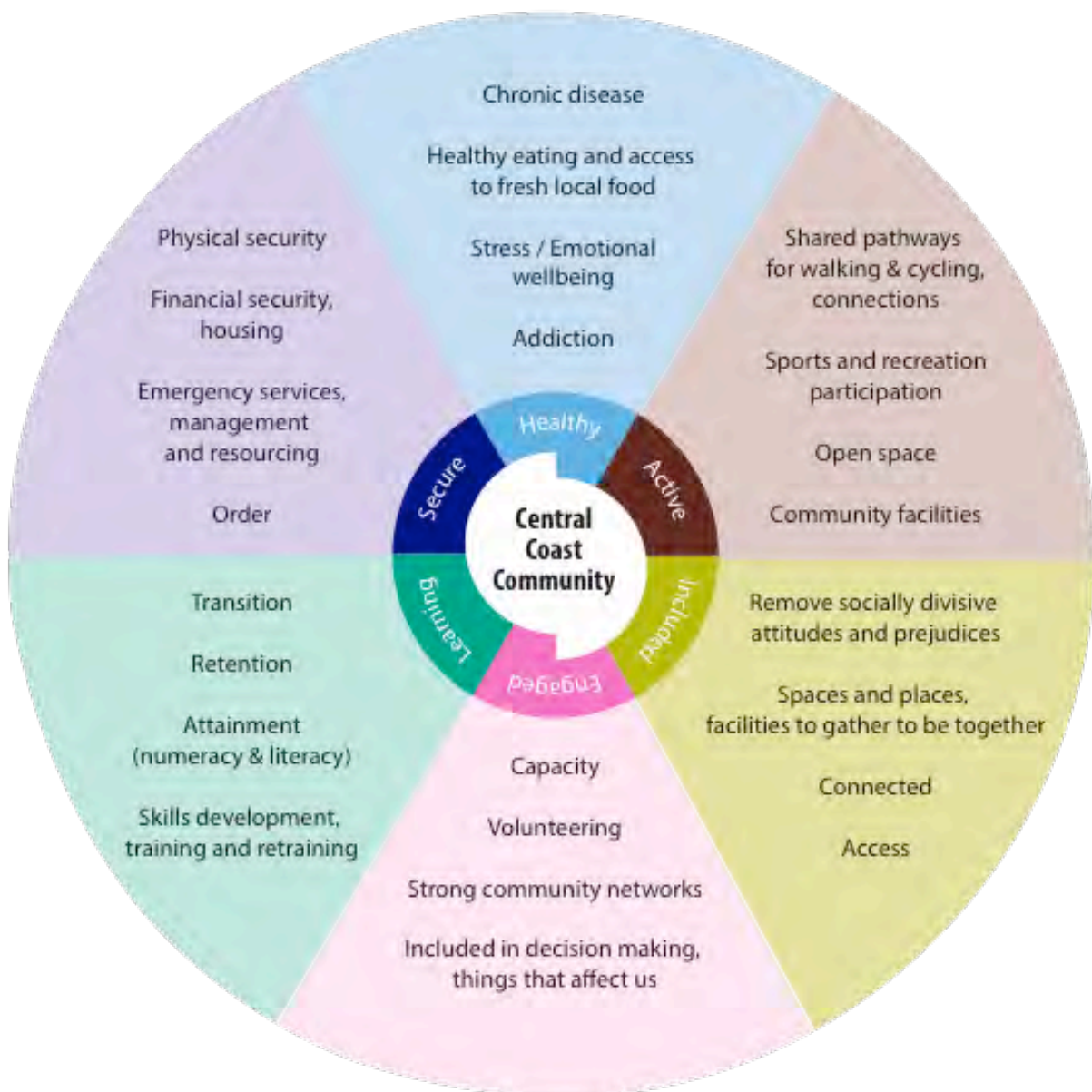
SOCIAL DETERMINANTS OF HEALTH

The World Health Organisation (WHO) defines the social determinants of health as the conditions in which people are born, grow, live, work and age. These circumstances are shaped by the distribution of money, power and resources at global, national and local levels. The social determinants of health are mostly responsible for health inequities - the unfair and avoidable differences in health status seen within and between countries.

The Council explored the role it might play in supporting the achievement of healthy communities through the following six outcomes:

1. Healthy;
2. Active;
3. Included;
4. Engaged;
5. Learning; and
6. Secure.

This diagram presents the factors affecting each outcome.



KNOWING IF ANYONE IS BETTER OFF

The Council will take a Results Based Accountability (RBA) approach to measuring the performance of the Local Food Security Strategy.

This approach starts with the end 'results' desired for a community or population group and then identifies the indicators, which can be measured to quantify the achievement of desired results.

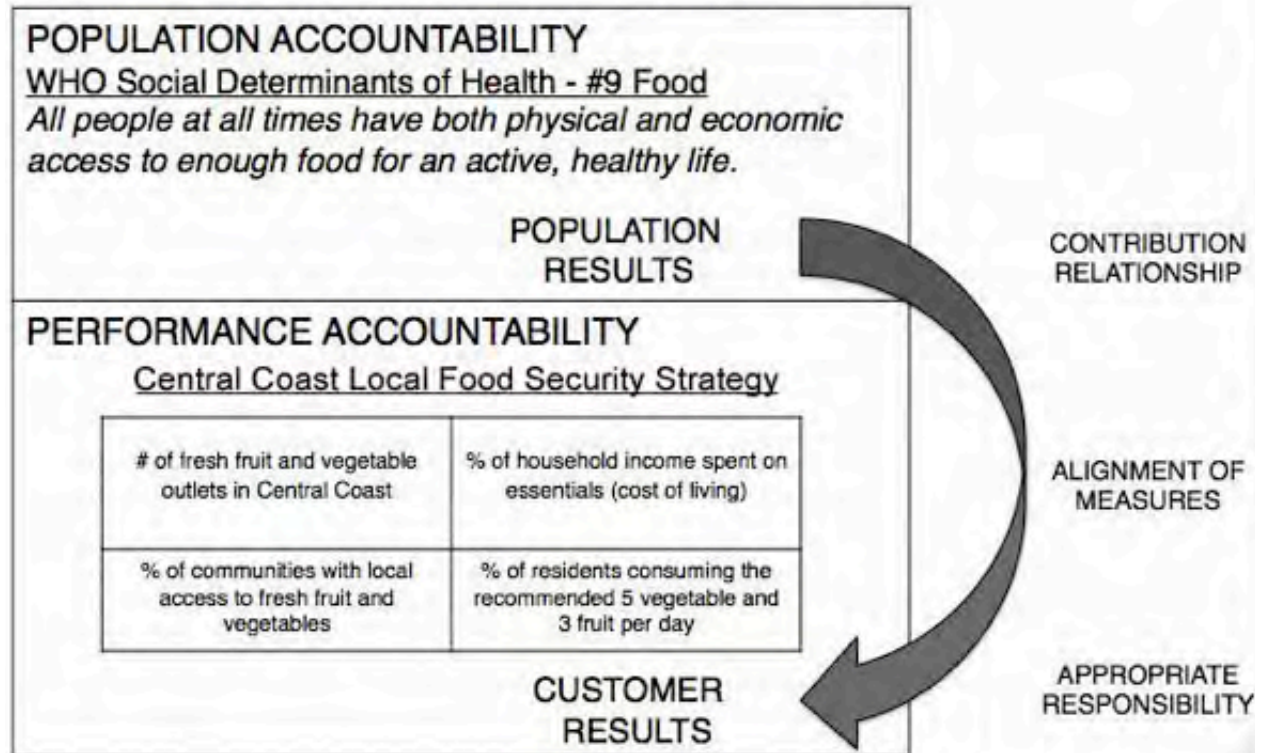
Performance Measures

	Quantity	Quality
Effort	How much service did we deliver?	How well did we deliver it?
Effect	How much change / effect did we produce?	What quality of change / effect did we produce?

A measure of how well a program, agency or service system is working involves three types of interlocking measures:

1. How much did we do?
2. How well did we do it?
3. Is anyone better off?

The Linkage between POPULATION and PERFORMANCE



INTEGRATION

The Council is committed to developing and supporting environments for healthy living throughout Central Coast. The Council's vision is *A Connected Central Coast*.

The Council's Strategic Plan 2014-2024 contains the following goals and actions relevant to health and food security:

Improve Community Well-being:

- Support and/or develop local, sustainable food initiatives

Community Capacity and Creativity:

- Community capacity building

Council Sustainability and Governance:

- Effective communication and engagement

This will be achieved through a range of programs, plans and services and through specific initiatives relating to the identified priorities arising from the Central Coast Social Planning process. The development of a Central Coast Local Food Security Strategy is one such initiative.

Table 3: Central Coast Council Social Planning Framework

Community Health Outcomes	Related Key Areas for Action	Key Community Indicators
Healthy Achieve the highest attainable standards of mental and physical health with access to affordable fresh food	Chronic disease: <ul style="list-style-type: none"> Improved service access Preventable health care Healthy eating and access to fresh local food: <ul style="list-style-type: none"> Food literacy and security Stress/emotional wellbeing Addiction Implications of an ageing population 	Adequate consumption of fruit and vegetables
		Potentially preventable hospitalisations, age standardised rate per 1,000 population
		Psychological distress, high or very high
		Tobacco use, alcohol risk and recent (a) illicit drug use, people aged 14 years or older, by Statistical Area Level 4 (SA4), 2013 (per cent)
		Persons aged 18+ with 4 or more chronic conditions
Learning Develop the knowledge, skills and commitment to learning needed to participate in society and reach potential	Transition Retention Attainment (numeracy and literacy) Skills development, training and retraining: <ul style="list-style-type: none"> Education pathways 	People aged 20-24 years with Year 12 or higher qualification
		People aged 15-19 years not engaged at all in work or study
		Adult literacy and life skills
Included Feel welcomed in the communities where they live, work, learn and play	Remove socially divisive attitudes and prejudices: <ul style="list-style-type: none"> Removal of social barriers to inclusion Spaces and places, facilities to gather to be together Connected Access: <ul style="list-style-type: none"> Improved public transport 	Migration into and out of the area
		People employed in high and low skilled occupations who live and work in Central Coast
		Local jobs
		Acceptance of other cultures – cultural diversity
		Community facilities bookings
		Access to internet at home – with broadband connection (%)

Table 3: Central Coast Council Social Planning Framework *cont...*

Community Health Outcomes	Related Key Areas for Action	Key Community Indicators
Active Opportunities to participate in recreational activities and cultural experiences and to engage in Central Coast communities	Shared pathways for walking and cycling, connections: Sports and recreation participation: <ul style="list-style-type: none"> Improving availability of and participation in a range of healthy activities Open space Community facilities	Insufficient physical activity
		Obese BMI
		Registered sporting groups
Secure Support themselves and their households through safe work and career opportunities, affordable and stable housing and access to effective income supports when in financial need	Physical security: <ul style="list-style-type: none"> Community safety partnerships Strengthening local neighbourhoods Financial security, housing: Affordable / stable housing Unemployment / employment pathways, including intermediate labour market programs Emergency services, management and resourcing Order 	People who are unemployed - % of labour force
		Ratio of equivalised gross weekly household income - ratio of incomes at top of 80th and 20th percentiles
		Housing loan quartiles Housing rental quartiles
		Crime rate
Engaged A leading Council is well governed and managed and engages effectively with its community	Capacity: <ul style="list-style-type: none"> Sustainable community service provision Place based government, business and not-for-profit partnerships Place-based population planning Volunteering Strong community networks: <ul style="list-style-type: none"> Innovation networks - entrepreneurship and Research and Development investment Included in the decision making, things that affect us Improving community engagement methods, capacity and tools/resources Co-design and delivery of locally owned strategies/solutions 	Partnerships established around collaborative projects
		Collaborative projects that make a difference
		Volunteers involved with Council activities
		Council-led community engagements
		Unpaid Work: Percentage of total population aged 15 years and over - Persons undertaking voluntary work for an organisation or group (%)

WHAT IS THE COUNCIL'S ROLE?

Broadly speaking, the Council can provide three kinds of goods or services and play three roles.

Type of good	Council role		
	Provider	Facilitator	Advocate
Public goods			
Mixed goods			
Private goods			

The **provider** role includes regulatory activities. The Council provides the good or delivers the service because they are required by legislation to do so;

- As a **facilitator** the Council cooperates with other groups to help deliver a good or service. The facilitating actions can be large or small; and
- As an **advocate** the Council speaks up, lobbies and supports a cause or issue.

The three different types of goods and services are more fully described in the following table:

Type of good	Characteristics	Funding sources	Notes and examples
Public Goods	<ul style="list-style-type: none"> • Provided by government and could be described as core business. • There is wide community benefit. • Everyone has equal access. • Market failure exists for the provision of the service. 	<ul style="list-style-type: none"> • Taxes; and • Rates 	<ul style="list-style-type: none"> • Footpaths; • Roads; • Planning Scheme; • Regulatory activities; and • Parkland (public land).
Mixed Goods	<ul style="list-style-type: none"> • Provision can be shared between government and the private sector. • It is discretionary for government. • There is community demand for the service that can politically justify government involvement. • Access is not necessarily equal for all. • Part market failure exists for the provision of the good or service. 	<ul style="list-style-type: none"> • User charges; and • Community Service Obligations (CSO) 	<ul style="list-style-type: none"> • Public swimming pools; • Sporting facilities; • Museums; • On street parking; • Medical facilities; • Livestock sale yards; • Festivals and events; • Recycling and landfill sites; • A CSO is an allocation of funds by Council from the General Rate. It is a cross-subsidy to make up operational shortfalls and the amount is a political decision; and • If a service becomes self-sufficient the CSO could be removed. In that case the mixed good usually moves to become a private good.

Type of good	Characteristics	Funding sources	Notes and examples
Private Goods	<ul style="list-style-type: none"> • Provided by the private sector. No reason for government to be involved. • Market forces set demand for the service. • There is no market failure for the provision of the service or good. • Access is not equal to all. 	Prices	<ul style="list-style-type: none"> • If government is involved then revenues must be sufficient to fund the long-term needs of the business; • Sometimes councils end up providing private goods as the transition from mixed good takes place. An example could be off street car parks or animal sale yards; and • Once there is no market failure the asset should be sold and the funds reinvested in public goods.

In considering actions that can be undertaken to achieve the desirable outcomes around the three elements that need to be addressed to make a difference:

1. People need to have good skills, knowledge and the confidence to cook, shop, prepare and/or grow food;
2. It's important for people to live and work in an environment that regards healthy eating as 'normal'. This might be your family, school, where you work or community events; and
3. People need to be able to readily access healthy food. Here we are talking about financial and physical access. Healthy food needs to be affordable and easy to get to where it is available for sale.

There will be some actions that the Council will be able to undertake within their three roles of provider, facilitator and advocate. However, the Council could not and should not do everything. What the community needs to decide are the things that they would like to tackle and the supporting role the Council might play. The role will be outlined in the end Strategy.

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Tasmanian food and nutrition policy 2004-2014. (Department of Health and Human Services, Tasmania)

Fischer, M., Hamm, M., Pirog, R., Fisk, J., Farbman, J., & Kiraly, S. (September 2013). Findings of the 2013 National Food Hub Survey. Michigan State University Center for Regional Food Systems & The Wallace Center at Winrock International. Retrieved from <http://foodsystems.msu.edu/activities/food-hub-survey>

Montague, M. (September 2011). Local Government and Food Security An Evidence Review What we know about what works and what might work. For The Public Health Unit, North and West Metropolitan Region Department of Health Victoria

ATTACHMENT 2

Central Coast Local Food Security Strategy Unedited Outputs Workshop held Monday, 2 May 2016

THEME: MAKING HEALTHY EATING PART OF EVERY ASPECT OF COMMUNITY LIFE

Success factors	Success factors
Local produce celebrated and a focus in retail <ul style="list-style-type: none"> • Restaurants cooking healthy foods on menu • Using local produce and growing local produce • Use of local produce • Focus on seasonal foods • Replacement of council flower beds with edible gardens • Happy farmers 	Young people skilled in food literacy, cooking and preparing food
Lowered food prices (Present costs in some food deserts are higher and also higher in regional areas)	Healthy food options at events <ul style="list-style-type: none"> • Events offering something different to the 'sausage sizzle'
Statistical change <ul style="list-style-type: none"> • Lower rates of chronic illness • Less instances of preventable health-related issues, e.g. obesity • Drop in obesity levels • Improved community wellbeing • Lower food health related issues • Happy, healthy, community working in harmony • Attendance at markets increased • Decrease in youth consumption of fast foods • Doubling our fruit and vegetable intake 	Access <ul style="list-style-type: none"> • Greater access to regional suppliers in place of supermarkets • Everyone has equal access to quality, fresh fruit and vegetables • Affordable, healthy food options are accessible • Access to fruit and vegetables rejected by supermarkets • Fresh produce readily available in our community • Families growing some of their own food • Supermarkets selling better options of food • Interest in food production
Policies <ul style="list-style-type: none"> • Embedded food security in policies • World Health Organisation Codes are understood and integrated into planning 	'At-risk' people motivated by doctors and associated health professionals <ul style="list-style-type: none"> • Doctors know about and focus on nutrition • The professionals understand that not everyone has access to healthy eating • People make good choices about what they eat

Success factors	
Marketing and Promotion <ul style="list-style-type: none"> Public awareness of what eating healthy is all about Healthy eating is valued Return to eating as a dining experience at home and out Families eating healthy food options More family awareness of the impact of what we eat on our health Education community Social media campaign To see more advertisements and more education starting from a young age about healthy food choices Making people aware of dangers of processed foods 	Integrated food education in learning <ul style="list-style-type: none"> Food education in schools, community houses etc. Food preparation: Garden to Plate From primary school onwards, an awareness of healthy eating Wider knowledge of healthy eating Schools provide healthy options Healthy canteen options School canteens only serve nutritious food Healthy eating and food options at school School catering Seeing more changes in school canteens High school canteen options – see change to more healthy choices Children being a part of growing, harvesting vegetables Schools providing healthy food / education for children and families Making children aware of dangers of processed foods
Community tolerant to breastfeeding <ul style="list-style-type: none"> Is seen as the normal way to feed human babies culturally / accepted in the community All babies would be breastfed or breast milk fed (have the support and information to do so) Mothers to be better educated 	Creating exciting food experiences <ul style="list-style-type: none"> Cooking the harvest community workshops Learn to be adventurous with new foreign foods
Using real food <ul style="list-style-type: none"> Make food from scratch Use REAL food (butter, sugar, etc.) Education on preparing food as grown Community workshops: cooking, eating habits 	Healthy menu and food choices <ul style="list-style-type: none"> Simple menu choices A vegetarian café: there are a few cafes or restaurants with totally vegetarian items on their menu Easy to find healthy takeaway lunches / food Healthier food choices in retail; on the menu Families eating healthy food options Focus on the Mediterranean diet: social aspects as well Cooking and eating healthy food
Food tourism identification	Community gardens in townships <ul style="list-style-type: none"> Community spirit rises People know how to grow Access for all How to use it

Working well / Not working well

Group	Working well	Not working well
Yellow	<ul style="list-style-type: none"> • Farmers Market • Breakfast clubs at school (get physical and social improvements) • Breakfast club at local café Turners Beach • Launch into Learning program: 0-5, parents participate • Early childhood centre: have own chef, use seasonal foods, grow produce, make things and engage with aged care residents next door • Move Well / Eat Well: information and promotion • Bike tracks connect townships • Turners Beach community garden: successful, making it accessible for people with disabilities • Second Bite program • School gardens 	<ul style="list-style-type: none"> • Farmers find it difficult to attend the Farmers Markets; farming is a full-time job • Families are too busy these days to cook e.g. work commitments, sporting commitments etc. • Politicization of food: health star ratings • Bus transport times mean children have early start and long day to their school routines • You need money to sustain community gardens: always seeking grants • We don't promote what is happening and therefore we don't know what is happening and there is a lot happening • Looking for a wholesaler to distribute vegetables into the areas where there are not fresh food outlets (looking for a wholesaler in Ulverstone) • Need to demonstrate support for local farmers e.g. an 'always buy local campaign' • Lack of skilled chefs in the area • There is a sustainability question over programs like Second Bite
Brown	<ul style="list-style-type: none"> • Farmers' Market • Dining options – improved choice • The potential of a sugar tax: has happened in other western countries • Cooking programs and initiatives • West Ulverstone School social enterprise contributing to the canteen; grow food, make food, sell food • Education of healthy food and its benefits/generational change • Eat Well Tasmania • Growth in small/medium producers – more likely to bring about change in making local produce accessible • Individual champions promote their achievements • Cradle Coast Tasting Trail 	<ul style="list-style-type: none"> • 51 fast food outlets • Cost and convenience of fast food • Mindset • Lack of understanding of labelling and what healthy food is • People are in denial of impact of state of health • Need for a more integrated approach • 'Can't outrun a bad diet!' • No over-arching promotion • Education/generational change • Branding and messaging • Council policy – use and promote healthy, local produce • Water stations on shared pathways (if they are there people will drink water) • Effect on international commodity prices on produce • Legislation restrictions

Group	Working well	Not working well
Red	<ul style="list-style-type: none"> • Cooking in Child Care Centre • Move Well/Eat Well • The Australian curriculum will include mandatory hours of food nutrition • Lot happening with young people at school • Huge amount of resources available to people who want it • Tasmanian Canteen Association • School breakfast clubs • Healthy foods at events • Champions in the area – Carol from the Child Care Centre making pumpkin risotto for the children who love it • Men's Shed vegetable garden • Council is showing strong leadership 	<ul style="list-style-type: none"> • Do not promote or communicate all that is happening with healthy food • A lot of the school canteen programs are not compulsory; many are 'opt-in' • No one working on influencing adults • Resources are available but no one knows about it • Campaigns are ready to go but there is no money to do them (Eat Well Tasmania's 'Veg it up!') • No funding from Education Department for any of the programs • Hospital food! (Say no more!)

Projects and Ideas

Group	Project / Idea
Yellow	<ul style="list-style-type: none"> • Completion of community garden at Turners Beach • Focus on community gardens in smaller communities • Build on what's going on now • Raise awareness of what is going on and promote the development of partnerships to achieve desired outcomes • Make use of social media; facebook page but don't forget traditional media like radio • Recipes/recipe books available to people
Brown	<ul style="list-style-type: none"> • Bring leaders together and ensure they have focus • Edible gardens • Information on the number of sustainably produced food items • Education programs and initiatives • Community garden with shed: West Ulverstone • Policy underpinning access to healthy food • Targeting early education to create generational change • Regional approach to funding and aligning strategies between councils • Regional Food co-operative enabling distribution • 'Come and get dirty!' 'Dig and Play' days • Co-coordinating food strategies directly between neighbouring councils • Elevate local chefs/cooks as 'rock stars' • Local food competition

Group	Project / Idea
Red	<ul style="list-style-type: none"> • Co-coordinating a regional approach • Council facilities/events have a 'traffic light' system: red, yellow and green foods • Grant schemes: incorporating healthy eating as a 'must' if applicable • Continue with social planning framework and include food security and healthy food policies • Catering guidelines: catering groups to provide healthy options – this has national implications where there could be national catering guidelines • (Role) modeling: healthy food is served at meetings and events • Introduce the 'cooked meal' at school • Development of a database of what's in the area • Ensure health and allied professionals know what is in the area, the database and localised areas which may not have access to healthy foods. • Affordable food pack of a healthy mix • Tell the stories (of what is going on in the area...because there is a lot) • Work with fast food outlets to encourage healthy options

Theme: Accessing affordable, healthy food

Group	Outcomes
Yellow	<ul style="list-style-type: none"> Wellbeing, happier outcome No McDonalds, K.F.C. More physical activity Industry – jobs growth (initiatives for employers) Uses for ‘rejected’ food at farm gate Cheap healthy options to purchase Affordability Lunches prepared/provided at school Easier access to markets and shops with affordability for all ‘Markets’ available in other areas Delivery of foods, e.g. elderly or people with no access Mobile food van Making people believe that cooking, planning and shopping is really not as difficult as they may think Education (providing) Support in the community re the importance of breastfeeding for health of mums and bubs Education, workshops e.g., growing, cooking, knowledge, access for all Compare health strategies of fresh and processed food Education for clients Willingness Workshops for growing foods, cooking and knowledge More education for young and old Compare cost of processed food and home prepared food Community based involvement: <ul style="list-style-type: none"> Early childhood Garden Schools, childcare Primary, high school Education Gardening Aged homes Mental health environment Broaden delivery of wholesale food to low income homes Providing cooking equipment, pots, knives etc. To support all people in growing their own fruit/vegetables Assist homes struggling or single parent households to plan and prepare meals Community gardens Cooking with at risk youth All mums having access to timely support and information to establish breast feeding Mums having access to good information as they introduce solids to babies whilst maintaining breastfeeding Healthy fruit and vegetables in schools Community gardens – learn to grow, have access and eat healthy food Education programs for parents/children on healthy eating

Group	Outcomes
Red	<ul style="list-style-type: none"> • Positive benefit for the local economy • Farmers would sell more produce in their community • Packaging and distribution • Roadside market stalls • Use of 'surplus' offered at affordable prices for low income • More secure income for farmers • Recognising and developing relevant food supply chains • Database - what exists and where at what price • Modern technology • Less waste of good food • More purchasing done by people • People would eat more fruit and vegetables • Making healthy choices would be easier • Kids learning good nutrition at home • Regular newsletters including recipe of the week – quick and easy being key • See food services where 'social' groups 'need' to go (en route) • More mobile food services and ordering – phone or internet • Fewer people presenting at medical centres • Reduced medical and hospital costs • Healthy, active children and adults • Greater human productivity = more for less • More people practicing what they know in nutrition • Active transport – healthier communities • Connectivity – public transport, bike pathways – reliable and cheap

Group	Outcomes
Brown	<ul style="list-style-type: none"> • Elderly and low socio-economic groups have well balanced diets • Equal opportunity and ability to access healthy food • Transport available to the markets • Public transport direct to retail centres/Farmers Markets • Comprehensive routes for public transport • Delivery of food to low socio-economic and elderly people • Have outlet for imperfect produce • Farmers Markets selling affordable produce • Food Coop – produce rejected by supermarkets due to oversize, undersize, quality etc. distributed to community rather than destroyed or sent off as animal fodder • Will have Swap Markets • Edible gardens • Community and backyard gardens make accessing affordable food easy • Markets available in more locations • Information sharing and research has created an environment for successful holistic approach to address issue • Increase in percentage of people eating RDI (recommended daily intake) of fresh fruit and vegetables • Low priced healthy food

Working well / Not working well

Group	Working Well	Not Working Well
Yellow	<ul style="list-style-type: none"> • Food on TV (promotion) • Community gardens at childcare/schools in the community • Turners Beach Community Garden (weeding for produce) • Supermarkets offering 'odd ones'/seconds • Seventh Day Adventist Church delivering to low income – purchased from wholesaler • Harvest Moon – supporting 2nd Bite à to food hub • Heaven's Kitchen / P.P. • 2nd Bite local warehouse in Formby Road, Devonport. • Hearty Meals – weekly Ulverstone • Online ordering – supermarkets • Local shops cheaper than big chains 	<ul style="list-style-type: none"> • Youth – not excited by healthy food • Quality and quantity varies with donations • Reliant on word of mouth to learn about opportunities • Community awareness and attitudes • Disconnected efforts: services, grants, programs • Seconds prices (at supermarkets) are high • Seventh Day Adventist Church has no contact in Central Coast. • Online ordering – not specials, delivery is not free

Group	Working Well	Not Working Well
Red	<ul style="list-style-type: none"> • Plenty of surplus food available • Australian/Tasmanian grown labels • Second Bite – donation – not wasting • Volunteers/community supplying healthy food • Food co-ops • Good examples – Devonfield • Community will and skills • Mersey-Leven Food Hub project • Today (process) • Leadership • Contribution to health outcomes a Tasmanian Government strategy 	<ul style="list-style-type: none"> • Waste (surplus) of locally grown food • Not exploring value-add opportunities (time poor farmers and producers) • Lack of enterprise around ‘Nature’s Grade’ (and surplus) that delivers a fair price to farmers • Good produce not being distributed • Volunteers have to purchase • Communication • Charity vs dignity (for some) • Good example (like Devonfield) doesn’t exist locally • Grant schemes require in-kind \$\$, strict selection, financial resources • Unsustainable projects • Disconnected efforts (e.g. volunteer groups)
Brown	<ul style="list-style-type: none"> • Food Shed – Community House • Large number of fruit and vegetable shops • Using/re-using food waste • Excess of produce 	<ul style="list-style-type: none"> • Fresh fruit and vegetables more expensive than Tasmania • Big two supermarkets – logistics chain, farmers price takers, economies of scale • Disconnect of effort • Isolated communities – result of funding dependencies • Cost involved in utilising excess produces • Burnt out volunteers • Distribution networks • Supply and demand – low demand for fresh produce • Community capacity dependent on welfare • Community attitude – must change to shift behaviour

Projects and Ideas

Group	Project / idea
Yellow	Small Community Cooperatives in local areas with no fresh produce shop to partner with Seventh Day Adventist Church and 2 nd Bite and Community House/school facility PLUS 'seconds' from farmers, private garden excess PLUS community garden (return to "Village" solution)
Red	<ul style="list-style-type: none"> • Mapping: <ul style="list-style-type: none"> • What is happening, who is doing what, how? • Healthy Tas • Spatially mapped – centralised database • Currently being done (W.I.P.) by MLFH • Community groups - engaged (and identified) • Identifying the opportunities • The village concept/model • 'Coalition of the willing' and able • Expand existing networks and efforts – resourced • Extension of MLFH e-Commerce platform to local community (households)
Brown	<ul style="list-style-type: none"> • Food Co-op • Alliance • Edible gardens / fruit orchids • Sourcing produce direct from producers • Lobby retailers in food deserts to stock fruit and veg – social responsibility

THEME: INCREASING KNOWLEDGE AND SKILLS IN GROWING, PREPARING, PURCHASING AND COOKING FOOD

What does success look like?

Growing	Preparing & cooking	Purchasing
<ul style="list-style-type: none"> Community gardens School garden or use of surplus stocks Speakers from garden clubs at clubs and schools Community gardens in local green spaces Keeping it simple, school plots, community plots in target areas Family vegetable gardens School gardens focus on kids We have plenty of food School veg patch and cook when ripe. Farm to plate education All schools with gardens eating what they grow Community garden working Development of chefs in growing processes Community gardens in neighbourhoods and suburbs Back yard poultry keeping Increased back yard veggie plots Community garden thriving Community compost system to assist growing Teach basic gardening concepts 	<ul style="list-style-type: none"> Community House cooking lessons Accessible classes in preparing quick nutritious meals Cooking classes Preparing simple veg dishes with healthy fats not harmful fats Awareness in school and community Community kitchens Community cooking classes – understand how to cook and prepare. Weekly meal prep and freeze Availability of time and resources in the house Edible and tasty with healthy focus Mum and two daughters sit down to healthy meal as part of busy life Specialised classes for low economic student / adults on preparing & cooking quick cheap meals Handouts of quick nutritious recipes at medical centres School education Children leaving school very aware of good nutrition Educate children who will transfer knowledge and encourage parents. Becomes natural not a chore More education in schools Do we know how to cook? More education in schools Kids leaving high school can cook basic meals 	<ul style="list-style-type: none"> Share the knowledge and show the way – lead by example Make good food choices easy Make parents and children aware The knowledge to identify produce and its characteristics, nutritional value and seasonal availability Purchasing from a farmer direct Markets Food veggie van Better access to food – mobile food vans What is good food as opposed to convenience = less healthy choices for cost effectiveness Pop Up grocer Competitive pricing on healthy food e.g. Maccas = \$10 Steak & fresh veg = \$20 home made Convenient availability of ready-made meals. Healthy prepared food readily available Available where you go about your daily life Junk available but not fresh so increase availability Get food distribution points into food deserts Need food hub, aggregate, sell and prepare food More direct from growers Low community knowledge of the benefit of eating well Increase in health awareness

Growing	Preparing & cooking	Purchasing
	<ul style="list-style-type: none"> • Meal planning • Reduction waste from cooking • Greater knowledge for households in cooking and storing food to reduce wastage • All primary and high schools have cooking classes as a big part of their curriculum • Schools teach cooking healthy food • Primary school and aged people have the ability to prepare basic food items • Education about preserving food • Adult training in cooking • Basic food preparation • Adult education • All children know how to cook healthy meals • Children will be taught in school about healthy eating and cooking • Healthy cooking within cooking classes • Group cooking sessions make a recipe each week • Greater awareness of produce and how to cook 	<ul style="list-style-type: none"> • Families eating healthier options • Education programs in budgeting and purchasing • Knowing what is good food to buy • Better food purchasing decisions • Gluten in food • All the community have access to healthy food choices and eating • Direct purchasing from a suppliers cooperative • Lower reliance on shops and supermarkets • Local farmers' produce available • Local grain fed beef readily available • Food trail showcasing local growers and suppliers

Working Well / Not working well

Working well	Not working well
<ul style="list-style-type: none"> • Good Samaritan law donating waste produce to charity • Farmers market • Local primary school activities • A lot of groups are doing good things • Heart E Meals Bridge of Life Church program • Neighbourhood house • Phone apps to reveal product information • Housing Choices putting in garden plots • Cents Scheme – time banking program enabling food distribution • School fruit breaks and water only policies • More people are becoming aware of healthy food • Men’s shed growing food and mentoring • School programs, eating well, sometimes food, kitchen gardens • Penguin gardens distribute surplus and also cook and distribute meals • U3A programs • Breast feeding association has good online information • Church healthy lifestyles seminars 	<ul style="list-style-type: none"> • Rules & regulations – use by dates • Understanding food labeling information • Education of public about food ingredients • Packaged food • Take away food • Knowledge about portion size • Food prep and cooking skills • Transport and accessibility • Effective advertising and marketing of healthy food choices • State and Commonwealth support of integrated approaches to address issues • Promoting grass root initiatives • Conflicting health messages about what is healthy • Desire for instant gratification • Families don’t know how to prepare • Reading difficulties • Some homes don’t have utensils, no pot or pans • Make assumptions that people know more than they do • Low knowledge of healthy food • Packaged food causes allergy reactions, go to doctor to get a pill to fix it • Quick fixes • Seasonal fluctuations in availability • Double handling across groups • No adult education classes • Prices

Desired outcomes

- Education of children and parents about nutritional values of food, product characteristics and cooking
- Increased skill in the preparation and cooking of healthy meals
- Food hubs as a one stop shop for distribution and learning about food
- The growing of vegetables in the community, at schools and at home
- The distribution of food, taking it to the people

Projects and Ideas

- Implementing a consistent and persistent awareness marketing campaign
- All schools and child care organisations having gardens and eating what they grow
- Focusing efforts on the whole community
- Having roving gardening experts helping schools and organisations
- Establishing community and market gardens including picking gardens
- Development of social enterprise activities to operate food hubs supported by philanthropy to provide multiple points of food distribution using existing locations
- Supporting the disengaged to become involved in gardening and food activities
- Working with existing organisations to extend distribution activities
- Using food hubs to show how quick and easy it is to cook and try food
- Neighbourhood houses to run cooking classes and freeze surplus food for later use
- Distribute recipes through church based meals programs
- Find out who is doing what and build connections
- Develop community gardens on private land where produce can be shared between the land owner, the growers and also be sold to the community to provide an incentive to be involved
- Integrate education into charity work
- Encourage backyard gardens with guides to how and what to grow
- Imbed community awareness about food and health into the norm
- Have top down and bottom up initiatives
- Food swapping of surplus produce
- Sharing economy approaches like 'Cents Less'
- Online trading
- Online directories of activities and opportunities
- Lobby state and commonwealth agencies to impose penalties
- School canteens preparing wholesome meals

Projects and Ideas *cont...*

- Work with children to develop preventative approaches
- Develop more understanding about what every group is doing and encourage cooperation
- Preserve seasonal produce
- Build in free education about food into farmers markets
- Use Centrelink to develop options to access benefits i.e. do a course rather than apply for a job
- Teach budgeting for family healthy living
- Make the right information accessible to all
- Get values right. How do you assign value to reject produce? Are we time poor when we make time to watch favourite TV shows?
- Find ways to increase the motivation of people to buy healthy foods. They have to want to do it.

Prepared by the Noa Group 4 April 2016
www.noagroup.com.au

ATTACHMENT 3

RESOURCES:

- Made Open Tasmania/ <https://tasmania.madeopen.com.au/>
- Site to Bite e-commerce platform/ <https://www.sitetobite.org.au/>



At The Health Crossroads: Which way do we go with food

Developing a Local Food Security Strategy for the Central Coast area

We are facing a challenging local issue. The Central Coast area produces quality, healthy food and at the same time our community experiences higher rates of preventable diseases (like obesity and heart disease) than elsewhere in Australia. We are aiming to increase the consumption and promotion of local produce, particularly fruit and vegetables so that everyone in our community has the opportunity to eat well and be well. This is the focus to be addressed in the Local Food Security Strategy. We face this dilemma **'At the Health Crossroads'** and want to work out **'Which way do we go with food'**. As someone who is part of, and could play a positive role in helping answer this question, we'd like you to be part of the process.

The Strategy will outline the types of things to be worked on in three areas: increasing knowledge and skills in growing, preparing, purchasing and cooking food; making healthy eating part of every aspect of community life; and accessing affordable, healthy food.

The implementation and success of the Strategy will depend on individuals and groups in our community working around a common purpose, and joining projects in their local area.

A great way to create a network, or coalition of people who are part of, and play a positive role in creating sustainable social change is joining the **Made Open - Central Coast Council Local Food Security 'Group'**. We can send emails to group members, share new ideas and discuss new projects.

Unlike other online platforms, we can use Made Open to create projects. It also enables us to pull together resources such as volunteers, materials or funding as well as assigning project tasks. At any stage, we can post questions to the Made Open community, who may be able to help and this also promotes our projects and initiatives. Send a message to 'connect' with, and join the Group by visiting:

http://tasmania.madeopen.com.au/group/Central_Coast_Council_Local_Food_Security_Strategy



Tasmania

Change the world you live in

What is Made Open Tasmania?

Made Open Tasmania is a social network for social good.

A place where individuals, communities and organisations come together to make positive change.

A simple sign up allows you to make connections with like-minded people, join conversations that match your interests and share ideas.

It's easy to start a project and form project teams.

Simply give your project a name, describe its objective and request the time, money or materials you need to make it happen.

Made Open guides you through the process of pitching your project to the crowd and keeps track of activity as people pledge their support.

So why wait for someone else to make a difference?

Open you mind and make positive change in our community.

Why use Made Open?

- Crowdsource time, money and materials.
- No commission taken from crowdfunded projects.
- Make connections, form project teams and share ideas.
- Start polls to canvas the opinion on topics that matter.
- Get involved in local projects or those further a field that you believe in.
- Set tasks for you and your team.
- Create events to bring like minded people together.



MADEOPEN
Tasmania

<https://tasmania.madeopen.com.au/>

Ask for ideas



"With the high incidence of preventable diseases in the Central Coast area, how can we increase the consumption of fresh fruit and vegetables?"

Health & care

Home & community

Education

Business & economy

Start a project



Community Garden

We are setting up a Community Garden that teaches people how to grow nutritious food that can be taken home to cook healthy meals for their families.

Volunteers

☐ No ☒ Yes

Name of task

Garden

Target

15

Materials

☐ No ☒ Yes

Name of item

Shovels

How many

4

Money

☐ No ☒ Yes

Amount

Set up payment

\$ 1000

Make connections



Maybe we could set up a place where people could bring extra fruit and vegetables they have grown and swap it with other produce that was grown in excess.

I think doing an education campaign around the importance of fruit and vegetables in peoples diets, particularly for children is important.



What about a Community Garden? A place where people can learn to grow fruit and vegetables, as well reaping the rewards of their efforts. It also brings all sorts of people together.

Pledge to



Great! What can you help with?

Community Garden

1

7 volunteers

target 15

17 materials pledged

target 29

\$650 pledged

target \$1000.00

Make a difference



For more information contact



Heidi Willard
Strategy & Policy Officer
Central Coast Council



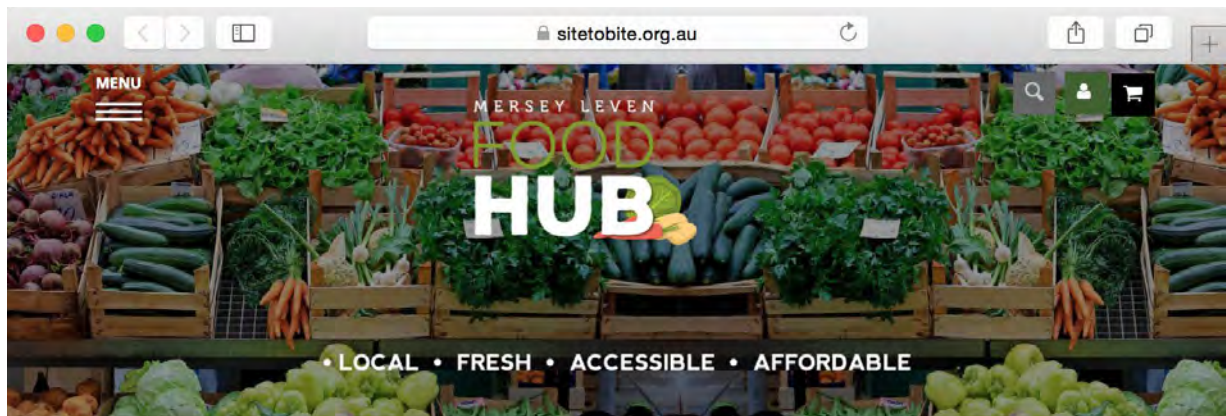
heidi.willard@centralcoast.tas.gov.au



03 6429 8917



**CENTRAL COAST
COUNCIL**



PRODUCERS

J & A Brandsema

Veggie Box


All producers

CATEGORY

Fruit

Vegetables


FEATURED PRODUCTS



Community Box

\$35.00


ADD TO CART



Cherry Tomatoes 2kg box

\$19.55

ADD TO CART



Angel Tomatoes 2kg box

\$27.60

ADD TO CART

• LOCAL • FRESH • ACCESSIBLE • AFFORDABLE

Shop Information

- + About your order
- + Compare list
- + Contact us
- + Refund Policy
- + Returns
- + Shipping
- + Simatech Detail
- + Terms of use
- + Producer's Login



**Healthy Food
Access Tasmania**

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Central Coast Council

List of Development Applications Determined

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

Application Number	Property Address	Development Application Type	Description of Proposed Use	Application Date	Decision Date	Day Determined
DA215168	9a Revell Lane Penguin 7316	Discretionary Development Application	Residential (dwelling) and outbuildings (shed and two containers)	21-Mar-2016	02-May-2016	26
DA215171	47 Alexandra Road Ulverstone 7315	Discretionary Development Application	Residential (multiple dwellings)	04-Apr-2016	19-May-2016	28
DA215170	27 Blackwood Road Ulverstone 7315	Discretionary Development Application	Residential (dwelling extension) and outbuildings (carport, shed extension and new shed)	05-Apr-2016	10-May-2016	22
DA215174	1456 South Riana Road Gunns Plains 7316	Discretionary Development Application	Residential (outbuilding)	13-Apr-2016	10-May-2016	23
DA215016-1	28 Alexandra Road Ulverstone 7315	Discretionary Development Application	Residential (multiple dwellings)	18-Apr-2016	09-May-2016	4
DA215179	57 Casey Street South Leith 7315	Discretionary Development Application	Residential (dwelling and outbuilding - garage)	22-Apr-2016	27-May-2016	34
DA215140-3	1A Main Road Penguin 7316	Discretionary Development Application	Subdivision	22-Apr-2016	09-May-2016	0
DA215188	1 Starlight Court Ulverstone 7315	Discretionary Development Application	Residential (dwelling and outbuilding - shed)	26-Apr-2016	18-May-2016	14
DA215184	27 Coroneagh Street Penguin 7316	Discretionary Development Application	Residential (dwelling extension and outbuilding - garage)	27-Apr-2016	23-May-2016	26
DA215175	14 George Street Ulverstone 7315	Discretionary Development Application	Residential (outbuilding)	28-Apr-2016	24-May-2016	25
DA215125	17 Creamery Road Sulphur Creek 7316	Permitted Development Application	Residential (shed)	04-May-2016	19-May-2016	1

**SCHEDULE OF STATUTORY DETERMINATIONS
MADE UNDER DELEGATION**

Period: 1 May 2016 to 31 May 2016

Building Approvals – 16

<i>Type</i>	<i>No.</i>	<i>Total Value (\$)</i>
Dwellings	6	1,665,000
Flats/Units	3	435,000
Additions/Alterations	7	498,092
Outbuildings	1	31,263
Other	1	165,000
The estimated cost of building works totalled		<u>\$2,794,355</u>

Amended Building and Plumbing Permits – 2

Minor Works Applications – 3

Plumbing Permits – 16

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

Food Business registrations (renewals) – 12

Food Business registrations – 1

Temporary Food Business registrations – 3

Temporary 12 month Food Business Registrations – 1



Cor Vander Vlist
DIRECTOR COMMUNITY SERVICES

Local Government



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

APPLICATION FOR PLANNING PERMIT

A planning application has been made for the following proposal:

Application No: PA2016.0070
Proposal: Residential (garage/store) - assessment against performance criteria under clauses 13.4.1, 13.4.2 & 13.4.3
Address: 30 Laycock Road, Spreyton

The application can be viewed at the Council offices or on Council's website. Section 57(5) of the Land Use Planning and Approvals Act 1993 provides that representations can be made in writing to the undersigned at PO Box 604, Devonport or council@devonport.tas.gov.au by close of business on 27/5/2016.

Paul West
GENERAL MANAGER

TEMPORARY WALKING TRACK CLOSURE

Please note that a section of the Inglis River walking track has been closed until further notice due to safety concerns. The section of track that has been closed is between the Inglis River and Gibbons Street, adjacent to Big Creek. Council apologises for any inconvenience. Please contact Council's Engineering Department on 6443 8351 for further information.

APPLICATION FOR PLANNING PERMIT

Notice is given that an application has been made for the following discretionary permit:

No: DA 51/2016
Location: 2 Ward Street, Wynyard
Applicant: G M & L B Baker
Zoning: General Residential
Use Class: Residential
Proposal: Outbuilding (BBQ Shelter)
Discretionary Matter: Setbacks and building envelope for all dwellings (10.4.2 P3)

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.warwyn.tas.gov.au. Any person who wishes to make representations in accordance with the Land Use Planning and Approvals 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@warwyn.tas.gov.au by Monday 30th May, 2016.

Dated at Wynyard this 14th day of May 2016

Michael Stretton
General Manager
PO Box 168
Wynyard 7325



Local Government



19 King Edward Street
Ulverstone Tasmania 7315
Tel. 03 6429 6900
Fax 03 6425 1224
www.centralcoast.tas.gov.au

NOTICE OF DOG REGISTRATION AND OTHER FEES 2016-2017

Notice is given that dog registration fees have been fixed by the Council for the financial year 1 July 2016 to 30 June 2017 in respect of all dogs over the age of six months, at the following rates:

PARTICULARS	IF PAID BY 31 JULY 2016 \$	IF PAID AFTER 31 JULY 2016 \$
Male/female dog	53.00	96.00
*Working dog	31.00	55.00
*Purebred dog		
*Greyhound		
*Hunting dog (*As defined and production of evidence required)		
Pensioner's dog (One dog only - Production of evidence required)	26.00	31.00
Sterilised dog (Production of evidence required)	31.00	42.00
Guide/hearing/ companion dog	Nil	Nil
Declared Dangerous Dog	250.00	300.00
Discounts: *Obedience Certificate (*Production of evidence required)	1.00	1.00

Additionally, the following fees have also been fixed:

PARTICULARS	\$
Detention of dog (per day) plus	45.00
Impounding fee (1*impoundment)	25.00
Impounding fee (subsequent)	75.00
Investigation of nuisance complaint	25.00
Kennel Licence application - 3 dogs or more	120.00
Kennel Licence renewal	50.00 per year
Replacement tag	5.00 each
Dangerous dog collar	Purchase price + 5% admin. fee & GST
Dangerous dog sign	Purchase price + 5% admin. fee & GST

All dogs aged over six months must be registered with the Council. Registration application forms will be mailed to owners of currently registered dogs.

Forms for new registrations can be obtained from the Customer Service Officers at the Administration Centre,

19 King Edward Street, Ulverstone and the Service Centre, 78 Main Road, Penguin or the Council's website.

Applications should contain all required particulars and be accompanied by the appropriate registration fee.

APPLICATION FOR PLANNING PERMIT

S.57 Land Use Planning and Approvals Act 1993. The following application has been received:

Location: 468 West Pine Road, West Pine
Proposal: Visitor accommodation (expansion to accommodate 20 people and building additions and alterations) - discretionary use and variations to minimum site area and frontage setback standards

Application No.: DA215177

The application 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 application (in accordance with s.57(5) of the Act) by writing to the General Manager, Central Coast Council, PO Box 220, Ulverstone 7315 or by email to admin@centralcoast.tas.gov.au and quoting the Application No. Representations must be made on or before 28 May 2016.

COMBINED APPLICATION FOR A PLANNING SCHEME AMENDMENT AND PLANNING PERMIT - S.43A OF THE LAND USE PLANNING AND APPROVALS ACT 1993

CENTRAL COAST INTERIM PLANNING SCHEME 2013

Notice is hereby given that the Council has initiated and certified a combined draft Amendment 1/2016 to the Central Coast Interim Planning Scheme 2013 and development application comprising:

- Rezoning of land at 105, 125 and 145 Ironcliff Road, Penguin from General Residential to Recreation;
- Consolidation of portions of the land identified as 105, 125 and 145 Ironcliff Road, Penguin - CT156416/1, CT229242/8, CT11610/1, CT41504/1, CT11612/2, CT156418/1, CT158281/2, CT22618/1 and CT227352/1; and
- Development of a sports complex over the land comprising an oval, community pavilion (clubrooms), car parking, landscaping and refurbishment of the existing Penguin District School oval.

The draft Planning Scheme Amendment and draft Permit 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.

In accordance with s.39(1) of the Land Use Planning and Approvals Act 1993 representations in relation to the draft Amendment and Permit may be submitted to the General Manager, Central Coast Council, PO Box 220, Ulverstone 7315 or by email to admin@centralcoast.tas.gov.au quoting Application No. DA215101. Representations must be made on or before 11 June 2016.

Dated at Ulverstone this 12th day of May 2016.

SANDRA AYTON
General Manager

Local Government

LATROBE COUNCIL

APPLICATIONS FOR PLANNING PERMITS

The following applications have been received under Section 57 of the Land Use Planning and Approvals Act 1993:

Application No.: DA 68/2016
Site: 4 Phillips Court, Latrobe (CT 170965/1)
Proposal: Proposed 3 lot subdivision with reliance on Performance Criteria under the General Residential zone provisions
Application No.: DA 70/2016
Site: 40 Freer Street, Shearwater
Proposal: Proposed change of use to a dwelling and additions with reliance on Performance Criteria under the General Residential zone provisions (reduced setback)

The applications and associated materials will be available for inspection at the Council office during normal office hours or at www.latrobe.tas.gov.au for a period of 14 days from the date of publication of this notice. During this time any person may make representation in relation to the proposals by letter addressed to the General Manager or email addressed to council@latrobe.tas.gov.au. Dated at Latrobe this 14th day of May 2016.
Gerald Monson
General Manager

Public Notices



MOUNTAIN HEIGHTS SCHOOL ASSOCIATION

Notice is hereby given that the Annual General Meeting of the Mountain Heights School Association will be held on Thursday 28 July 2016 at 7pm at Mountain Height School, Conlan Street Queenstown.

All members of the Mountain Heights School community are welcome to attend the meeting.

Nominations for (3) three Parent Members, (4) four Staff Members and (1) one Community Member of the Association members are open. The nomination must be proposed and seconded in writing as per the authorised School Association member nomination form. The nomination form is available from the school administration office or by emailing a request to the Returning Officer at kaz.rattenbury@education.tas.gov.au

Nominations must be received by the Returning Officer at Mountain Heights School PO Box 399 (Conlan Street), Queenstown TAS 7460 prior to 3pm Monday 13 June 2016.

Kaz Rattenbury
RETURNING OFFICER

TA188999

DRAFT ROAD NETWORK STRATEGY INVITATION TO COMMENT

Burnie City Council has developed a Draft Road Network Strategy and we are now seeking public comment on this strategy.

The strategy can be downloaded from Council's website www.burnie.net, or copies are available at Council's City Offices, 80 Wilson Street, Burnie.

Comments must be made in writing and forwarded to the General Manager, PO Box 973, Burnie TAS 7320 or emailed to burnie@burnie.net.

Submissions must be received by Friday 27 May 2016.

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 2016/3
Site: 213 Mount Street UPPER BURNIE CT 61001/2
Proposal: Additions to Single Dwelling
Discretionary Matter: Reliant on performance criteria for grant permit - Clause 10.4.2 Setbacks and building envelope for all dwellings (P3)

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 30 May 2016.

Dated: 14 May 2016
Andrew Wardlaw
GENERAL MANAGER

TA1889207

www.burnie.net



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nabo.com.au



Local Government

LATROBE COUNCIL

The following application has been received under Section 57 of the Land Use Planning & Approvals Act 1993:

Application No.: DA 72/2016
Site: 21 Broadwater Court, Shearwater
Proposal: Proposed dwelling with reliance on Performance Criteria under the General Residential zone (reduced setback & location of private open space)

The application and associated materials will be available for inspection at the Council office during normal office hours or at www.latrobe.tas.gov.au for a period of 14 days from the date of publication of this notice. During this time any person may make representation in relation to the proposals by letter addressed to the General Manager or email addressed to council@latrobe.tas.gov.au

Dated at Latrobe this 21st day of May 2016.

Gerald Monson
General Manager

Public Notices



SPECIAL GENERAL MEETING

Notice is hereby given that a Special General Meeting of Headway North West Tasmania Inc will be held on:

DATE: Thursday, June 23, 2016.
TIME: 5.30pm.

VENUE: MI Fellowship, Office 2, Level 1, 41 Mount Street, Burnie.

AGENDA: 1. Dissolution of Association for purpose of amalgamation.

SIGNED: Gerard Moore, Public Officer.

Public Notices

NOTICE OF ANNUAL GENERAL MEETING

Notice is hereby given that the AGM of the Tasmanian Association of Police and Community Youth Clubs Incorporated will be held on Friday, 17th June at 10am at Launceston PCYC (146 Abbott Street, Newstead)

Agenda:
 1. Confirm the minutes of the last preceding AGM
 2. Receive Financial Reports
 3. Election of Life Members
 4. Voting by members on proposed new Constitution
 All members welcome.
Signed: Cassandra Ogden
President
TAPCYC.

Public Notices

LIQUOR LICENCE APPLICATION

An application for a special liquor licence has been lodged with the Commissioner for Licensing by Li Yan Ma Croessey for the premises at Shop 5 / 25 King Edward Street, Ulverstone TAS 7315.

Further details in respect of the application may be obtained by contacting the Liquor and Gaming Branch, on telephone (03) 6777 2777.

Any representation in respect of the application must be made in writing by no later than Friday, 3 June 2016 to Commissioner for Licensing, PO Box 972, LAUNCESTON TAS 7250 or email licensing@treasury.tas.gov.au

Public Notices

Public Notices

Sheffield Bowls Club

AGM Sunday, June 5, 10am, Masonic Lodge. All members please attend.

PLEATING Styles & Workwear. Building Sold. 20% off most stock. Everything to be sold. 6427 0255.

Fireworks Public Display

From 7.30pm to 8pm Saturday, May 28, 2016. 124 Warrington Road, Preston.

Public Notices



Table Cape Primary School Association Nominations are called for the election of:

Two (2) Parent Representatives of the School Association Committee (you are eligible to stand for election if you are a parent or legal guardian of a Table Cape Primary School student).

• Nomination forms are available from the Table Cape Primary School office.
 • Nominations close at 3pm on Wednesday 1 June, 2016.

If an election is needed, voting will be conducted on Tuesday 14 and Wednesday 15 June.

The Table Cape Primary School Association Annual General Meeting will be held at 7pm on Tuesday 21 June, 2016, followed by our first meeting for the new committee at 7.15pm.

For further information please contact:
 Lynda Guest on 6442 3377 or lynda.guest@education.tas.gov.au
RETURNING OFFICER

Table Cape Primary School
Department of Education



Local Government



CENTRAL COAST COUNCIL

NOTICE OF SPECIAL MEETING

Notice is given of a special meeting of the Council which will be held in the Council Chamber at the Administration Centre, 19 King Edward Street, Ulverstone, on Monday, 30 May 2016, commencing at 6.00pm.

Unless otherwise closed to deal with confidential matters, the meeting will be open to the public. It is unlikely that any part of the meeting will be a closed meeting. Please note that the public gallery is limited to approximately 30 seats.

The purpose of the meeting is to consider:

- TasWater - External funding proposal;
- Council acting as a planning authority;
- Residential (dwelling and outbuilding - garage) - variation to side boundaries at 193 Allport Street East, Leith - Application No. DA215176; and
- General retail and hire (adult clothing, adult interior design items and adult novelties) - variation to standards for car parking, provision for one small rigid truck space, passenger vehicle pick-up and set-down facility, and length of building wall at 21 Reibey Street, Ulverstone - Application No. DA215189.

The agenda and any associated reports and documents will be available at the Administration Centre, 19 King Edward Street, Ulverstone and at the Service Centre, 78 Main Road, Penguin from Thursday, 26 May 2016.

A copy of the agenda can be obtained free of charge and copies of reports and associated documents can be inspected at the Administration and Service Centres.

The agenda can also be accessed on the Council's website at www.centralcoast.tas.gov.au.

TEMPORARY ROAD CLOSURES

McDonald Street, Ulverstone

Notice is given that McDonald Street, Ulverstone will be closed to through traffic from Monday, 23 May until Thursday, 2 June 2016 due to roadworks.

Residents directly affected have been notified.

The Council regrets any inconvenience caused by the work.

Rotary Youth Driver Road Safety Awareness Program

Notice is given that

- Clayton Road from Maskells Road to Camp Clayton entrance;

will be closed to vehicles, other than emergency vehicles, from 9.30am to 2.00pm on:

- Monday, 30 May and Tuesday, 31 May;
- Wednesday, 1 June and Thursday, 2 June;
- Tuesday, 14 June and Wednesday, 15 June;
- Thursday, 16 June and Friday, 17 June;

for the purpose of staging a Youth Driver Road Safety Awareness Program.

No vehicles are to remain parked in this area during the closure.

HOBBS PARADE REHABILITATION

Rehabilitation works, including, but not limited to, footpath and kerb replacement, landscaping and road resurfacing, in Hobbs Parade, West Ulverstone between Tasma Parade and Queen Street, will commence shortly.

Drawings will be available for viewing until Friday, 3 June 2016 at the Administration Centre, 19 King Edward Street, Ulverstone with information also available on the Council's website at www.centralcoast.tas.gov.au

For further information, please contact the Infrastructure Services Department on tel. 6429 8970.

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:** 59 Etchells Road, Cuprona
Proposal: Residential (dwelling additions as constructed) - addition to a dwelling in the Rural Resource zone and variation to side setback and distance from agricultural land standards.

Application No.: DA215146

- Location:** 179 Maxfields Road, South Nietta; road reserves at Loongana Road, Loongana and Maxfields Road, South Nietta; Jean Brook and Nietta Creek and riparian land.
Proposal: Utilities (water transfer infrastructure, including pump house, pipeline, penstock and turbine house)

Application No.: DA215173

- Location:** 3 Maxwell Street, Ulverstone
Proposal: Residential (dwelling and outbuilding) - variation to side boundary setbacks.

Application No.: DA215196

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 application (in accordance with s.57(5) of the Act) by writing to the General Manager, Central Coast Council, PO Box 220, Ulverstone 7315 or by email to admin@centralcoast.tas.gov.au and quoting the Application No. Representations must be made on or before 4 June 2016.

COMBINED APPLICATION FOR A PLANNING SCHEME AMENDMENT AND PLANNING PERMIT - S.43A OF THE LAND USE PLANNING AND APPROVALS ACT 1993

CENTRAL COAST INTERIM PLANNING SCHEME 2013

Notice is hereby given that the Council has initiated and certified a combined draft Amendment 1/2016 to the Central Coast Interim Planning Scheme 2013 and development application comprising:

- Rezoning of land at 105, 125 and 145 Ironcliff Road, Penguin from General Residential to Recreation;
- Consolidation of portions of the land identified as 105, 125 and 145 Ironcliff Road, Penguin - CT156416/1, CT229242/8, CT11610/1, CT41504/1, CT11612/2, CT156418/1, CT158281/2, CT222618/1 and CT227352/1; and
- Development of a sports complex over the land comprising an oval, community pavilion (clubrooms), car parking, landscaping and refurbishment of the existing Penguin District School oval.

The draft Planning Scheme Amendment and draft Permit 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.

In accordance with s.39(1) of the Land Use Planning and Approvals Act 1993 representations in relation to the draft Amendment and Permit may be submitted to the General Manager, Central Coast Council, PO Box 220, Ulverstone 7315 or by email to admin@centralcoast.tas.gov.au quoting Application No. DA215101. Representations must be made on or before 11 June 2016.

Dated at Ulverstone 19th day of May 2016.

SANDRA AYTON
General Manager

NOTICE OF ADVERTISEMENT
DEPARTMENT OF PRIMARY INDUSTRIES,
PARKS, WATER AND ENVIRONMENT
LAND TITLES OFFICE
NEW CERTIFICATE OF TITLE

NOTICE is given that the Recorder of Titles intends, after the expiration of fourteen days, to issue a new Certificate of Title pursuant to Section 35 of the Land Titles Act 1980 to replace Certificate of Title Volume 37446 Folio 1 in the name of TRICON RESTAURANTS AUSTRALIA PTY LTD to the land situate in the City of BURNIE which is declared to have been lost, mislaid or destroyed.

Application No. E37074

ALICE KAWA

Recorder of Titles

Inserted by: Eakin McCaffery & Cox

(Solicitors for the Applicant)

Local Government

LATROBE COUNCIL

LATROBE INTERIM PLANNING SCHEME 2013
AMENDMENT NOS. 02/15 & 04/15
DEVELOPMENT PERMIT DA 184/2015

Notice is hereby given that the Tasmanian Planning Commission has granted approval to Amendment 02/15 pursuant to section 42 and Amendment 04/15 pursuant to sections 41(ab) & 42 of the former provisions of the Land Use and Planning Approval Act 1993.

Amendment 02/15 rezoned land contained in Certificate of Title 165535/5 and located in Burgess Link, Shearwater from Local Business to General Residential.

Amendment 04/15 rezoned land contained in Certificate of Title 162285/1 and located at 37 Speedway Drive, Latrobe from Light Industrial to Particular Purpose Zone 2 - Latrobe Speedway Site and inserted a site specific set of standards, for use and development of this land, as Clause 33.0 into Part D of the Planning Scheme.

In accordance with section 42(3)(d) of the Act, Council gives notice that Amendment 02/15 came into operation on 15 April 2016 and Amendment 04/15 came into operation on 10 May 2016.

Development Permit 184/2015 gives consent, subject to conditions, to a paintball facility at 37 Speedway Drive, Latrobe.

The amendments and permit are available for perusal at the Latrobe Council Office, 170 Gilbert Street, Latrobe between the office hours of 8.00 am and 4.30 pm Monday to Friday.

Dated at Latrobe this 21 May 2016.

Gerald Monson
General Manager



Local Government

FREDERICK STREET RESERVE
TREE HEIGHT REDUCTION

Notice is given that contractors will be commencing height reduction work on trees at Frederick Street Reserve which have been identified by the Civil Aviation Safety Authority as being in the flight path of the Burnie Airport. Works will take place from 8am Monday 23 May 2016 until 5pm Friday 27 May 2016, subject to favourable weather conditions. Enquiries may be directed to Engineering Admin on 6443 8351.

APPLICATIONS FOR PLANNING PERMITS

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

No: DA 46/2016
Location: 127 Calder Road, Wynyard
Applicant: A G & E L Courtney
Zoning: Rural Living
Use Class: Residential
Proposal: Outbuilding (Shed)
Discretionary Matter: Suitability of a site or lot for use or development (13.4.1 P2, P3 & P4)

No: DA 54/2016
Location: 20 Alberts Road, Somerset
Applicant: M Potter, Potter Projects
Zoning: Rural Living
Use Class: Residential
Proposal: Outbuilding (Shed) including Home-Based Business
Discretionary Matter: Suitability of a site or lot for use or development (13.4.1 P1) & Location and configuration of development (13.4.3 P2 & P3)

No: DA 57/2016
Location: 16 Ward Street, Wynyard
Applicant: Abel Drafting Services
Zoning: General Residential
Use Class: Residential
Proposal: Outbuilding (Shed)
Discretionary Matter: Setbacks and building envelope for all dwellings (10.4.2 P3)

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.warwyn.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@warwyn.tas.gov.au by Monday 6th June, 2016.

Dated at Wynyard this 21st day of May 2016

Michael Stretton
General Manager
PO Box 168
Wynyard 7325



TA189303



Annexure 2

Bill & Leonie Wynwood
24 Dial Road,
PENGUIN 7316

20 May 2016

CENTRAL COAST COUNCIL

Division Planning
Rec'd 27 MAY 2016
File No DA215101
Doc. Id 232045

Dear Ms Ayton

APPLICATION FOR PLANNING PERMIT UNDER S. 43A LAND USE AND PLANNING APPROVALS ACT 1993 105, 125 AND 145 IRONCLIFFE ROAD, PENGUIN

Thank you for your letter of 6 May inviting our comments regarding DA 215101.

The aspect of this proposal which we wish to comment upon is the general traffic situation in the surrounding area, namely along Dial Road and Recreation Drive between Dial Road and the entrance to the car park adjacent to the Dial Regional Sports Club.

The topography along those sections of street is such that along Dial Road south of the junction with South Road, there is a long and moderate incline, falling towards the golf course. Adjacent to the golf course, Recreation Drive rises from Dial Road, enroute to Ironcliffe Road, with the section between Dial Road and the car park entrance being very steep.

We have lived in this area for almost thirty years, and we consider that many or most residents in the area regard this section of roadway as potentially dangerous. Among the factors which, we believe, contribute to this danger are;

- The fact that this section of road represents the route most used by vehicles moving to and from the Bass Highway or the eastern section of the town to access the two schools, the sporting complex, the Sports Centre Car Park and the recreational and rural areas serviced by Ironcliffe Road;
- The fact that this section of road is regularly used by heavy vehicles, including farm trucks, B double trucks, buses and large machines such as pea harvesters and tractors towing farm implements;
- The steepness of the descent of Recreation Drive traveling east down to the T junction with Dial Road;

- The relative narrowness of the steep section of Recreation Drive with the ground immediately to the north (left side) of the descending lane, rising as a bank above the roadway, thus denying a descending heavy vehicle in difficulties any opportunity to move off the carriageway to seek to control the problem;
- The existence of higher ground together with trees and other vegetation along the northern edge of the steep section, the effect being to shield the road surface from direct sunlight. This means that on many days each year the descending carriageway of the steep section remains either wet or frosty for longer periods than drivers might normally expect; and
- The close proximity to that T junction, in fact opposite to the steep section of Recreation Drive, of a private residence as well as a Child Care Centre. The latter is located on the eastern side of Dial Road almost directly in line with Recreation Drive, and separated by a small vacant block adjoining the intersection.


Along with others living in this area, we had hoped and expected that these potential dangers would be recognized, and that, in time, opportunities would arise to alleviate them by developing a public street along the level route from Recreation Drive, past the tennis courts, through the unused area (now bushland) and emerging along Commonwealth Court onto South Road.

The application now presented makes no provision to address these issues, and it seems clear that should the proposed development proceed without modification, this community will probably have lost forever any feasible opportunity to address them.

Members of Council may recall an incident in Brooklyn, Burnie, I think in the early nineties, in which a pea harvester descending Surrey Road left the roadway and demolished a house, killing the occupant. We have no desire to see such a scenario here, and to the extent that there remains an opportunity to factor these concerns into the progress of this application, we would urge Council to do so.

Can we take this opportunity to thank Council for the opportunity to offer comments and for your consideration of them in due course.

Yours sincerely



Bill Wynwood

Annexure 1



Site location - 468 West Pine Road, West Pine (boundary approximation only) - source Google Maps - imagery 2016

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 DA215177

APPLICANT DETAILS

Applicant Name Graeme Charles Cure
Postal Address 450 West Pine Road
PENGUIN TAS 7316
Phone(B) Phone(H) Mobile 0418141677 Fax

OWNER DETAILS

Owner/Authority Name Delwyn Anne Cure, Graeme Charles Cure
Address 450 West Pine Road
PENGUIN TAS 7316

DEVELOPMENT APPLICATION DETAILS

Property Address 468 West Pine Road
West Pine 7316
Title Reference 161363/1
Zone(s) Rural Resource [Central Coast Interim Planning Scheme 2013]

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

Present Use Visitor Accommodation
Proposal (intended use) Visitor accommodation
Development Type Discretionary Permit Area >250m2
Estimated Value of Development N/A

Building Application No
Are all Documents Attached? (Refer to Application Checklist) 5 document(s) Not submitted (Refer Checklist)

Existing Floor Area Area: 3,194.00 m2
New or Additional Floor Area Area: 3,194.00 m2

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: 9 MAY 2016

Application No: DA215177

Doc. ID: 231196



Application Number: DA215177

NON-RESIDENTIAL DEVELOPMENT/USE

Hours of Operation	Monday/Friday	8:30 N/A 8P to	8:30 N/A 8P
	Saturday	8:30 N/A 8P to	8:30 N/A 8P
	Sunday	8:30 N/A 8P to	8:30 N/A 8P
Number of Car Parking (Existing)	10	Number of Employees (Existing)	2
Number of Car Parking (Additional)	10 total	Number of Employees (Additional)	
Type of Machinery Installed	N/A		
Details of Trade Waste and Method of Disposal	On Site Sewerage System (SEAM)		

APPLICANT DECLARATION

YOUR DECLARATION - To be completed by all applicants.

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

if incomplete, the application may be delayed or rejected.

more information may be requested within 21 days of lodgement.

PUBLIC ACCESS TO DISCRETIONARY PLANNING DOCUMENTS

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

OWNERS NOTIFICATION

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

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

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

Name (Print):
Applicant: Graeme Cove

Signed:

Date:

7-Apr-16

Jesse Walker
Team Leader
Crown Land Services
(Unit Manager Policy
and Projects)

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
161363	1
EDITION	DATE OF ISSUE
1	07-Apr-2011

SEARCH DATE : 05-Apr-2016

SEARCH TIME : 03.10 PM

DESCRIPTION OF LAND

Parish of STOWPORT Land District of DEVON

Lot 1 on Sealed Plan 161363

Derivation : Part of Lot 6162, 316A-3R-0P Ctd. to James Cowle

Prior CTs 219839/1 and 20315/7

SCHEDULE 1

B421468 & M217305 TRANSFER to GRAEME CHARLES CURE and DELWYN ANNE CURE Registered 18-Mar-2009 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP161363 FENCING COVENANT in Schedule of Easements

SP 20315 FENCING COVENANT in Schedule of Easements

C374420 MORTGAGE to Australia and New Zealand Banking Group Limited Registered 28-Jun-2002 at 12.01 PM

C597568 MORTGAGE to Australia and New Zealand Banking Group Limited Registered 01-Dec-2004 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: - 9 MAY 2016

Application No: DA215177

Doc. ID: 231196

sb

OWNER Delwyn Anne Cure & Graeme Charles Cure.		PLAN OF SURVEY		Registered Number SP161363	
FOLIO REFERENCE C.T.219839/1 C.T.20315/7		BY SURVEYOR Adrian Wade Eberhardt of PEACOCK, DARCEY & ANDERSON PTY LTD SURVEYORS, ENGINEERS & PLANNERS 5 QUEEN STREET, DUNEDIN		APPROVED EFFECTIVE FROM 7 APR 2011 <i>Alice Kawa</i> Recorder of Titles	
GRANTEE Part of Lot 6162, 316A-3R-0P, Gtd. to James Cowle.		LOCATION LAND DISTRICT OF DEVON PARISH OF STOWPORT		SCALE 1: 1500 LENGTHS IN METRES SURVEYORS REF. 14825	
MAPSHEET MUNICIPAL CODE No (4044)	104	LAST UPI No 5702622	LAST PLAN No P219839 SP20315	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

Map details:
 - Roads: DAVEYS ROAD, PINE ROAD, BONNEYS ROAD, WEST.
 - Lot 1: 2897m², (160/200) (P219839), (10/61)LO.
 - Lot 2: 2.536ha, (126/300).
 - Bearings and Distances: 100°45'20" 247.95, 115°22'40" 73.75, 10° 232.59, 145.49, 40", 17", 6°, 83.73, 91.39, 236°.
 - Surrounding parcels: (SP44376), (D33486), (SP44376), (SP27922), (D19333), (D16455), (P243861), (D25856), (P239951).
 - Stamp: CENTRAL COAST COUNCIL DEVELOPMENT & REGULATORY SERVICES
 Received: - 9 MAY 2016
 Application No: DA215177
 Doc. ID: 231196
 Council Delegate: Nandha Sultana
 Date: 5/4/2011

SHEET 1 OF 1 SHEETS

Registered Member

SP 169899

SURVEY CERTIFICATE

† Adrian Wade Eberhardt. At Penguin.

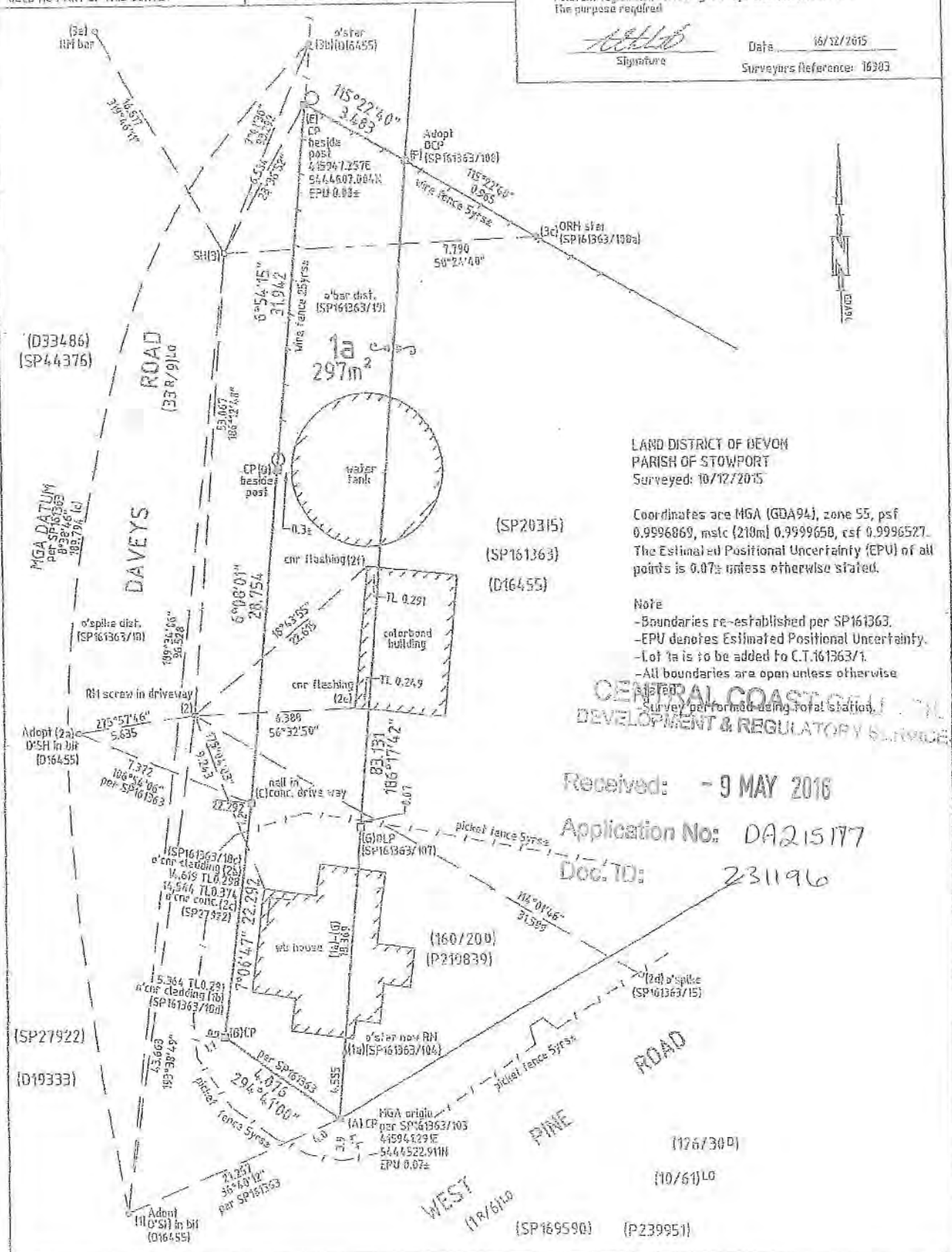
and the survey notes have been truly compiled from surveys made by me or made under my supervision; and
that this survey and accompanying survey notes comply with relevant legislation affecting surveys and are correct for the purpose required.

Date: 05/22/2015

Surveyors reference: 16203

CROSS REFERENCE PLAN NUMBERS
USED AS PART OF THIS SURVEY

DESCRIBE BY REPORT THE EVIDENCE
USED TO DETERMINE BOUNDARIES



LAND DISTRICT OF DEVON
PARISH OF STOWPORT
Surveyed: 10/12/2015

Coordinates are MGA (GDA94), zone 55, psf
0.9996869, mslc {210m} 0.9999658, tsf 0.9996527.
The Estimated Positional Uncertainty (EPU) of all
points is 0.07m unless otherwise stated.

Note

- Boundaries re-established per SP161363.
- EPU denotes Estimated Positional Uncertainty.
- Lot 1a is to be added to C.T.161363/1.
- All boundaries are open unless otherwise

Survey performed using Total Station.

Received: - 9 MAY 2016

Application No: DA215177

Doc. ID: 231196

1126730D

[10/61] LG

(SP169590)

{P239951}

OWNER Delwyn Anne Cure & Graeme Charles Cure and the Crown		<h1>PLAN OF SURVEY</h1>		Registered Number	
FOLIO REFERENCE C.T.161363/1		BY SURVEYOR Adrian Wade Eberhardt of POA SURVEYORS 6 QUEEN STREET, BUNNIE		APPROVED EFFECTIVE FROM	
GRANTEE Part of Lot 6162, 316A-3R-0P, Gtd. to James Cowle.		LOCATION LAND DISTRICT OF DEVON PARISH OF STOWPORT		Recorder of Titles	
SCALE 1: 500		LENGTHS IN METRES		SURVEYORS REF. 16363	
MAPSHEET MUNICIPAL CODE No (4044) 104		LAST UP! No		LAST PLAN No SP161363	
				ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

LOT 1 IS COMPILED FROM CT161363/1 AND THIS SURVEY.

Diagram details:

- Lot 1:** 3194m²
- Boundaries:**
 - Northern boundary: 175°23' 3.68m
 - Eastern boundary: 73.75m
 - Southern boundary: 91.33m
 - Western boundary: 28.75m
- Internal Features:**
 - Point 1: 3194m²
 - Point 2: 160/200 (P219839)
 - Point 3: 74.07m 22.25m
 - Point 4: 6°00' 28.75m
 - Point 5: 6°54'20" 31.94m
- Surrounding Land:**
 - (D33486) (SP44376)
 - (SP20315) (SP161363)
 - (D16455) (SP161363)
 - (126/300)
 - (10761)LO
 - (P239951)
 - (SP169590)
 - (SP27922)
 - (1R/51)LO

DAVEYS ROAD

PINE ROAD

WEST PINE ROAD

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATION SERVICES

Received: - 9 MAY 2016

Application No: DA215177

Doc. No: 231196

COUNCIL DELEGATE	DATE
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468 West Pine Road, West Pine



450

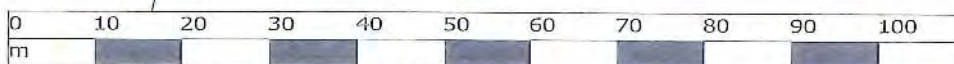
468

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: - 9 MAY 2016

Application No: DA215177

Doc. ID: 231197



DA215177

Central Coast Council

31/03/2016

19 King Edward Street

ULVERSTONE 7316

Planning Dept,

I would like to apply for the following changes to our 468 West Pine Accommodation
(as per plans provided)

- New store room 3m x 3m
- Side covered walkway (roof only) over existing concrete pathway
- Covered BBQ/Smoking area (roof only) over existing concrete slab
- Confirm location of existing water tank
- External stairs (fire escape only) as per fire report Ross Murphy (11 June 2014)
- Re locate of laundry in side West Pine Road boundary
- Increase in capacity from current 12 people to maximum of 20 people
(all infrastructure including plumbing is able to cater for the additional numbers (20) as per SEAM report)

Graeme & Delwyn Cure

450 West Pine Rd,

Penguin 7316

RECEIVED
CENTRAL COAST COUNCIL
PLANNING & ENVIRONMENTAL SERVICES
31 MAR 2016
Application No: DA215177
Doc ID: 231199

CENTRAL COAST COUNCIL

Division

Planning Department,

Rec'd

09 MAY 2016

05/05/2016

File No

Doc. Id

230460

231199

We are currently lodging a proposal with the planning department to lift our existing level of occupancy from current level of 12 to a maximum capacity of 20.

This proposal is for the B&B and does not include the existing church building as this is a separate residence.

Any clarification on the above items don't hesitate to contact me by phone or email.

Regards



Graeme Cure



Department of Primary Industries, Parks, Water and Environment

GPO Box 44, Hobart TAS 7001

Ph 1300 368 550

Web www.dpipwe.tas.gov.au

Enquiries: Anne Maginnity

Ph: 6165 4684

Email: cls.enquiries@dpipwe.tas.gov.au

Our ref: LM-LM-AU-CW-249412



Central Coast Council
PO Box 220
ULVERSTONE TAS 7315

Email to: cor.vander.vlist@centralcoast.tas.gov.au

Dear Mr Van Der List,

**LODGEMENT OF PLANNING APPLICATION
APPLICANT- GRAEME CHARLES CURE
VISITOR ACCOMMODATION DEVELOPMENT
468 WEST PINE ROAD, WEST PINE**

This letter, issued pursuant to section 52(1B) of the *Land Use Planning and Approvals Act 1993*, is to confirm that the Crown consents to the making of the enclosed Planning Permit Application for a visitor accommodation development at 468 West Pine Road, West Pine, insofar as the proposed development relates to Crown land managed by the Department of Primary Industries, Parks, Water and Environment.

Crown consent is only given to the lodgement of this application. Any variation will require further consent from the Crown.

This letter does not constitute, nor imply, any approval to undertake works, or that any other approvals required under the *Crown Lands Act 1976* have been granted. If planning approval is given for the proposed development, the applicant will be required to obtain separate and distinct consent from the Crown before commencing any development on Crown land.

If you need more information regarding the above, please contact the officer nominated at the head of this correspondence.

Yours sincerely,

Jesse Walker

**Team Leader (Unit Manager Policy & Projects)
Crown Land Services**

12 May 2016

**CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES**

Received: - 5 MAY 2016

Application No: DA215177

Doc. ID: 231196

86

COVER PAGE

PROPOSED ALTERNATIONS & ADDITIONS 468 WEST PINE ROAD, WEST PINE GRAEME & DELWYN CURE

DRAWING INDEX

DRAWING No.	DESCRIPTION
1	COVER SHEET
2	SITE PLAN
3	DRAINAGE PLAN
4	FLOOR PLANS
5	ELEVATIONS
6	ELEVATIONS
7	SECTION
8	LAUNDRY PLAN
9	NOC NOTES

NOTE :- THESE DRAWINGS TO SUPPLEMENT EXISTING
DRAWINGS WITH PERMIT NUMBER BP211038

WEST PINE COUNCIL
PLANNING & REGULATORY SERVICES

WASTE WATER

S.E.A.M. REPORT No.1003
9/2/2010

Received: 13 APR 2016

Application No: DA215177

Doc ID: 231199

AREAS:

STORE = 9.00 m² (0.96 SQ.)
BBQ AREA = 37.80 m² (4.06 SQ.)
UNDERCOVER WALKWAY = 21.93 m² (2.35 SQ.)

SITE INFORMATION

TITLE REFERENCE	161363/1
WIND CLASSIFICATION	N3 - ASSUMED
SOIL CLASSIFICATION	M - ASSUMED
CLIMATE ZONE	7
BAL LEVEL	BAL 12.5 - AK CONSULTANTS 13 JANUARY 2014

COVER PAGE

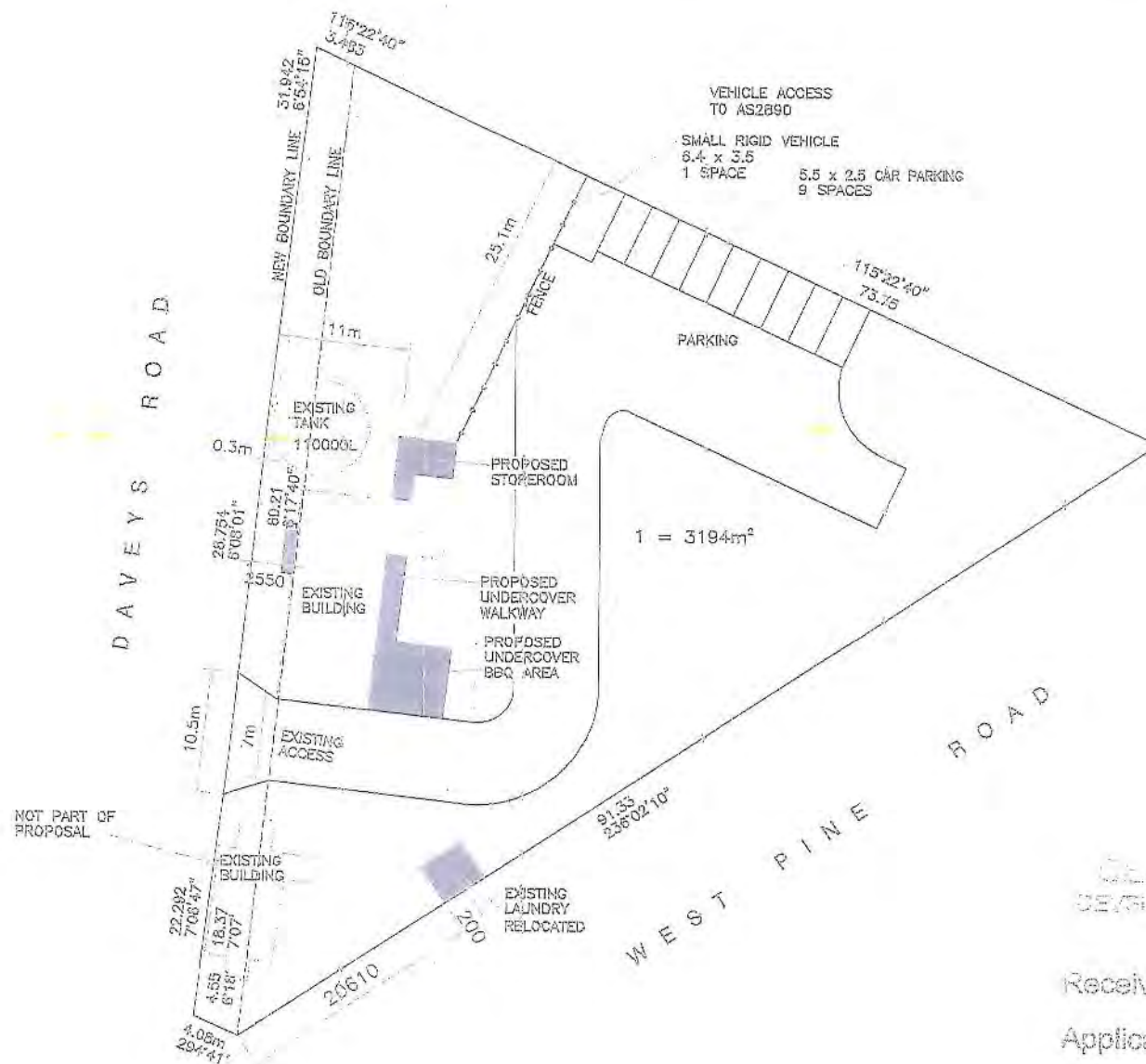


MAR 16
C.S.O.
B.J.Y.
A3

PROPOSED ALTERNATIONS & ADDITIONS
468 WEST PINE ROAD, WEST PINE
FOR
GRAEME & DELWYN CURE

216059-1 of 9

0 MAR 16



NEWCASTLE COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: - 9 MAY 2016

Application No: DA215177

Doc ID: 231199

SITE PLAN

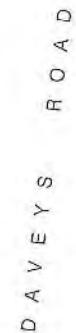


MAR 16
C.S.O.
B.J.Y.
A3
1 : 400

PROPOSED ALTERNATIONS & ADDITIONS
468 WEST PINE ROAD, WEST PINE
FOR
GRAEME & DELWYN CURE

216059-2 of 3

1 MAY 16



NEW BOUNDARY LINE

OLD BOUNDARY LINE

EXISTING
TANK
10000L

-PROPOSED
STOREROOM

PROPOSED
UNDERCOVER
WALKWAY

PROPOSED
UNDERCOVER
BBQ AREA

EXISTING
LAUNDRY
RELOCATED

WEST PINE ROAD


CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: 18 MAY 2016

Application No:

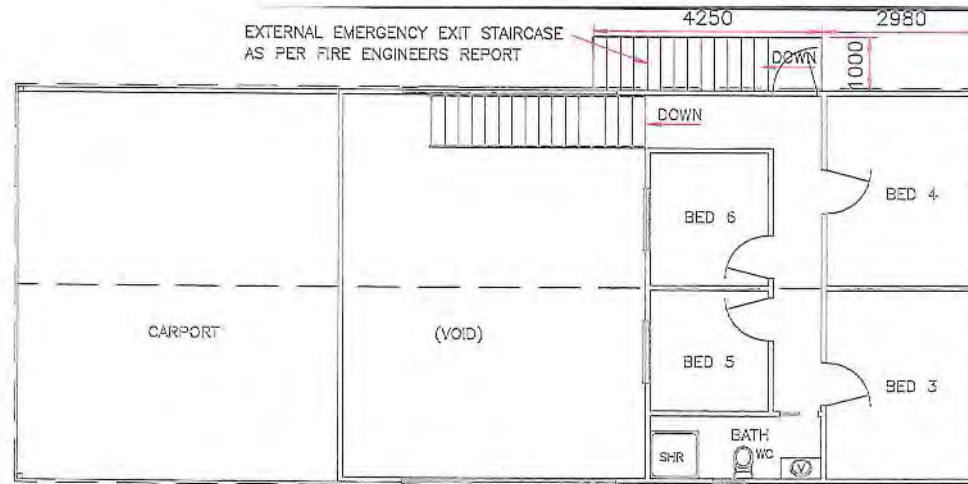
Doc. ID:

DRAINAGE PLAN

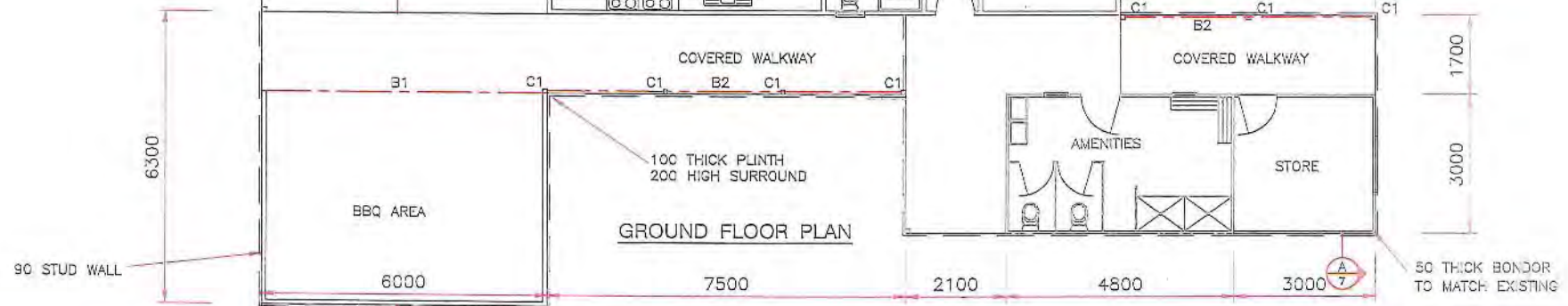
REV.	DATE/DESCRIPTION	DATE	 <p>XLEY DESIGN & DRAFTING 8881 South Pines Pkwy FAS 200 Suite 100 Dallas TX 75242 Tel: 972-441-1111 Email: info@xleydesign.com</p>	DATE MAR 16	PROPOSED ALTERNATIONS & ADDITIONS 468 WEST PINE ROAD, WEST PINE FOR GRAEME & DELWYN CURE	DRAWING NO. 216059-3 of 9
				PROJECT C.S.O. CHECKED BY B.J.Y SCALE A3 REVISION 1 OF 200		



EXTERNAL EMERGENCY EXIT STAIRCASE
AS PER FIRE ENGINEERS REPORT



MEZZANINE FLOOR PLAN



GROUND FLOOR PLAN

31 MAR

DA215177

231199

TITLE

FLOOR PLANS

AREAS:

STORE = 9.00 m² (0.96 SQ.)
BBQ AREA = 37.80 m² (4.06 SQ.)
UNDERCOVER WALKWAY = 21.93 m² (2.35 SQ.)

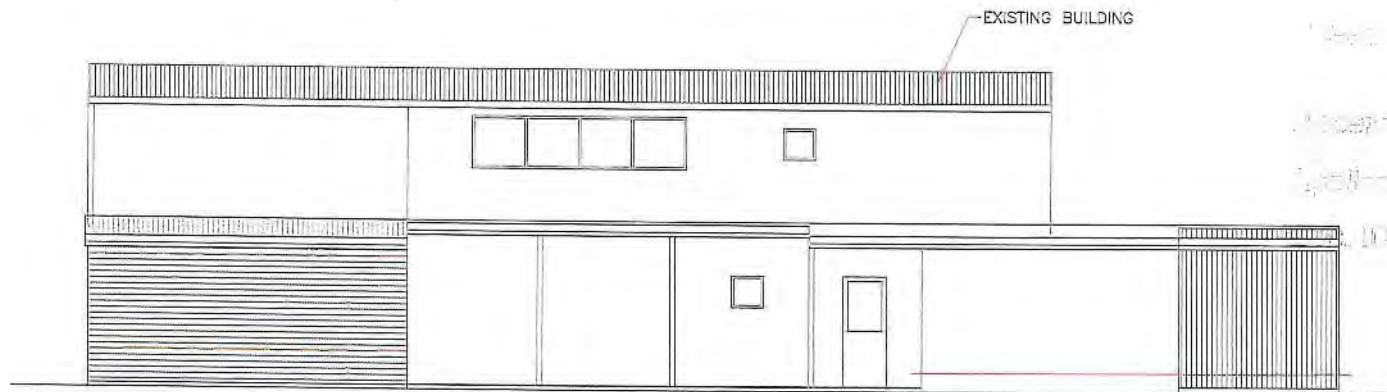


DATE: MAR 15
DRAWN: C.S.O.
CHECKED: B.J.Y.
SHOOT SIZE: A3
SCALE: 1 : 100

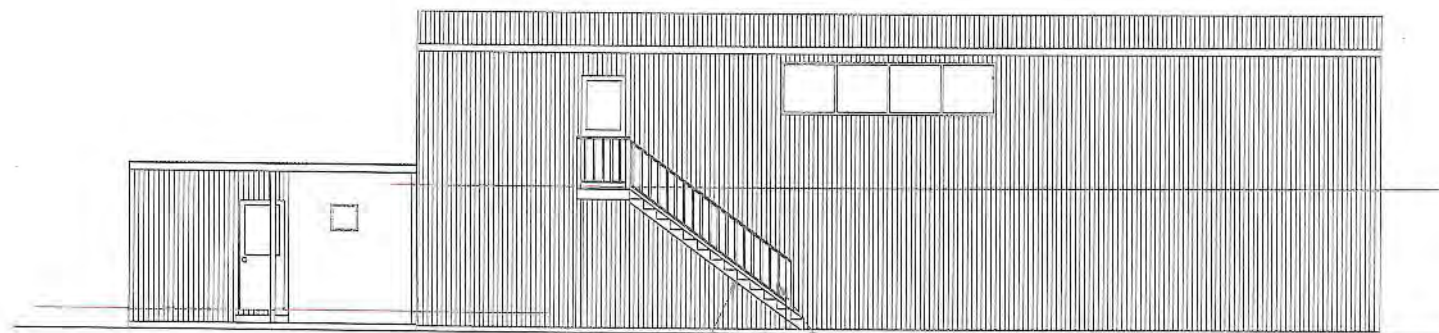
PROPOSED ALTERNATIONS & ADDITIONS
468 WEST PINE ROAD, WEST PINE
FOR
GRAEME & DELWYN CURE

DRAWING No. 216059-4 of 9

REV. 0 DATE MAR 16



EAST ELEVATION



EXTERNAL STAIRS

TREATED PINE STAIRS IN ACCORDANCE
WITH BCA PART 3.9.1
190 x 35 STRINGERS, 240 x 45 TREADS
190 MAX. RISES, 250 GOINGS

TIMBER BALUSTRADE
1m HIGH MIN 125 SPACING

WEST ELEVATION

TITLE

ELEVATIONS

YIXLEY
DESIGN & DRAFTING
100A South Road Perth WA 6150
PH: 08 9427 0000
FAX: 08 9427 0001
Email: info@yixleydesign.com.au

DATE: MAR 16
DESIGN: C.S.O.
CHECKED: B.J.Y.
SHEET SIZE: A3
SCALE: 1 : 100

PROPOSED ALTERNATIONS & ADDITIONS
468 WEST PINE ROAD, WEST PINE
FOR
GRAEME & DELWYN CURE

DRAWING No.

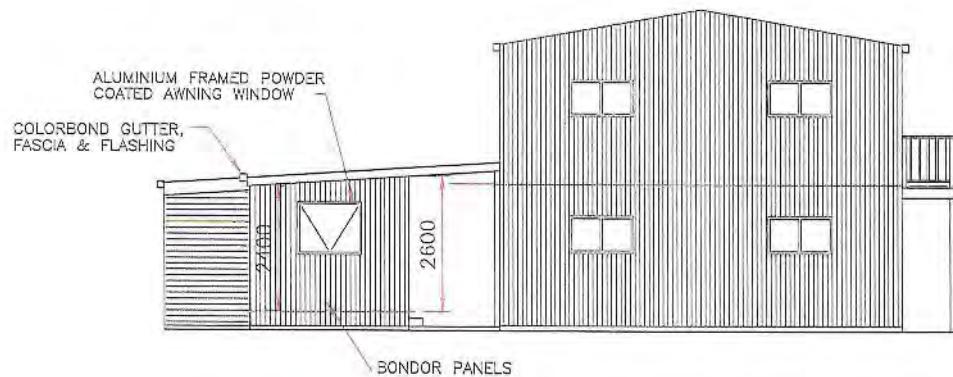
216059-5 of 9

REV.

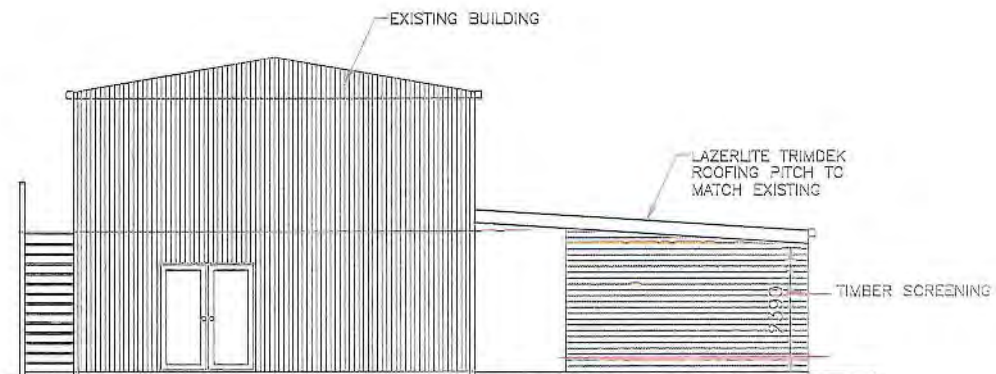
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DATE

MAR 16



NORTH ELEVATION



SOUTH ELEVATION

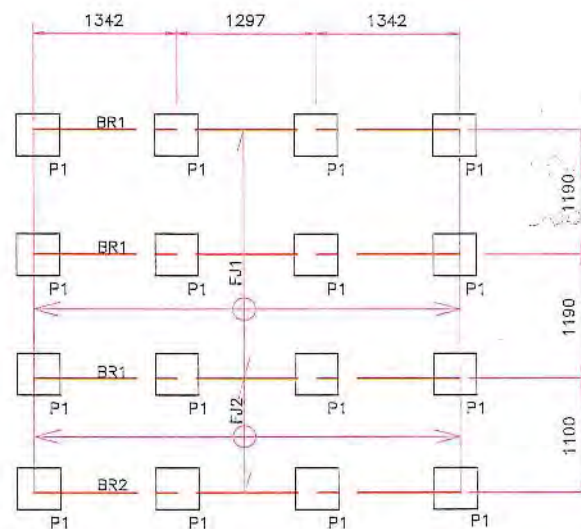
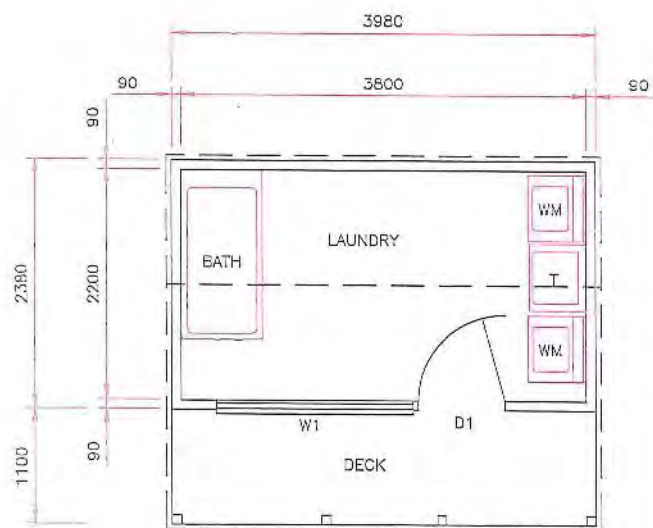
91 MAR 2016

DA215177

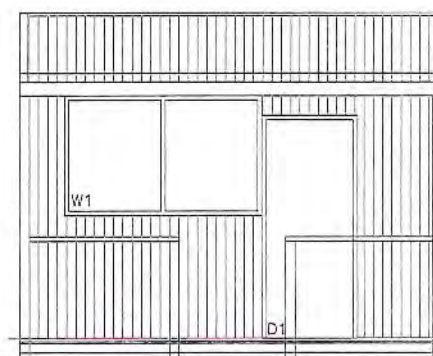
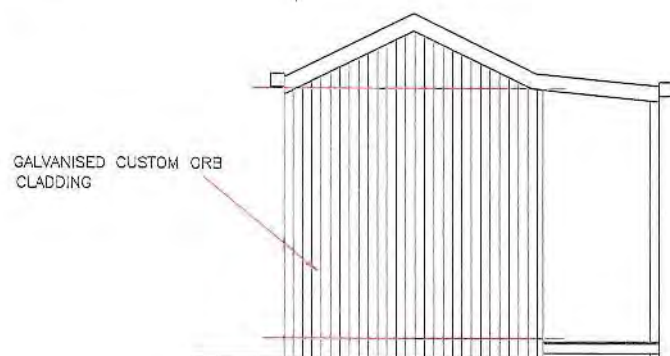
231199


NO.	REVISION	DATE	TITLE	DATE	DRAWN	CHECKED	SCALE	PROJECT	DRAWING NO.	OF
1			<u>ELEVATIONS</u>	MAR 16	C.S.O.	E.J.Y.	A3	PROPOSED ALTERNATIONS & ADDITIONS 468 WEST PINE ROAD, WEST PINE FOR GRAEME & DELWYN CURE	216059-6	9
									0	MAR 16


 Ph: (08) 84322701
 Fax: (08) 84322702
YOXLEY
 DESIGN & DRAFTING
 10/1A South Road, Pines TAS 7246
 ABN: 12 665 063 429
 TGS Accredited No. CC766
 Email: helen@yoxleydesign.com.au



P1 - 400 SQ. x 400 DEEP CONCRETE PADS
BR1 - 2/90 x 45 F17 BEARER 1700 MAX SPAN
BR2 - 2/90 x 45 F5. T.P. BEARER 1300 MAX SPAN
FJ1 - 90 x 45 F17 FLOOR JOISTS
AT 450 CRS
FJ2 - 90 x 45 F5 T.P. FLOOR JOISTS
AT 450 CRS



POST.	ALPHANUMERIC	DATE.		TITLE	AREA	 <p>Yoxley DESIGN & DRAFTING 105A, South Road Pines Hill TAS 7243 PH: 011 940 940 437 FAX: 011 940 940 437 100 Macquarie St. CUNNINGHAM NSW 1585 (02) 9550 4111</p>	DATE: MAR 16	PROPOSED ALTERNATIONS & ADDITIONS 468 WEST PINE ROAD, WEST PINE FOR GRAEME & DELWYN CURE	DRAWING NO.
				LAUNDRY PLAN	LAUNDRY - 9.47 m ² (1.02 SQ.) DECK - 4.38 m ² (0.47 SQ.)		QUANTITY C.S.O.		216059-8 of 9
							CHECKED B.J.Y.		REV.
							SHEET SIZE A3		DATE
							SCALE 1 : 50		0 MAR 16

SITE AND SOIL EVALUATION SUMMARY

Name: Graeme & Delwyn Cure
Site Address: 468 West Pine Road, West Pine 7316
Postal Address: 450 West Pine Road, West Pine 7316

Site and Soil Assessment

Soil Category: Category 4 soils (Clay Loam)
Soil Permeability: 0.25 m/day
LTAR: 17 L/m²/day
Slope/Aspect: The disposal area falls to the South West with a slope of approx 2 degrees.

Wastewater System Design

This report is to calculate and redesign wastewater disposal system that will effectively dispose of the wastewater from the existing renovated (converted old church) and the 6 room Bed and Breakfast "converted shed".

The total wastewater loading is based on Appendix 4.2D of the AS/NZS 1547:2000 (Note the latest AS/NZS 1547:2012 does NOT have Appendix 4.2D hence the older standard being used as a loading guide). All other information is based on AS/NZS 1547:2012

- Converted Church (Bed & Breakfast): 6 persons (maximum) generating up to 80L per person per day (Full water saving devices, tank water supply)
- Accommodation for seasonal fruit pickers: 20 persons (maximum) generating up to 80L per person per day (Full water saving devices, tank water supply)

Therefore the total wastewater loading is based on:

- Church 6 x 80L = 480L per day
- Accommodation: 20 x 80L = 1600L per day

A total projected wastewater loading of 2,080L per day can be expected

Proposed Wastewater System Design

The wastewater from the church is to be collected in the existing 3000L dual purpose septic tank. The wastewater from the converted shed is to be collected in a (minimum) 4000L dual purpose septic tank.

The wastewater from both septic tanks will then gravity feed into the existing holding tank with the wastewater being pumped via a 5-way K-Rain valve into the existing five absorption beds.



Disposal Area

Proposed absorption beds.

Due to the narrow area available between the boundary and the Telstra line that runs through the site five absorption beds will be required with a total length of 78m x 1.3m.

Absorption beds should allow for a 1m+ setback from both the side boundary to the west (not the fence line) and the Telstra line to the east. All trenches should be a minimum distance of 2m from any downslope boundary and structures (building, fences etc.)

See detailed site plan on page 10 for proposed layout

SEE FULL REPORT FOR FURTHER DETAILS

*Water saving features includes a minimum of dual flush toilets, shower flow restrictors, aerator faucets (taps) and water conserving automatic washing machines.

SITE AND SOIL EVALUATION

BACKGROUND

Site and Soil Evaluation Reports must be submitted with all applications for on-site wastewater management systems. Suitably qualified persons such as – soil scientists, engineering geologists, engineers, environmental health officers or other persons must complete evaluation reports. Designers of the on-site wastewater systems are to use their professional judgement to determine if issues outlined in the Report are relevant or if additional information is required. Also designers are to consider applicable legislation, Codes and Standards in relation to the design of the system.

For further information on site evaluation please consult AS/NZS 1547 – 2000 on-site domestic wastewater management.

This report includes the necessary information for a SSE report.

REPORT

Municipality	Central Coast Council
Location	468 West Pine Road – West Pine
Lot Area	5197m ² (after boundary adjustment)
Owner	Graham Cure
Site Plan	see attached
Date of inspection	20/01/10, 19/02/14 & 22/01/15
Date of this Report	6 th November 2015
Water Supply	Tank Water (Loading 2080L per day)

SITE INFORMATION

Topography and Drainage

The house site is located on very flat land with slopes of approximately 2 degrees, the drainage is good, and the site has a South Westerly aspect.

Vegetation

The site is predominantly covered with grass.

Land Use

Rural residential

Geology

Tertiary Basalt - Geological Atlas 1:50,000 series - Devonport

Climate

Climate data for the site has been taken from the Australian Bureau of Meteorology web site. Mean monthly rainfall, and mean daily maximum temperature for each month has been taken directly from the Penguin (Ironcliff Rd) weather station data. To allow for wetter than average weather, the adopted rainfall for each month has an additional 10% added to the mean.

A summary of this climate information, as well as monthly retained rain, evapotranspiration, and evapotranspiration less the retained rain is in the Trench 3™ assessment report. Trench 3™ uses this data when calculating the monthly water balance for the site, which helps determine the system sizing.

Soils

Test Hole 1 (Cutting):

0 – 1100mm+ Clay Loam (Cat 4)

Test Hole 2:

0 – 1020mm Clay Loam (Cat 4)

- AS 1547 Soil Category 4 to be used for disposal
- Emerson Test No. 7
- Soil permeability - Estimated permeability is 0.25m/day.
- LTAR = 17L / m² /day

Groundwater

Groundwater not encountered to a depth of 1.1m

Site Stability

Not assessed, no problems likely.

Site Capability Issues for On-site Wastewater Management

Sustainable Environmental Assessment & Management (SEAM)

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Site Capability Report

Site & Soil Evaluation and Wastewater design

Assessment for Graeme & Delwyn Cure
450 West Pine Road - West Pine 7316
Assessed site(s) 450 & 468 West Pine Road - West Pine 7316
Local authority Central Coast Council

Assess. Date 06-Feb-15
Ref. No. 1003
Site(s) inspected 19/02/14 - 22/01/15
Assessed by J. Wood

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

Alert	Factor	Units	Value	Confid level	Limitation		Remarks
					Trench	Amended	
A	Expected design area	sq m	5,197	V. high	Very low		
	Density of disposal systems	/sq km	5	Mod.	Very low		
	Slope angle	degrees	2	V. high	Very low		
	Slope form	Straight simple		V. high	Low		
	Surface drainage	Mod. good		High	Low		
	Flood potential	Site floods 1 in 75-100 yrs		Mod.	Low		
	Heavy rain events	Infrequent		Mod.	Moderate		
	Aspect (Southern hemi.)	Faces SE or SW		V. high	High		
	Frequency of strong winds	Infrequent		High	Moderate		
	Wastewater volume	L/day	2,080	Mod.	Very high	Moderate	Other factors lessen impact
	SAR of septic tank effluent		2.0	Mod.	Low	No change	
	SAR of sullage		2.5	Mod.	Moderate	No change	
	Soil thickness	m	1.1	High	Very low	Moderate	
	Depth to bedrock	m	2.0	Mod.	Low	No change	
	Surface rock outcrop	%	0	V. high	Very low		
	Cobbles in soil	%	3	V. high	Very low		
	Soil pH		7.0	Guess	Very low		Other factors lessen impact
	Soil bulk density	gm/cub. cm	1.5	Guess	Low		
	Soil dispersion	Emerson No.	7	High	Very low		Other factors increase impact
	Adopted permeability	m/day	0.25	High	Very low		
	Long Term Accept. Rate	L/day/sq m	17	Mod.	Very low	Moderate	

The South West aspect has been flagged, however due to the gentle slopes in the area, the disposal field should receive plenty of sunlight and air movement to assist with evapo-transpiration.



Environmental Sensitivity Issues for On-site Wastewater Management

Sustainable Environmental Assessment & Management (SEAM)

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Environmental Sensitivity Report

Site & Soil Evaluation and Wastewater design

Assessment for	Graeme & Delwyn Cure	Assess. Date	06-Feb-15
	450 West Pine Road - West Pine 7316	Ref. No.	1003
Assessed site(s)	450 & 468 West Pine Road - West Pine 7316	Site(s) inspected	19/02/14 - 22/01/15
Local authority	Central Coast Council	Assessed by	J. Wood

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

Alert	Factor	Units	Value	Confid level	Limitation		Remarks
					Trench	Amended	
A	Cation exchange capacity	mmol/100g	35	Mod.	High	No change	
A	Phos. adsorp. capacity	kg/cub m	0.5	Mod.	High		
	Annual rainfall excess	mm	355	High	Moderate		
	Min. depth to water table	m	2	High	Low		
	Annual nutrient load	kg	23.2	Guess	Very high	Moderate	Other factors lessen impact
	G/water environ. value Agric sensit/dom irrig			High	Moderate		
	Min. separation dist. required	m	6	High	Very low	Low	Other factors increase impact
	Risk to adjacent bores	Very low		Mod.	Very low		
	Surf. water env. value Agric sensit/dom drink			High	Moderate		
	Dist. to nearest surface water	m	550	High	Very low		
	Dist. to nearest other feature	m	30	High	Moderate		
	Risk of slope instability	Very low		High	Very low		
	Distance to landslip	m	300	High	Very low		

Comments

Cation exchange capacity and Phos adsorption capacity are two items of note, but have been addressed in the design

Plate 1 – Photo of 468 West Pine Road

(existing building and absorption trenches in fore ground)



Handwritten signature/initials

Assessment Report from Trench 3™ modelling program

Sustainable Environmental Assessment & Management (SEAM)

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

Assessment Report Site & Soil Evaluation and Wastewater design

Assessment for Graeme & Delwyn Cure
450 West Pine Road - West Pine 7316
Assessed site(s) 450 & 468 West Pine Road - West Pine 7316
Local authority Central Coast Council

Assess. Date 06-Feb-15
Ref. No. 1003
Site(s) inspected - 19/02/14 - 22/01/15
Assessed by J. Wood

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

Wastewater Characteristics

Wastewater volume (L/day) used for this assessment = 2,080 (using the 'No. of bedrooms in a dwelling' method)
Septic tank wastewater volume (L/day) = 690
Sullage volume (L/day) = 1,390
Total nitrogen (kg/year) generated by wastewater = 14.9
Total phosphorus (kg/year) generated by wastewater = 8.3

Climatic assumptions for site (Evapotranspiration estimated using mean max. daily temperatures)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Mean rainfall (mm)	57	43	55	81	106	112	134	128	105	89	74	73
Adopted rainfall (R, mm)	63	47	60	89	117	123	147	141	116	98	81	80
Retained rain (Rr, mm)	57	42	54	80	105	111	132	127	104	88	73	72
Max. daily temp. (deg. C)	21	21	20	18	15	13	13	13	14	16	18	19
Evapotrans (ET, mm)	78	65	62	53	43	47	48	48	50	60	65	71
Evapotr. less rain (mm)	21	23	8	-21	-62	-64	-64	-79	-54	-29	-8	-1
Annual evapotranspiration less retained rain (mm) =												-355

Soil characteristics

Texture = Clay Loam Category = 4 Thick. (m) = 1.1
Adopted permeability (m/day) = 0.25 Adopted LTAR (L/sq m/day) = 17 Min depth (m) to water = 2

Proposed disposal and treatment methods

Proportion of wastewater to be retained on site: All wastewater will be disposed of on the site
The preferred method of on-site primary treatment: In dual purpose septic tank(s)
The preferred method of on-site secondary treatment: A combination of in- and above-ground methods
The preferred type of in-ground secondary treatment: Evapotranspiration bed(s)
The preferred type of above-ground secondary treatment: None
Site modifications or specific designs: Not needed

Suggested dimensions for on-site secondary treatment system

Total length (m) = 78
Width (m) = 1.3
Depth (m) = 0.6
Total disposal area (sq m) required = 870
comprising a Primary Area (sq m) of: 435
and a Secondary (backup) Area (sq m) of: 435

Sufficient area is available on site

See full report for details

RECOMMENDED SYSTEM DESIGN(S)

Proposed Wastewater System Design

The wastewater from the church is to be collected in the existing 3000L dual purpose septic tank. The wastewater from the converted shed is to be collected in a (minimum) 4000L dual purpose septic tank.

The wastewater from both septic tanks will then gravity feed into the existing holding tank with the wastewater being pumped via a 5-way K-Rain valve into the existing five absorption beds.

Disposal Area

Proposed absorption beds.

Due to the narrow area available between the boundary and the Telstra line that runs through the site five absorption beds will be required with a total length of 78m x 1.3m.

Absorption beds should allow for a 1m+ setback from both the side boundary to the west (not the fence line) and the Telstra line to the east. All trenches should be a minimum distance of 2m from any downslope boundary and structures (building, fences etc.)

Specifications:

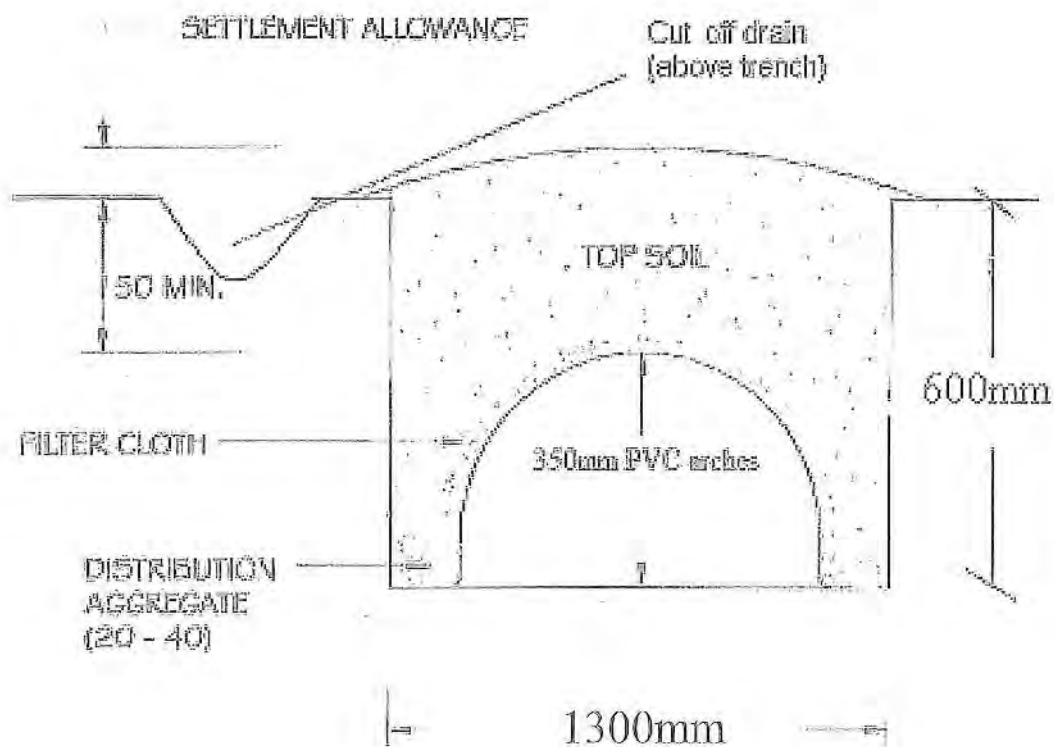
- Wastewater from the church to be collected and treated in the existing 3000L dual purpose septic tank
- Wastewater from the accommodation (converted shed) to be treated in a new (minimum) 4000L dual purpose septic tank
- An outlet filter is to be fitted each of the septic tanks
- Wastewater from both septic tanks to gravity feed into the existing holding tank with submersible pump.
- Absorption beds to be separated by a 5 way K-Rain valve
- 350mm trench arch to be used
- The base of the beds are to be level
- The beds are to be excavated parallel to the contours of the land
- Avoid compaction and smearing of the base and walls of the beds
- A surface water cut off drain is to be installed above the trenches
- Disposal area to be kept free of vehicular access
- Disposal area to be kept free of animals
- 1000L holding tank with submersible pump to be fitted with an audible and visual alarm that is hard wired back to the house
- A 1000L holding tank & submersible pump will be required to pressure dose the beds

Notes:

- If the soil varies significantly than that illustrated in this report please contact the designer immediately
- If bedrock is encountered during the excavation of the beds the designer is to be contacted immediately
- If ground water is encountered during the excavation of the beds the designer is to be contacted immediately



AS/NZS 1547:2000



Self-Supporting Arch Trench

NOTES

All plumbing work to be carried out by a licensed plumber.

Absorption trenches / beds to follow contours of land.

All work to be in accordance with the Plumbing Code 2014, Plumbing Regs. 2008 & AS 3500.

The responsibility for the installation rests with the owner and their agent.

An as constructed drawing of system to be provided on completion.

There are many factors affecting the successful operation of an on-site wastewater system and it is likely that at some time in the future additional work may be required to maintain the system operational and nuisance free.

Bed 1: 17.5m x 1.5m.

Bed 2: 17m x 1.5m

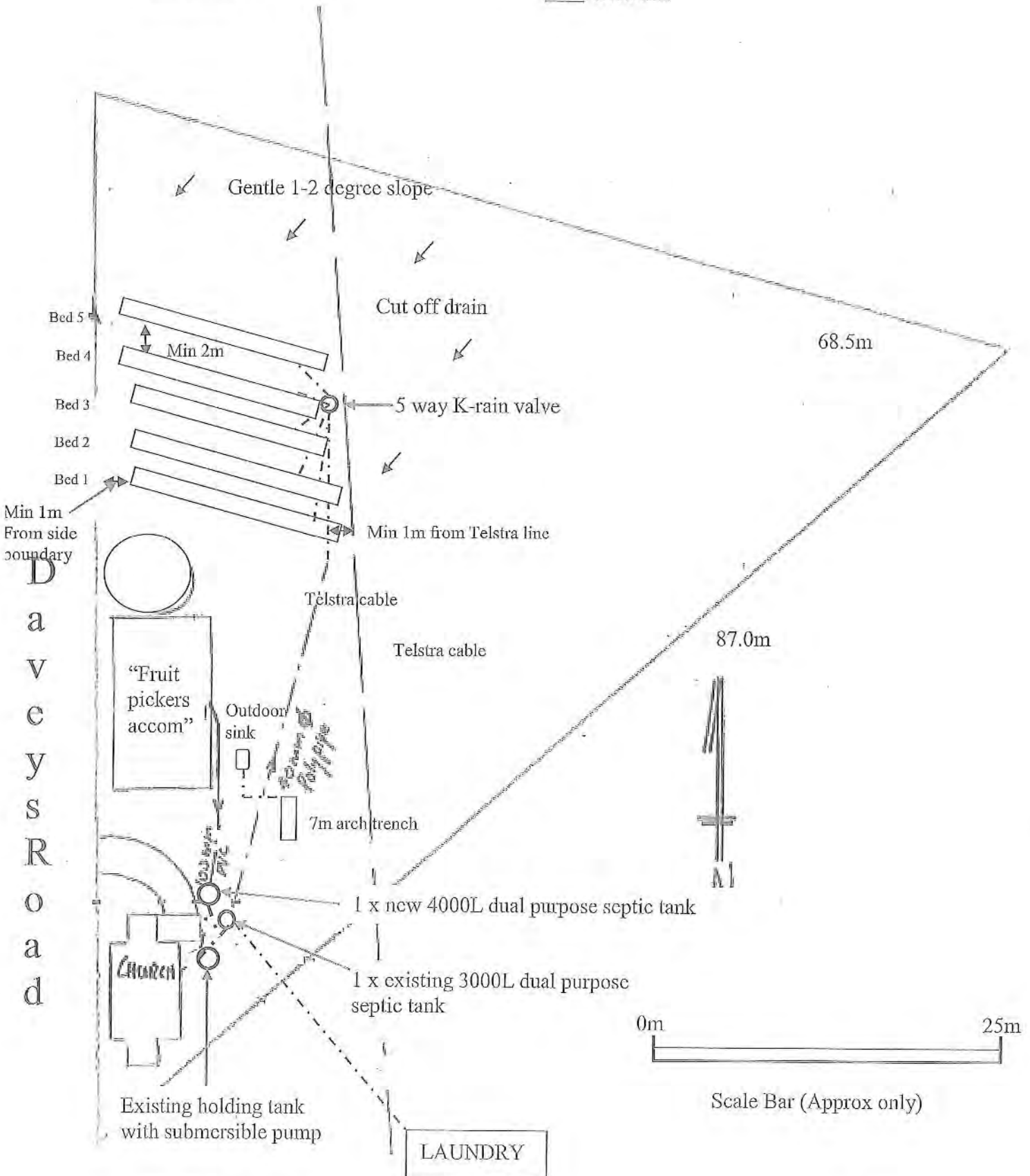
Bed 3: 15 x 1.5

Bed 4: 16m x 1.5

Bed 5: 15m x 1.5m



Site Plan



sb



I/We authorise the Central Coast Council to make copies of the report for internal office use. Attached with the report or included with the application are original copies of all required certifications from suitably qualified persons.

The design of this on-site wastewater system is suitable for the property referred to in this report and the application.

DESIGNER

PREPARED BY: James Wood

NAME OF ORGANISATION:

Sustainable Environmental Assessment and Management (SEAM)

ADDRESS:

55 Best Street, Devonport 7310
160 New Town Rd, NEW TOWN
PO Box 2064, Lower Sandy Bay TASMANIA 7005

CONTACT DETAILS:

Ph: (03) 6228 1600
Fax: (03) 6228 1700
Mob: 0419 330 686

SIGNED: 

DATE: 6th November 2015



Fire Protection Report Worker Accommodation 468 West Pine Road Penguin

Prepared for
Mr Graeme Cure

Revision 00
Project 14071

June 2014

Prepared by: Ross Murphy

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES



GPO Box 2030 Hobart TAS 7001
admin@castellan.com.au
Phone: 03 6231 2360
ABN 58 130 782 679

Received: 18 MAY 2016


Application No:

Doc. ID:

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Attachment 1.00 Referenced Drawings
Attachment 2.00 Form 55 – Engineering Certificate

	Name	Signature	Date
Authorised by:	Ross Murphy		11 June 2014

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1. Introduction

Castellan Consulting Pty Ltd (Castellan) has been engaged by Graeme Cure ("the Client") to prepare an alternative solution/fire protection design for the use of the existing building at 468 West Pine Road, Penguin. This assessment does not deal with other aspects of the building affected by the change of use. Floor plans showing the proposed new use are provided at Attachment 1.00.

The background giving rise to this assessment is that the Client sought and received approval in 2012 for the erection and use of the building for workers accommodation. At the time there were no limitations placed on the building permit or the occupancy permit about the number of workers that could be accommodated.

In recent times the Central Coast Council (the Council) have queried whether or not the building should be occupied by more than 12 people. The building has been approved as a Class 1b structure and the definition of this class of building is that (among other things) the building where not more than 12 persons would ordinarily be resident. While there are times of the year when the building is virtually unoccupied, during the fruit picking season the number of occupants normally resident could be up to 20.

Having more than 12 people normally resident changes the classification of the building to Class 3. This has been confirmed by the building surveyor Mr Bramich. The approach taken this assessment is to determine under what conditions it is reasonable for an additional 8 people to occupy the existing building.

As a Class 3 building there are significantly more stringent provisions in the Building Code of Australia (BCA) [1]. From a fire safety perspective this includes;

- fire rated bounding construction to each of the units including ceilings walls and floors,
- self-closing solid core doors to each of the units,
- emergency lighting in the exit pathway, and
- smoke alarms in the corridor outside of the units.

The provision of fire rated construction to the units has not been provided as there is no requirement for fire separation in a Class 1b building. This assessment considers whether there is a rational basis for the provision of fire rated construction where an addition 8 occupants are provided compared to a Class 1b building.

It should be noted that compliance with the building regulations is achieved where the building complies with the mandatory performance requirements of the BCA. The Deemed-to-Satisfy (DtS) provisions in the BCA are not mandatory. This assessment is undertaken to demonstrate that an acceptable level of performance is achieved in accordance with the building regulations even though some aspects of the building are not compliant with the DtS provisions for a Class 3 building.

It is also important to note that compliance with the building regulations does not mean that there is no residual fire risk to the building occupants or risk of fire spread. The level of residual risk which is acceptable in this report is consistent with that risk that remains for a building that is fully compliant with the DtS provisions of the BCA. Property protection is not an objective of the building regulations.

2. Fire Engineering Background

This Section of the report provides the background material that informs the subsequent analysis.

This report has been issued as a draft to permit stakeholders to have an input into the final solution. This mechanism is provided instead of developing a Fire Engineering Brief as described in the International Fire Engineering Guidelines (IFEG) [2].

2.1 Regulatory Framework & Methodology

The proposed building work is to be undertaken in the State of Tasmania. The enabling legislation is the *Building Act 2000* (the Act) which adopts the BCA as the technical standard for new building work (at Section 55). Subordinate legislation is provided in the *Building Regulations 2004*.

The mandatory parts of the BCA are the Performance Requirements. Compliance with the performance requirements can only be achieved by;

- a) *complying with the [DtS] provisions, or*
- b) *formulating an alternative solution which,*
 - i. *complies with the performance requirements [absolute analysis], or*
 - ii. *is shown to be at least equivalent to the [DtS] provisions, or*
- c) *a combination of a) and b). (Clause A0.5, BCA)*

The proposed alternative solution in this report will be assessed using a combination of DtS compliance and 'absolute analysis'. As such the proposed solution is to provide a level of occupant safety where the level of residual risk is at least the same or better than that which is achieved by compliance with the DtS provisions.

The assessment method to be applied is 'absolute analysis' and 'expert judgement' (Clause A0.9, BCA). The analysis is to be undertaken in accordance with the International Fire Engineering Guidelines (IFEG) [2].

In this assessment we have not applied the discretion that is available to the Building Surveyor pursuant to section 117(4) of the *Building Act 2000*.

2.2 Proposed Alternative Solution

This section of the report provides a description of the proposed alternative solution. This solution should be read in conjunction with the drawings provided at Attachment 1.00.

The following additional features and measures are incorporated in the proposed alternative solution;

1. A smoke alarm system is to be retained in the building where smoke alarms are provided in each of the bedrooms and in the corridor / area outside the bedrooms and in the exit pathway. These alarms are to be interconnected.
2. An additional exit (stair) is to be provided from the upper level that provides an exit pathway from the corridor directly outside and away from the building.
3. Doors to each of the units are to be self-closing, tight fitting solid core doors.
4. Emergency lighting is to be provided through the exit pathway in accordance with the DtS provisions of the BCA for a Class 3 building.
5. Smoking is not permitted in the building. Signage to that effect is to be provided.

This combination of fire protection elements is referred to as the proposed alternative solution for the remainder of this assessment.

2.3 Performance Requirements & Objectives

Given the extent of DtS non-compliance identified above, the relevant mandatory performance requirements (and objectives) are identified as:

Performance Requirement	Coinciding Objective/s
CP2 (in a building)	Occupant Safety

This objective is considered in the following assessment.

3. Occupant Safety Assessment

In this assessment it is concluded that the level of occupant fire safety is compliant with the BCA for the following reasons;

- The quality of the occupant warning provided to the occupants of the bedrooms is a substantial improvement compared to that required for a Class 3 building. In the proposed alternative solution a smoke alarm is provided in each of the units so that an alarm with a sound pressure level of 85dB(A) will be achieved in the room if there is a fire in that room or in another part of the building. This sound pressure level is a significant improvement on that required for a class 3 building where 85dB(A) is required at the door to the unit. As a consequence there is a loss of sound pressure across the door. In addition a DtS compliant arrangement could include rooms within the unit where there is further attenuation associated with barriers and distance. In this situation it is clear that there is a substantially improved level of occupant warning provided to occupants in the proposed alternative solution.
- When exposed to this increased cumulative sound pressure level from the interconnected smoke alarms means that there is a higher probability that occupants will awaken (if asleep) and commence evacuation more swiftly given the reinforcing cues of operating smoke alarms outside the room compared to a DtS compliant Class 3 arrangement.
- In the proposed alternative solution there is a major improvement in the level of occupant safety for the occupants of the unit of fire origin compared to a Class 3 DtS compliant arrangement where there is no requirement for a smoke alarm in a bedroom within a unit.
- If a fire starts in the kitchen the occupants of the upper level will leave their unit in response to the detection of smoke outside of the unit. Once they leave the unit they will have an option to evacuate through the existing internal stair or via a new external stair from the upper level of the building. Again this is a significant improvement on the level of residual risk inherent with a DtS compliant Class 3 building where the distance of travel could be 60m from the door of the unit to the point of discharge from the building (at Clause D1.9(b) of the BCA). The point of discharge from the building is much closer in the proposed alternative solution. In addition being an external stair it is less likely that the external stair could be compromised by a fire in the early stages of fire development.

Based on this discussion it is not necessary for the structure to achieve a fire resistance level because the occupants of the building are more likely to have been alerted to the onset of fire and have evacuated prior to a more significant fire occurring which could impact on the integrity of linings that would permit fire and the products of fire to enter the unit.

If the occupant is protected by fire rated bounding construction this does not necessarily provide assurance that the occupant within the room will be safe in the event of a fire outside the unit. This is because the fire resistance of the barrier is only as effective as the sleekest link and in this instance the weakest link is the self-closing tight fitting solid core door. For this door (as with a fire door as well) there must be clearance at the base of the door to permit the door to swing freely. Likewise there is often small gaps to the top and sides of doors that will allow smoke to penetrate into the units even if fire rated construction is provided. This is driven by the fact that the expanding plume and hot layer will create a pressure increase in the room of fire origin which pushes smoke into adjoining spaces.

In this situation the occupants of the units should and will look to evacuate from the building even if a fire rated enclosure is provided to the room. The benefit of providing a fire rated enclosure in this situation is minimal. Given the building is relatively small the merit of reducing the floor area of the fire compartment is not significant. A similar level of fire severity is likely to occur.

In this discussion it is also noted that the provision of an additional 8 people in the building does not substantially increase the risk to occupants. With 20 people in the building there is a greater number of people that could be affected by the fire however the existence of these additional people will not significantly reduce the speed of evacuation of occupants. Using the simplified method of egress calculation [3] and using a basic assumption of 1 person / second through the door the most severe impact is that the time to evacuate is increased by 8 seconds. Given the other positive attributes of the proposed alternative solution it is my opinion that an acceptable level of occupant safety is achieved.

4. Conclusions and Recommendations

In this report it is concluded that the proposed alternative solution provides an acceptable level of occupant safety with the modified arrangement of measures described at Section 2.2 of this report. It is also concluded that the level of residual risk to occupant fire safety is acceptable.

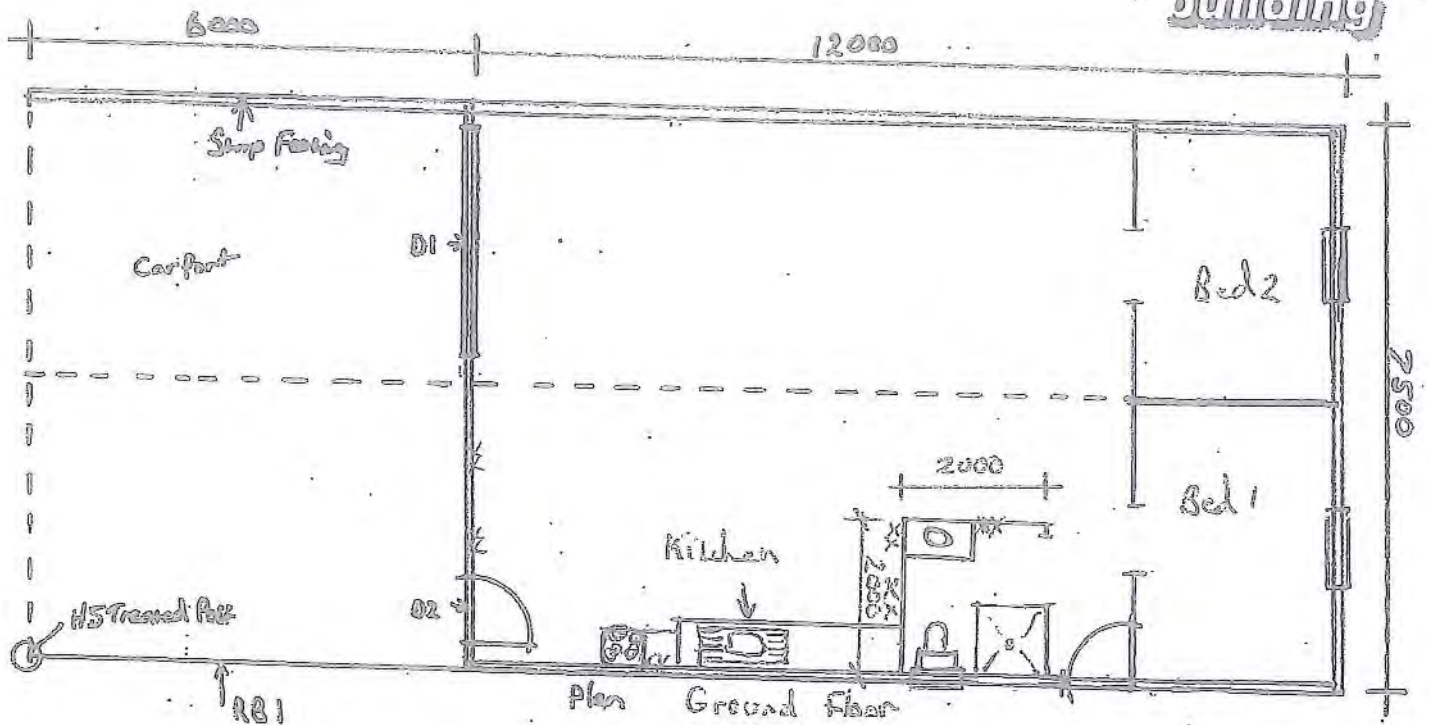
The proposed alternative solution complies with the performance requirements of the BCA and it is recommended that the Building Surveyor accepts the proposed alternative solution. An engineering certificate to that effect is provided at Attachment 2.00. This certificate satisfies the requirement for 'evidence of suitability' as described in Clause A2.2 of the BCA.

5. References

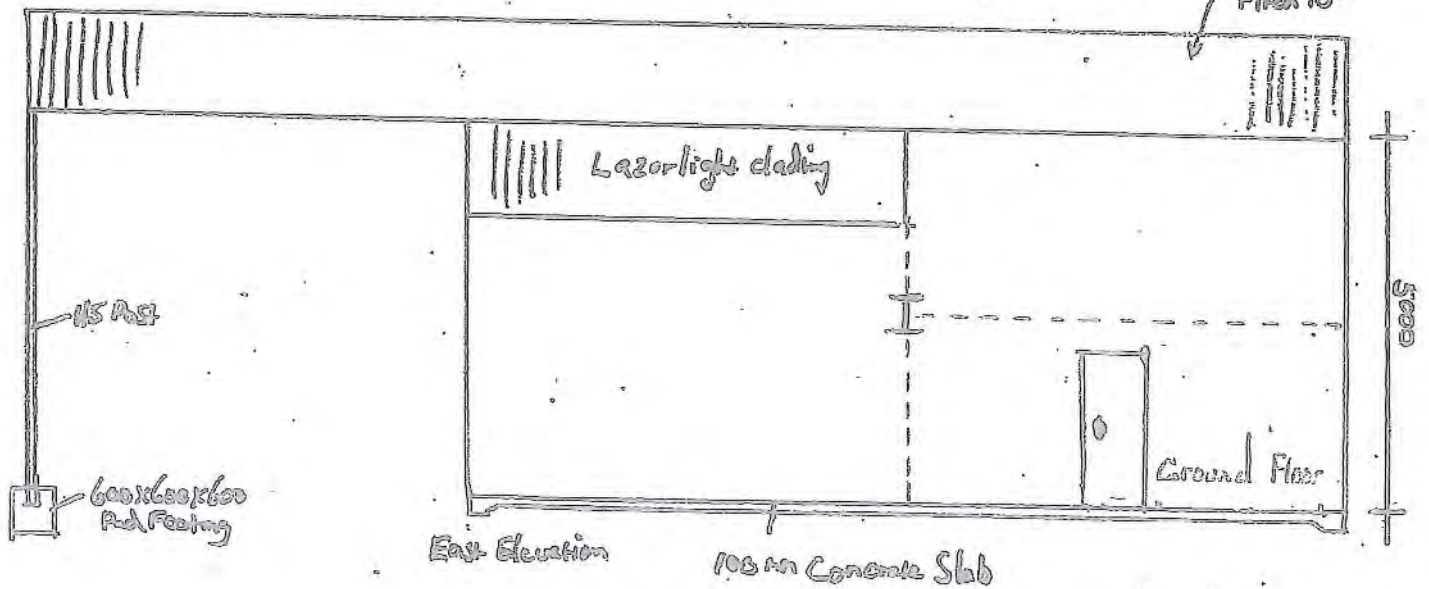
1. Australian Building Codes Board, *National Construction Code - Volume 1*. 2014.
2. Australian Building Codes Board (AUS), et al., *International Fire Engineering Guidelines*. 2005: Self Published.
3. Milke JA, *Timed Egress Analysis*, in *Handbook of Smoke Control Engineering*, Klotz JH, Editor. 2012: UK.

ATTACHMENT 1.00
REFERENCED DRAWINGS

PEACE OF MIND BUILDING



Colorbond Gutter On Roofing
Pitch 10°

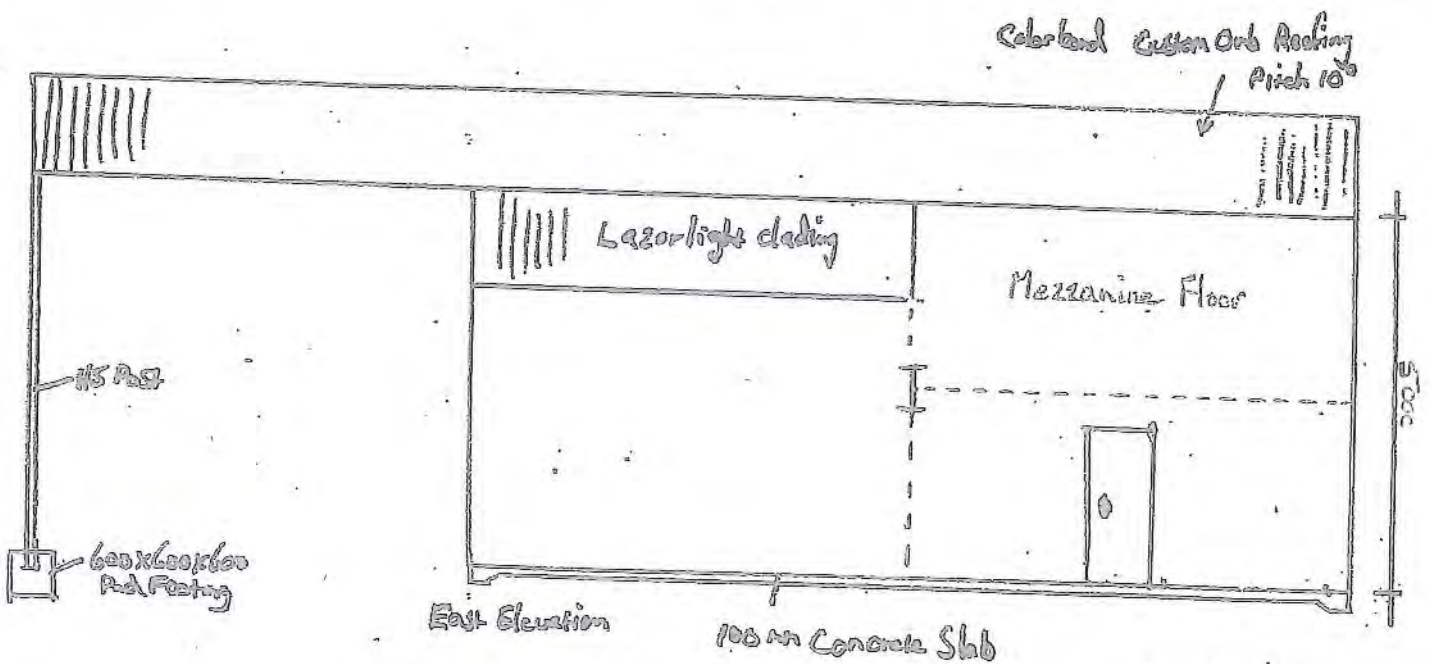
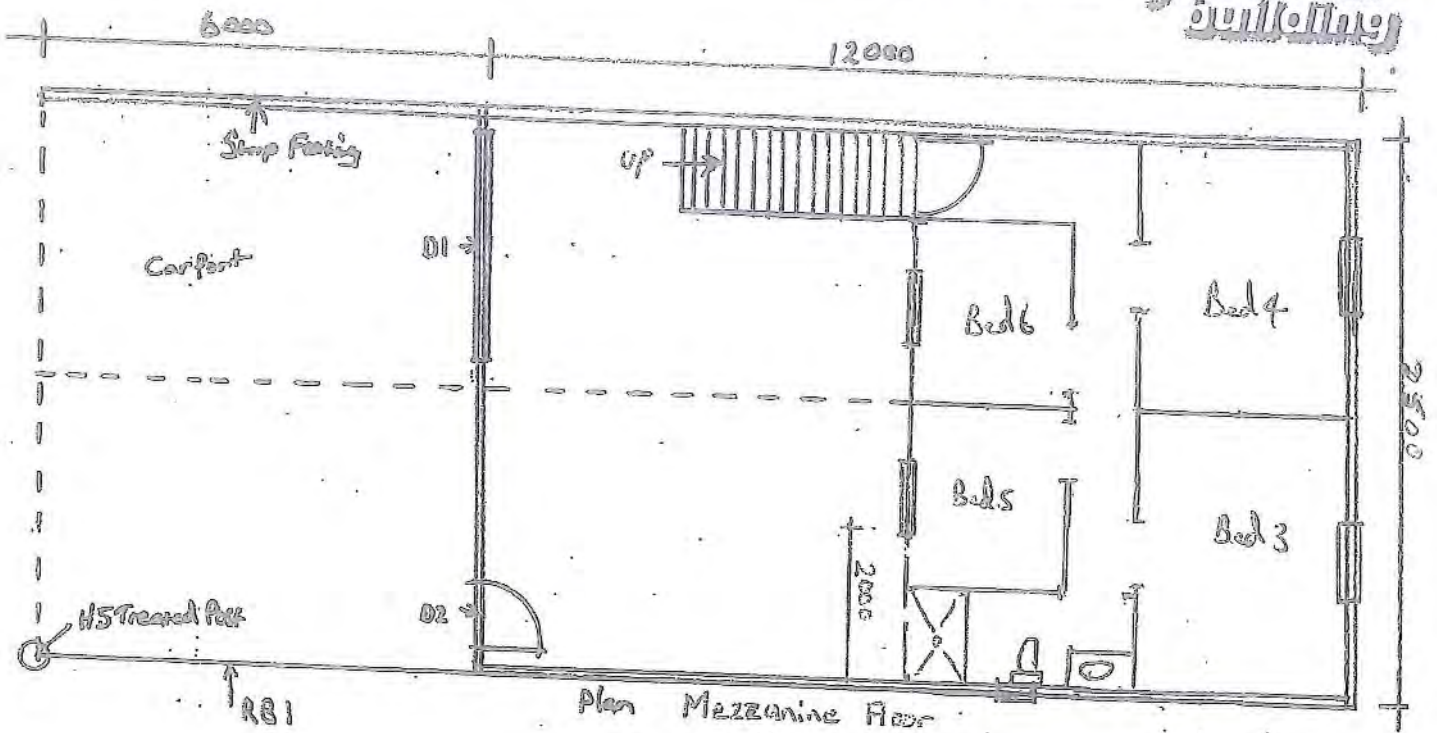


Peace of Mind Building
ABN 95 970 408 977
459 West Pine Road
Penguin TAS 7516

for Peoles 12 6386-2
17/10/2012

sb

PEACE OF MIND BUILDING



Peace of Mind Building
 AEN 30 879 406 977
 490 West Pine Road
 Penguin TAS 7316

Peace 1263363
 17/10/2012

86

ATTACHMENT 2.00
FORM 55 – ENGINEERING CERTIFICATE

ll

CERTIFICATE OF SPECIALIST OR OTHER PERSON (BUILDING)

Regulation 13

To: Graeme Cure

Owner/Agent

450 West Pine Road

Address

Penguin

Suburb/postcode

Form

55**Certifier details:**

From: Ross Murphy

Address:

99 Campbell Street

Phone No: 04477 10152

Hobart

7000

Fax No:

Accreditation No:

CC 457 B

Email address:

ross.murphy@castellan.com.au

*(if applicable)*Or qualifications
and Insurance
details:*(description from Column 4 of the Director
of Building Control's determination)*Speciality area of
expertise:

Fire Safety Engineering

*(description from Column 5 of the Director
of Building Control's determination)***Details of work:**

Address:

468 West Pine Road

Lot No:

Penguin

Certificate of title No:

The work
related to this
certificate:Fire Safety Report dated
11 June 2014.*(description of the work or part work being
certified)***Certificate details:**

Certificate type:

Fire Safety

*(description from Column 2 of the Director
of Building Control's determination)*

This certificate is in relation to an application for a new building permit.

~~This certificate is in relation to any stage of building work before completion.~~

In issuing this certificate the following matters are relevant –

Documents:

Fire Safety Report dated 11 June 2014.

Relevant
calculations:

See abovementioned report.

References:

See abovementioned report.

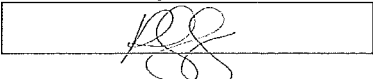
Substance of Certificate:

See abovementioned report.

Scope or Limitations

See abovementioned report

I certify the matters described in this certificate.

	<i>Signed:</i>	<i>Date:</i>	<i>Certificate No.</i>
Certifier:		11 June 2014	H14071



Annexure 3

Kellie Malone

From: RENE KING [REDACTED]
Sent: Wednesday, 1 June 2016 10:27 AM
To: Switch operator
Subject: Objection to planning permit DA215177

In regards to Backpackers Retreat on Davies Road West Pine. We strongly object to application being granted on the grounds One being our application to convert brick building on our property into a weekender was refused, reasons given that it was agricultural land, also buffer zones applied etc. Seems to us that there is a different playing field. Also the grey water from backpackers retreat is a big concern to the water table, also traffic in this area is a major concern, being on corner of West Pine & Davies Road, besides these issues there are many more issues to consider.

Regards Michael & Rene King
341 Creamery Rd.
Sulphur Creek
[REDACTED]

General Manager

Central Coast Council

P O Box 220

Ulverstone. 7315

27th May 2016

CENTRAL COAST COUNCIL
Division *Plan - 1 an 3*
Rec'd **31 MAY 2016**
File No *DA215177*
Doc. Id *232193*

I have concerns about Planning Permit DA215177 and wish to record my objections. These objections focus on safety issues.

1. As far as I am aware from the information given on this application, there is no Bushfire Report. I inquired recently about work on my own rural property and was told that a Bushfire report was a requirement. Is this proposal subject to a Bushfire Hazard Report? If not, what are the grounds for a report not being required in an area regarded as a 'bushfire prone zone'?
2. I am concerned about the provisions for fire safety at the proposed site. The fire report used in the application, described as a 'draft', is two years old and I cannot see any reference to a fire evacuation plan. In 'Fire Safety in Buildings – It's Your Business! Obligations of Owners and Occupiers', published by the Building Safety Unit of the Tasmanian Fire, there is a requirement that a new evacuation plan, 'must be submitted when evacuation plans need to be adjusted due to building work or a change in the use or occupancy of the building' (Section 4). If a new plan has not been submitted then I object to this proposed development on fire safety grounds.
3. I am also concerned at the use of treated pine as the material for a stair fire escape. It would seem counter intuitive to use a flammable material for the construction of a fire escape exit.

Yours faithfully,


Janet North


Penguin, 7316

OBJECTION TO PLANNING PERMIT DA215177

May 26, 2016

Our main objection refers to the inevitable increase in the traffic on our road. Our residence is located on Nine Mile Road about halfway between the Sulphur Creek Berry Farm and the West Pine Berry Retreat.

The increase in traffic leads to our next objection which refers to overseas drivers (berry pickers) using our narrow country roads. Their poor knowledge of our road rules, poor driving skills together with the ever increasing heavy farm machinery, have already created havoc to local road users. Our point being that poorly skilled overseas drivers are trying to negotiate narrow roads and contend with farming machinery such as potato and carrot harvesters, tractors, transport trucks and milk tankers to name a few. When walking and driving we have personally experienced safety issues created by guests at the existing accommodation facilities at the West Pine Berry Retreat.

As this is a rural resource zone in prime agricultural land, we note that the application for planning permit DA215177 is for residential development and we object to further development. Can we be guaranteed that this proposal is the last change to be made at the site or is it possible that more development will occur without appropriate planning application and approval as has occurred in the past?

We certainly object to the previous questionable building practices of the owners of West Pine Berry Retreat and we certainly object to the consequent responses to these poor practices by the Central Coast Council. Can we trust that proper procedures will be followed by both the owners and the Council in the future?

Brian and Flo Ling
540 Nine Mile Road
West Pine 7316

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: 26 MAY 2016

Application No: DA215177

Doc. ID: 231937

CENTRAL COAST COUNCIL

Division Plan - lan-5
Rec'd 25 MAY 2016
File No
Doc. Id 231905

Greg & Luanne Bennett
319 West Pine Road,
West Pine 7316
23rd May 2016

General Manager
Central coast Council
PO Box 220
ULVERSTONE 7315

Dear Ms Ayton,

Re: OBJECTION TO PLANNING PERMIT DA215177

We would like to bring to your attention our objection to the planning permit for the property at 468 West Pine Road. West Pine.

What they have achieved by stealth :-

- From church (dwelling) to backpacker accommodation.
- From Storage shed to backpacker accommodation.
- And now increased occupancy.
- There is no evidence for the need for increased occupancy,
- Where is disabled access to building?
- The zone is rural on prime agricultural land and should not be developed further.
- A Relaxation of Setback Standards must not be granted.

Department of Justice Report critical of Central Coast Council regarding handling of this Site previously.

We need action,

L. Bennett

Greg and Luanne Bennett

JBennett

General Manager
Central Coast Council
P O Box 220
Ulverstone. 7315

CENTRAL COAST COUNCIL
Division Plan-100-5
Rec'd 02 JUN 2016
File No DA215177
Doc. Id 232442

Penguin 7316

27th May 2016

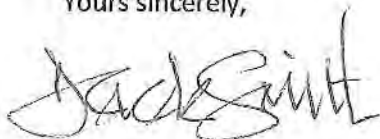
Dear Sandra,

With reference to Planning Permit DA215177, I am writing to state my objections to the proposal on the following grounds

1. I am concerned at the social impact of this development. The Planning Scheme (3.d.xiii) 'require all new use or development has access to adequate utilities and community services'. The proposed occupants of the development are itinerant workers who we assume will be employed at local horticultural facilities. The proposed development is in a rural resource zone located about 5km from the nearest shop and public transport access at Sulphur Creek, about 10km from the nearest community health services, sporting and mainstream church facilities in Penguin and about 15km from social outlets like cinema and other entertainment venues. How will these workers access these services? I object to this proposal on the grounds that the social impact of the proposal, on the occupants, is not being adequately considered.
2. Road safety issues in the Nine Mile/Zig Zag/West Pine area have been an on-going concern for some years. The last road traffic count conducted by Central Coast Council gave over 400 vehicles a day accessing the Berry Farm site via Nine Mile & Zig Zag Roads. A further increase in numbers from traffic coming from the Davey's Road area raises serious concerns. These are rural roads unsuited to being used as access roads to a major employment site. I object to this proposal on road safety grounds

Thank you for the opportunity to lodge my objections,

Yours sincerely,



Derek Smith

Kellie Malone

From: jackie [REDACTED]
Sent: Wednesday, 1 June 2016 12:26 PM
To: Switch operator

OBJECTION
to planning permit DA215177

Name of persons objecting Rodney and Jackie Walker
383 West Pine Road

To whom it may concern
We would like to object to the planning permit in the Advocate Wednesday 25th May
our reasons for this are as follows

extensions to visitors accomadation for 20 extra people this land is not classed as residential

it is classed as prime agricultural land

We are concerned also about the water tank and how close it is to the road . Also the evacuation stairs being on the same side

really supriised these people are allowed to have this establishment running with no evacuation stairs this should have been

adressed before they could have people in there?

Concerns for increased occupancy when there is not supposed to be more than
16 which is very debateable more people creates more risk

Being in this community for 20 years why do we need this sort of place when there
are so many other places closer to shops, doctors ect

We are a farming community this kind of facility doesnt fit in with its surroundings

Thank you Jackie Walker and Rodney Walker

Objections to Planning Permit DA215177

- ① Department of Justice Report regarding the position of the large water tank. Despite this land being recently approved for purchase from Crown Lands, This tank still sits on the road verge inside the building line.
- ② Department of Justice Report regarding the existing laundry, and that despite being directed to remove, this has not been located. On plans viewed on line, it appears that minimal adjustment is being requested. Therefore this building will also fall within the building line and have no step back provision.
- ③ No traffic impact statement has been presented in this application. This issue has been a persistent problem with less occupancy. We can no longer feel safe walking on Nine mile Road in summer months. I personally have witnessed many near misses including for vehicles turning onto the road from the Berry farm, following my car and overtaking me when I pulled over to the oncoming school bus on the one way bridge. These four vehicles failed to give way and forced the school bus to take evasive action.
- ④ This area is a Rural Resource Zone and according to Intrium Planning Scheme 2013, should not house greater than 16. This must surely require a alteration to zoning from its rural

Classification,

⑤ The proposed storage shed with window - can this permit expansion of bed numbers without due process. Historically this building has been used to house much greater numbers than licensed.

⑥ We have concerns about the proposed fire escape being constructed of timber. Surely this provides another fire risk rather than safe retreat.

Michael V. Tyler &
Elizabeth A. Tyler.
542 Nine Mile Road
West Pine. 7316

after
M. Tyler

CENTRAL COAST COUNCIL

Division Plan - Ian.S

Rec'd 27 MAY 2016

File No

Doc. Id 232040

7th June, 2016

To

General Manager

Central Coast Council

admin@centralcoast.tas.gov.au

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: 07 JUN 2016

Application No: DA215177

Doc. ID: 232707

OBJECTION TO PLANNING PERMIT DA215177

I am writing this letter to object to a development proposal advertised in Saturday, May 14 Advocate newspaper for expansion to accommodate 20 people and building additions and alterations.

My concerns for this application to go ahead are as follow;

- That a B & B accommodating up to 20 people can be allowed on prime Agricultural Land. Quite a high percentage of people living in one small area on prime land. As the rural resource zone states that accommodation should not allow more than 16 people. We have had previous concerns with people wandering around neighbouring private properties.
- Traffic on our roads has increased considerably since the B & B has been operating and caused great concern to me and my husband. We have had more than a few issues with 'close calls' on our roads since the inception of the B & B business. We have lived in our West Pine home for 31 years so are indeed in the position to voice our concerns over the increased traffic flow to our usual quiet country roads. Noticing also that there is not a traffic impact statement attached to the application.
- I drive passed the B & B daily and have concerns that the water tank is way too close to the road. I have met a tractor on the road beside the tank and have had to stop thinking that I was too close to hitting either the tank or the tractor. Neither a good option. Is this tank legal to be where it is?
- The application for a staircase for an escape route is pleasing to see as I wonder each day as to how one would escape from the large shed accommodation in the case of a fire but I do have concerns that it is to be built out of treated pine. Surely this wouldn't be allowed?

I do hope that my concerns are considered before any decision is made.

Regards

Gary and Debbie Randall
529 Nine Mile Road
West Pine 7316

Objection to planning permit DA 215177

7th of June, 2016

Central Coast Council
PO Box 220
Ulverstone TAS 7315

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: 07 JUN 2016

Application No: DA215177

Doc. ID: 232797

To the General Manager,

We write to object to planning permit # DA 215177.

This planning permit has been subject to many past objections and continues to present with the same issues as before.

We believe that there isn't a need for this accommodation facility in our rural area (zoned rural). This is situated on prime agricultural land. We farm in the surrounding district and believe this facility should not be further developed as it should remain rural. If you relax the rules for this particular application it opens up the opportunity for others to argue that they should be able to do the same, and this will be dire for our small, farming community. Due to its location there are no facilities, such as shops, to provide services to the people staying in the building. The building often has many people staying there (certainly more than 16) and we are very concerned about waste management and the impact on our water supply.

There is no evidence that this facility is required in the area or for a need for increased occupancy. We employ seasonal workers regularly who are happy to travel from Devonport or Burnie daily. A traffic impact statement to deal with increased occupancy and vehicles on our road obviously hasn't been conducted, because we believe findings would indicate unsafe use of and entry onto the roads.

The large building is already unattractive in our community. When you drive on the road passing at night you are often blinded by the lights in the ceiling or ones being used outside the building. This makes travelling very unsafe.

Finally, we are also very concerned about the new proposed storage shed on the application. Past history tells us that the owners of the property have a blatant disregard for the council and council rules. We believe that if this shed is built, then the possibility that it will be used for extra accommodation is high. If they don't do this when it is immediately built, we believe that they will in the future, and if caught out they will just apply for approval after the fact like they are doing now.

We hope that you consider the above points when reviewing the application.

Yours Sincerely

Ben and Wendy Radcliff
Radcliff Farming Pty Ltd
716 Camena Rd
Westpine TAS 7316

Objection to Planning Permit DA215177

We, Dean and Jacqui Atkinson of 431 Nine Mile Rd West Pine object to all inclusions proposed in the above mentioned planning permit for the following reasons;

- The application is for a residential development in a rural resource zone. West Pine does not have a need for an increase in accommodation that will impede on current residents
- The increased occupancy will exceed the Interim Planning scheme 2013 p261 states that maximum guests is 16. The applicant has shown a history of total disregard for maximum guests and allowing a larger number of guests will lead to further flaunting of the council imposed guidelines
- Water and sewage are still major issues, with the Applicant, Plumber and the Central Coast Council showing disregard for nearby residents.
- Nearby future farming practices may be impacted in regard to spraying, irrigation and tractor work. Applicant can complain and may cause problems to nearby farmers doing what the rural land is intended for.
- The applicant has shown total disregard for previous building and planning regulations in regard to the total current infrastructure so it is a joke to think they will adhere to new guidelines.
- A relaxation of setback standards MUST NOT be granted on this , or any rural, block when there is ample room to achieve the standard setback.

The total development of this site to accommodate seasonal workers and run a so called B@B has been a total farce and it is about time that the central coast council that is supposed to adhere to fair and just guidelines for all of its residents shows just that and rejects this Planning permit. There is plenty of accommodation within nearby town boundaries with the appropriate zoning and without water and sewage problems

Regards

Dean and Jacqui Atkinson

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: 08 JUN 2016

Application No: DA215177

Doc ID: 232956

7th June 2016

The General Manager

Central Coast Council

P.O. Box 220

Ulverstone TAS 7315

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: 08 JUN 2016

Application No: DA215177

Doc. ID: 232942

Objection to proposed application number DA215177 -468 West Pine Road, West Pine

We have a number of concerns with regard to the current proposed application:

1. To approve location of existing water tank. Considering there appears to be ample room on the property, it seems blatantly disrespectful to seek retrospective approval for a structure that was deliberately completed without proper permits or contained on appropriate property.
2. Granting this proposal will set precedence for a relaxation of setback standards, which we feel is not acceptable.
3. There has been no road safety report issued with this proposal to evaluate the impact on our rural roads. This property is zoned rural and prime agricultural land and should not be redeveloped.
4. There is no evidence provided to show a demand for an increased occupancy for visitors in the area. There are many accommodation options within a short drive of this proposed site.
5. Knowing the original structure was built over/on boundary line and has been seen to house in excess of stated occupancy, there is concern that any new structures will not comply with appropriate setbacks from the road and/or be used to further increase/house occupancy.
6. We don't feel appropriate safety issues have been compiled e.g. bushfire plan.
7. The estimated water usage per person/occupant outlined in this plan seems very low. The TASWater calculator is unable to generate this estimate with any amount of changes per person. If the usage isn't calculated correctly it would be fair to say there is doubt that the drainage has been calculated correctly/adequately.

8. The Storage shed appears to be planned as a further accommodation avenue with windows and covered walkways, niceties not required in a "storage area".

Yours sincerely,
Diane Edmestone
Chris Benjamin

551 West Pine Rd
West Pine TAS 7316

Kellie Malone

From: Switch operator
Sent: Wednesday, 8 June 2016 8:51 AM
To: Kellie Malone
Subject: FW: Objection to Application DA215177
Attachments: Objections to 468 Pine Rd Proposal 2016.docx

Debra Lynch
Corporate Services Assistant

CENTRAL COAST COUNCIL
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From: Damon Szekely [REDACTED]
Sent: Tuesday, 7 June 2016 9:20 PM
To: Switch operator; peter.gutwein@parliament.tas.gov.au; nick.pedley@dpac.tas.gov.au
Subject: Objection to Application DA215177

Dear Sir or Madam,

A development proposal (DA215177) has been submitted to the Central Coast Council for a property at 468 Pine Rd West Pine. It involves an increase in numbers of seasonal workers being accommodated at that location. Our home is about one kilometre down the road from there. We believe the proposed development is not in keeping with the area and will impinge on our enjoyment of the rural resource zone in which we live. Our formal objection is attached.

Sincerely,
Damon & Linda Szekely

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

General Manager

Central Coast Council

PO Box 220

Ulverstone TAS 7315

Received: 08 JUN 2016

Application No: DA215177

Doc. ID: 232944

7 June 2016

RE: Objection to Planning Permit DA215177

Good morning,

With reference to the above planning development application, we, the undersigned, wish to submit our written formal objections to a number of aspects as follows:

a) Setbacks

The shed, water tank and laundry do not comply with required setbacks, even after the owners purchased a portion of crown land along the Daveys Rd verge. The tank has never received planning, building or plumbing permits and is sited too close to Daveys Rd. The proposed fire stairs further impinge on required setbacks. It would be better for the fire stair to be built on the other side of the existing building. There is no reason for the laundry to be located right on the boundary as there is other space available that would allow proper setbacks.

b) Rural Resource

The proposed development lies in a rural resource zone. This zoning is supposed to protect the area from unsuitable development. Indeed we bought our home on Daveys Rd three years ago with the express understanding that there were limitations as to what could and should be done with the land. To this end the enforcement of the rules protects everyone from unsuitable development. In particular the Blythe Irrigation Scheme passes close to the proposed development, the intention of the scheme being to supply irrigation water for cropping, pastures and the like, not for residential development. We are concerned that such a development may impinge upon the unrestricted use of adjacent rural land through spraying buffer zones and the 24/7 nature of harvesting. There is no social infrastructure nearby as required by Planning Scheme objectives, in particular (d) (xiii) which "require all new use or development have access to adequate utilities and community services."

c) Water Availability & Storm Water

The proposal will require a considerable daily quantity of water, which I understand will mostly come from a local bore. Due to the ongoing "dry" summer conditions we recently installed an approved bore on our property at 33 Daveys Rd. We have no desire for this to be compromised by the proposed development up the road from us. The waste water generated from this development and the storm water runoff must, according to scheme guidelines, be managed completely on site. We certainly do not wish to have contaminated water accessing our bore. However, it should not be forgotten that although the proposal doesn't include the adjacent but separate church

building in which other tenants reside, yet the effluent from both buildings will be combined for disposal.

d) Occupancy

The rural resource zone guidelines state no more than 16 people on site. Does this include the number of people staying in the church? It would appear to me as though it does as there is only one title taking in both shed and church. So for the proposal to ignore the numbers of people staying in the church and then ask for an additional 20 staying in the shed comes across to us as being excessive in nature.

e) Past Experience

The site at 468 Pine Road has been the subject of various development applications for a few years now. From our perspective, the apparent view taken by the owners is that they will build what they want, where they want, and ask for permission later. It's too late to remove buildings etc after they are in place. There have been various non compliances, and council has insisted that the owner rectify those items. In response to a previous written objection from us the council stated that the owner had been issued with rectification notices which must be complied with before any further development could take place. Those notices have been ignored, the items in question remaining the same as before. We believe that council has not followed through appropriately and, as a result, we have lost confidence in council to manage this proposed development appropriately. We actually believe that there are too many disgressionary decisions required to be made by this development as it meets too few of the guidelines. However, in order to follow due process, we submit our objections and trust that they will be considered appropriately.

Sincerely,

Damon & Linda Szekely
33 Daveys Rd
West Pine TAS 7316

Brodie de Boer
479 West Pine Rd
West Pine, TAS 7316

Received: 00 JUN 2016

Application No: DA215177

Doc. ID: 232951

OBJECTION TO PLANNING PERMIT DA215177

Dear Sir/Madam

I wish to inform you of my strong opposition to the Development Application DA215177.

Listed below are reasons for my objection.

- **The Zone is Rural resource this is prime agricultural land and thus should not be further developed.**
- This is an application for a **RESIDENTIAL DEVELOPMENT IN A RURAL RESOURCE ZONE.**
- The size and shape of this site does not force the structures to be placed where this application proposes. There is enough room for laundry and tank etc to achieve setbacks...26.4.2 P272 Interim Planning Scheme 2013 (IPS2013)
- **A RELAXATION OF SETBACK STANDARDS MUST NOT BE GRANTED.**
- **This building is visually apparent on a skyline,** doesn't provide overriding community benefit and is not required by an exceptional circumstance p 273 IPS2013.
- **Discretionary permit use must...be consistent with the local area objectives** – this does not meet those p263 Central Coast interim planning scheme 2013.
- **This development may fetter the use of adjacent agricultural land** by impacting on spray buffer zones and could cause irritation to applicants when irrigation is required and harvesting is necessary 24/7.
- **SEAM report states that 80 litres** would be waste water usage per person but on a previous application SEAM had outlined it as a 100 litres – when you are talking about 20 people 20 litres difference = 400 litres daily!
- **FIRE REPORT** – is almost 2 years old. How can this be relevant for the building after so many unreported/approved changes have been made.
- **FIRE REPORT** p2 states it is a draft.
- **FIRE REPORT** – incomplete – no floor plans submitted
- **FIRE REPORT** - ? Fire stairs made of treated pine – also on the side of the building close to the road and forward of the building line. Setbacks are not achieved as per planning scheme.
- **Rural Resource Land** – Interim Planning Scheme 2013 p261 states that guest accommodation **should be for not more than 16 people.**
- Social Impact No infrastructure. Doesn't meet 3.0 Planning Scheme objectives (d) (xiii) "require all new use or development has access to

adequate utilities and community services. Clearly doesn't meet objectives of the planning scheme.

- There are **only 2 employees** – what happens if they are both away and unable to manage safety and security of accommodation occupants. Their absence has been noted in the past.
- **NO BUSHFIRE PLAN**. No bushfire hazard report tabled considering it is in an acknowledged "bushfire prone zone" AK Consultants 2014. No reticulated water supply and no evidence of static water reserve for bushfire fighting purposes only. This 110,000 litre tank is the only water supply on this title.
- **This Tank has never received planning, building or plumbing permits** and has been built forward of the building line. DOJ report for 468 West Pine Road West Pine BSR0550/14/10 p30. States that appropriate permits "be obtained prior to the water tank being relocated, ensuring the water tank is built within the building line."
- **Tank overflow has no engineering plans** and is situated beside the shed foundation and near proposed fire stairs. This is also close to boundary and roadside verge. The applicant is responsible for managing all storm water within his property.
- **LAUNDRY** – DOJ (BSR0550/14/10) REPORT states that " ensure the laundry is moved within the building line or demolished" p31
- Road Safety – **NO TRAFFIC IMPACT STATEMENT** to deal with increase occupancy and car movements at site and on our local roads. Footnote R13 on p149 of interim planning scheme 2013.
- **DISABLED ACCESS** – where is it and where do they reside, park and access amenities????
- **POWER OUTAGE** what about a back up for occupants and alarms including fire-fighting equipment.
- **INCREASED OCCUPANCY** the rural resource zone clearly states no more than 16 people. History shows a succession of non-compliance to occupancy at this site. Allowing additional people is only making a bigger issue with potential safety issues -for occupants and community members alike.
- **STREETSCAPE** – it doesn't blend with surrounding streetscape.
- **There is no evidence provided for a need for increased occupancy** for visitors in this area. There are many available accommodation sites within a short drive.

I thank you for taking the time read my objection and trust it will be taken into consideration when making a decision on this application.

Brodie de Boer



CENTRAL COAST COUNCIL

Division *Planning*

Rec'd 7 JUN 2016

1st June 2016

File No *DA215177*

Doc. Id *232831*

The General Manager

Central Coast Council

P.O. Box 220

Ulverstone TAS 7315

Objection to proposed application number DA215177 -468 West Pine Road, West Pine

There are a number of concerns that we have in regard to the current proposed application that are as follows:

1. Confirm location of existing water tank. It is our understanding that there were never any planning, building or plumbing permits for this structure and that it was originally built protruding onto crown land. We believe that there is sufficient space on the existing property for the tank to have been built and therefore see no sound reason why this should receive discretionary approval. We feel very strongly that it is unjust to build something without the proper permits and then apply to buy the crown land and obtain retrospective approval for such a blatant disregard for proper processes, particularly when there is ample room on the existing property.
2. Given that the B and B structure was originally built on (and over) the boundary line again on crown land, we are concerned that the new structures (being the 'roof only' structures and the 'storage shed') will not comply with the required setbacks from the road. Also what, if any, measures are in place to ensure that the proponent does not at some later stage fill in these roof only structures and make them into more accommodation rooms?
3. Is there a bushfire plan?
4. The Fire Report that is cited in the application is nigh on 2 years old –is this still relevant? Assuming that the fire report would have been prepared in 2014 we are concerned whether this is still relevant to this current application? And according to the plans of the West Elevation the fire escape stairs are to be made of treated pine? We would have assumed that a fire escape would be required to be made of a non-flammable material other than wood.

The Fire Report also states that it '*... has been issued as a draft to permit stakeholders to have an input into the final solution. This mechanism is provided instead of developing a Fire Engineering Brief as described in the International Fire Engineering Guidelines (IFEG)*'. Our response to this statement is does this report hold any weight or is there a requirement for a Fire Engineering Brief? It is our understanding that having more than 12 people normally resident changes the classification of the building to Class 3 and that this results in the requirement for [as quoted in the Fire Report] '*...significantly more stringent provisions in the Building Code of Australia (BCA) [1]. From a fire safety perspective this includes;*

- o fire rated bounding construction to each of the units including ceilings walls and floors,*
- o self-closing solid core doors to each of the units,*
- o emergency lighting in the exit pathway, and*
- o smoke alarms in the corridor outside of the units.'*

To put it simply (as we understand it) the fire report then goes on to conclude (?or recommend) that by putting a smoke alarm in each of the units (rather than the corridor outside of the units) and that the existence of emergency lighting to expedite egress that this negates the need for fire-rated bounding construction and self-closing solid core doors (?fire doors). We are extremely concerned as to the precedent that this would set for any and all future developments if this were to be approved.

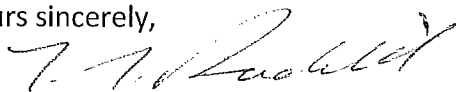
5. Another concern of ours is the precedent that would be set regarding a perceived, and indeed an actual relaxation in the setback requirements for rural buildings. If this proposal is approved, does it not send a clear message to others that you can basically build what you want, where you want and apply retrospectively for approval and voila! Approval will be granted to you regardless of whether or not you have followed due process. As residents of a rural community this is not a path that we would like to see followed.
6. We also have some concerns regarding the SEAM report that states that each person could be expected to generate **up to 80L** of waste water per day. There is no calculation given of how this number has been chosen and to us it seems extremely low. If you look on the TasWater website (as we have) there is a water usage calculator (<http://www.taswaterinteractivehouse.com.au/>) . According to this calculator, the average person uses 146.7L of water each day. You can fiddle with the numbers however you choose but for the purpose of our calculations we assumed that each person staying at the accommodation would have one shower per day lasting for 5 minutes. In reality if they are seasonal farm workers they may require 2 showers per day. We also assumed that all of the toilets are dual flush and that the showerheads are 3 star water saving ones and that there are 4 of each as per the plan. We chose the option of the laundry containing a front loading washing machine (the most water efficient) and that each person would

need to do 2.5 loads each per week. Farm work can be rather messy. As far as the kitchen goes, we chose 2 runs of the dishwasher each day (morning and night) and the same with washing dishes in the sink (once in the morning and once at night). We assumed there were no leaking taps or toilets and that no water is being used in the garden or outside for washing cars/boots etc. And the TasWater website calculated that each person using our scenario would generate on average 113L of waste water per day. As stated at the beginning, the numbers on this site can be whatever you like them to be but we think we put in a reasonable (if not lower than what would be likely) set of parameters and as such are puzzled as to how the report states UP TO 80L per day.

Our main concern is that is there the capacity in the soakage drains (or wherever the waste water goes) to cope with more than 80L waste water per day per person? And how in fact can water restrictions (such as short showers) be enforced in a paid accommodation scenario?

7. The proposed storage shed does appear intriguing ...the inclusion of windows and other niceties such as covered walkways, proximity to amenities and barbecue areas does make this structure appear inviting as an accommodation facility. Basing this on past history of other developments on the property, we suggest this is a covert way of increasing the occupancy capacity in the future. Will council place conditions and monitoring that the storage shed is indeed used for exactly that?

Yours sincerely,



Sharyn and Tom Radcliff
99 Gees Road
Cuprona 7316 TAS

Objection to Planning Application No. DA215177 for 468 West

West Pine Rd, West Pine, Tas

08/06/2016

Objector : - Susan Wood

100 Daveys Rd

West Pine, Tas

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: 08 JUN 2016

Application No: DA215177

Doc. ID: 233094

I am objecting to this planning application on the following grounds.

- 1) The changes planned for this enterprise are merely compounding the proponents' previous lack of attention to planning, building and plumbing permits. The neglect of due process from the start was exacerbated by the oversights and/or failures of the other parties involved – Central Coast Council, the building surveyor and the plumber. This has been well documented in a Department of Justice investigation report dated 09/01/2015. Not all noncompliant matters have been rectified.
- 2) The property is zoned Rural resource, is within a designated irrigation scheme area, and should not be further developed for residential purposes. Guest accommodation in a rural resource area should be not more than 16 people (interim planning scheme 2013 p261). Setback standards have not been adhered to with the structures already in place – this noncompliance should not be allowed to continue on, and the setback standards should not be relaxed for this application. Discretionary permit use must 'be consistent with the local area objectives'. This is not the case in this instance - p 263 of the Central Coast interim planning scheme 2013.
- 3) The property directly opposite the planned development's Daveys Rd frontage has changed ownership, and is now used for cropping rather than grazing. The existing and proposed development of 468 West Pine Rd, and the complete lack of setbacks from the road boundary, could fetter some of the spraying and irrigating activities of this cropping enterprise.

- 4) The absence of a land title attached to the development application makes it difficult to ascertain the exact dimensions of the block in question. Yaxley Design and Drafting indicate that the block is 3194 sqm, while the SEAM figure is 5197sqm. There is an attached Crown Land Services letter that does give permission for the application to be lodged, but obviously no land title has been transferred yet. It would have been useful for the title to have been included.
- 5) The Fire Report is outdated and incomplete – see detailed notes.
- 6) There is no Bushfire Plan, and West Pine is designated as a bushfire prone zone (AK Consultants 2014). There is no reticulated water or dams available for firefighting on the property in question.
- 7) SEAM report concerns – see further notes.
- 8) Position of tank, and overflow trench
- 9) Position of laundry.
- 10) No Traffic Impact study given the proposed increase in visitors from 12 to 20.
- 11) There is no evidence of disabled facilities, access and parking in the plans. This business advertises for general visitors as well as fruit pickers. The necessity for disabled facilities in and access to such premises has been law from 2011 onwards. This facility became a B&B in 2012.
- 12) Building line adjustments have not been addressed at all in this application, specifically in relation to the tank and the laundry.

Fire report

- 1) Castellan Consulting has prepared a fire report for the proponents. It is dated 11th June 2014, is 2 years out of date and is incomplete.
- 2) Attachment 1.00 consists of referenced drawings which are both dated 17/10/2012. They do not show the external amenities block. This block is attached to the main building, and needs to be considered in the fire report.

- 3) The Fire Safety Engineering Certificate is also dated 11th June 2014.
- 4) The applicant has proposed expanding his business to accommodate 20 visitors instead of the 12 he is licenced for. The 2 year old fire report states that the owner normally has up to 20 residents in the building during the fruit picking season – a slip of the pen or tongue perhaps? There have been over occupancy issues with this business, but Castellan Consulting should not be touting this figure when licencing was and is for 12.
- 5) In order to accommodate up to 20 visitors in the shed there would normally have to be a change of building use from a class 1b structure to a class 3 structure. A class 3 structure requires more stringent fire safety provisions. The fire report has been issued as a 'draft' (p2) and a 'discussion' (p5), and is proposing an 'alternative solution' which would ensure a level of occupant safety using a complicated combination of 'deemed to satisfy' and 'absolute analysis' criteria. By going this route the class 1b building would not have to be converted to a class 3 building with its more stringent fire regulations.
The proposed alternative solution would require an interconnected smoke alarm system, also wired to the house, an external stairway from the upper level (only to be used as a fire escape), self closing tight fitting doors with a solid core, emergency lighting and No Smoking regulations.

Concerns

- (a) Nowhere in this report does it say what the external stairway is to be constructed of. However, on the Yaxley elevation plans the stairs are to be made of treated pine. For a commercial building, housing up to 20 backpackers, I wouldn't have thought that would be a very safe and desirable option. I wonder who would actually be responsible for allowing a timber fire stairway/escape to be built in the event it did catch fire. The stairway is very close to the road. Australia does not have a very happy history regarding fires and backpackers.
- (b) There is no consideration or mention of the amenities block with regard to possible fire.
- (c) There is no mention of a fire evacuation plan to be prominently displayed.
- (d) There is no evidence of a designated assembly area.
- (e) In the event of a power outage is there provision for a backup power source?
- (f) What would be the water source for fire fighting? This is not addressed. The tank is the only water source on the B&B site. If that had to be used, what volume of the water would therefore need to be kept in reserve at all times?

- (g) Is there any provision for people with disabilities to escape the main building and the amenities block? Although the fruit pickers are unlikely to be disabled, this B&B is advertised for other visitors as well.

SEAM Report

Water usage

- 1) In this report the total wastewater loading has been calculated as being 2080 litres a day. This is derived from a figure of 80 L per day per person X 26 residents (20 in shed, 6 in the church dwelling). Given the information available on the Tas Water website, a slightly larger amount of 86 L per person would only be allowing for an 8 minute shower/ 1 full flush of toilet/ 3 ½ flushes of toilet/ 3 hand washes/teeth.

There is no provision in the Seam calculation of 80 L pp for laundry, cooking, washing up, drinking, and washing vehicles (a not unusual occurrence for long stay visitors).

The waste water calculation of 2080 L per day would seem to be unrealistic, even though there is obviously a set formula used.

- 2) On p 10 of the application there is a Seam site plan for the wastewater system. There is no plan at all for the tank overflow; although a trench is shown on the Yaxley Design and drafting drainage plan. The position of that trench will be commented on in another section.

Tank

- (h) The proponents have applied for the 110,000 litre tank to be left where it is. This tank has never received planning, building or plumbing permission, and has been built forward of the building line, very close to the proposed new boundary line fronting Daveys Rd. The Department of Justice report (p30) states that 'a plumbing permit and building permit be obtained prior to the water tank being relocated, ensuring that the water tank is built within the building line'.
- (i) The overflow for the tank in its current position has no engineering plans. A trench is shown on the Yaxley drainage plan. It is shown to be right beside the proposed timber fire escape stairs, close to the shed foundations and footings, and close to the roadside verge. The proponents are required to manage all stormwater within their property, and one would wonder about the placement of

this trench particularly in the event of a wet winter when not much tank water is being used.

Laundry

The laundry has been built 1.8 metres over the West Pine Rd boundary, supposedly exempt from planning requirements. However, even exempt buildings need to be within the building line. The recommendation of the Department of Justice was that a building notice be issued by the council, and the laundry either moved within the building line, or demolished. The current application shows the laundry straightened up, but it is still positioned right on the boundary/fence line, and is not within the building line.

This application as it has been presented is defective on many levels, and as such I wish to register my objection.

Susan Wood
100 Daveys Rd
West Pine 7316
08/06/2016

Kellie Malone

From: Switch operator
Sent: Wednesday, 8 June 2016 8:50 AM
To: Kellie Malone
Subject: FW: APPLICATION NUMBER - DA 215177.

Can you register for me

Thanks Deb

Debra Lynch
Corporate Services Assistant

CENTRAL COAST COUNCIL
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CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: 08 JUN 2016

Application No: DA215177

Doc. ID: 232941

From: Peter Dutton [REDACTED]
Sent: Tuesday, 7 June 2016 7:12 PM
To: Switch operator
Subject: FW: APPLICATION NUMBER - DA 215177.

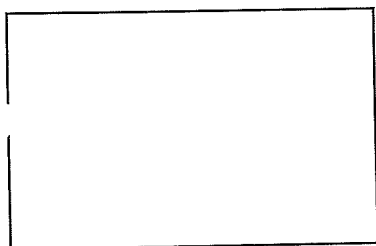
Subject: APPLICATION NUMBER - DA 215177.

We are residents in West Pine and chose to live in this Rural area with our family.
We object to – **Application Number DA 215177.**

- The area is prime agricultural land zoned as Rural Resource.
- We did not anticipate having as neighbours many people employed in a business travelling on country roads for their work and living in such a confined area. In the past, I have assisted people that have already run off the road and with the increase in numbers, feel sure these accidents will occur again.
- I find it amazing that the original building was classed as a machinery shed which was placed in the incorrect position along with other elements of this Retreat by a Master Builder at that, and be approved by your Council.
- How it is possible that the owner is now planning building additions and alterations to the site when the original site has elements that are still to be corrected?

- How does the Council intend to monitor the number of residents that will be using this accommodation? In the past, many more people and vehicles than were allowed were staying in the buildings.

Peter and Lauren Dutton
535 West Pine Road
WEST PINE Tasmania. 7316.



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6.6.2016.

Objections to Planning Permit DA 215177 -

as applied for by Graeme and Delwyn CURE for Visitor accommodation (expansion to accommodate 20 people and building additions and alterations) - Discretionary use and variations to minimum site area and frontage setback standards. 468 West Pine Rd. WEST PINE.

From:- C.R. & L.M. MAYNARD.
426 West Pine Rd. WEST PINE.

CENTRAL COAST COUNCIL

Planning

7 JUN 2016

DA215177

332817

To:- SANDRA ANTON
GENERAL MANAGER
CENTRAL COAST COUNCIL. LIVERSTONE

The reasons for our objections are as follows:-

① Because:-

The zone is Rural Resource. This is prime Agriculture land and should not be considered for further residential development.

② Because:-

The setback standards are not being adhered to in this application or in work previously done on this site. There is enough room on this site for the laundry and tank to easily achieve setbacks. The relaxation of Setback Standards must not be granted.
26.4.2 P272 Interim Planning Scheme 2013 (IPS 2013).

③ Because:-

The existing buildings do not visually blend with the surrounding landscape - does not provide community benefit or is not required by an exceptional circumstance p273 (IPS 2013).

④ Because:-

The applicant is applying for Discretionary permit use for this site (minimum site area and frontage setback standards) Please refer to IPS 2013 p263. Also this application does not meet this criteria and is not consistent with the local area objectives.

⑤ Because:-

We are concerned that the use of adjacent prime Agricultural land may be impacted or prohibited because of irrigation, noise and sprays used in cropping. Surrounding adjacent land has access to the Blythe Irrigation Scheme making it most favourable for all agricultural uses.

⑥ Because:-

We do not think adequate water usage per person has been provided for in this application. SEAM Report has stated that 80 litres p/p would be adequate - in a previous report SEAM allowed 100 litres p/p. Neither amount seems close to the p/p amount required each day in reality.

⑦ Because:-

The FIRE REPORT states on p2 that it is only a draft. It is also noted that the report is almost 2 yrs old. No floor plan was submitted so therefore it is incomplete. Also concerning is the fact that the application is being made to build a treated pine fire escape stairs on the roadside side of the building forward of the building line. Setbacks are not achieved in this instance. A steel escape stairs is usually the norm for such a building. No provision has been made for power outage - Fire Alarms and fire-fighting equipment would be at risk without some backup.

⑧ Because:-

We understand that the Interim Planning Scheme p 261 (2013) states that guest accommodation should NOT BE MORE than 16 persons in the present shed building. 16 is NOT 20. A history of non-compliance exists to this ruling.

⑨ Because:-

This application does not meet the 3.0 Planning Scheme objectives (d)(xiii) which states - a requirement is that the occupants of the new use or development have access to adequate utilities and community services. This project clearly does not meet the objectives of the Planning Scheme.

⑩ Because:-

In case of a bushfire no plans are in place to deal with such an event. (It is classified a "bushfire prone zone" by AK Consultants 2014.) No water reserve exists for this purpose. The 110,000 ltr tank is the only water supply for this entire complex on this title.

⑪ Because:-

The existing 110,000 ltr tank has been built forward of the building line and without planning, building or plumbing permits. DOS Report for 468 WEST PINE RD BSR0550/14/10 p 30. states that appropriate permits "to be obtained prior to the water tank being relocated, ensuring the water tank is built within the building line". Also there is no proper procedure in place to deal with tank overflow.

⑫ Because:-

The LAUNDRY is still partially on CROWN LAND - nothing has been done to rectify this situation. DOS Report (BSR0550/14/10) states that "ensure that laundry is moved within the building line or demolished" p 31.

(13) Because:-

(a) No Traffic Impact Statement has been provided to deal with increased car numbers and movement, either on site or on entrance to Davey's Rd. There are certainly safety issues with more traffic on our local roads. (The locals will tell you just how unsafe some of these picker/drivers are.)

(b) Also we are not assured that proper supervision of this site is occurring when the applicants are absent on a short break or holidaying overseas. The safety and security of the occupants are then at risk.

In conclusion we would just like to say that because of a record of non-compliance and stuff-ups that have previously occurred on this site - we are not confident that the implementation of further development (being applied for) would be any different.

Therefore we strongly object to any further development. The existing development has had enough impact on our community already (safety, environmental, social impact to name just a few) and should never have been allowed in this rural setting.

Because we immediately join the Applicant's property (450/468 WEST PINE RD) our property has been devalued by 20%. It has unfortunately affected all adjacent properties likewise.

Because of a record of over-occupancy in the passed it is feared that the new proposed storeroom will be used to accommodate more guests, also.

Again we strongly object to this proposal for further development.

Lorayne Wald. Lynchall

Objection to planning permit DA215177

Name of people objecting: Scott and Sarah-Jane Beswick
50 Daveys Rd, West Pine, TAS, 7316

Reasons for objecting:

1. The planning application doesn't address the criteria fully
2. Building line adjustments aren't addressed fully, information from Dept of Justice investigation no BSR0550/14/10/report
 - a) laundry
 - b) water tank 110,000
3. Fire report outdated attachment 1:00 which consists of floor plans showing the old proposal and not including amenities building or the proposed new use areas.
4. No land titles
5. Occupancy issues
6. S.E.A.M reportwater and waste water concerns
7. Interim planning scheme 2013 concerns

Building line ...section 3 of the Act defines the "building line"

Building line in relation to a road, means-

- a) a line determined by by-law or planning instrument
 - i) as a building line or
 - ii) as a building setback or
- b) if a line is not so determined, a line which is,
 - i) 18 metres from the middle of a highway or a road that is not within a city or town
 - ii) 9 metres from the middle of a road, other than a alley, that is within a city or town

*In 2014 a department of justice investigation was carried out by Geoffrey Carr in which the water tank was addressed as being non-compliant due to the fact it didn't have planning, building or plumbing compliance .
On page 30 of the report under the title*

Recommendations: general manager should issue a replacement order to the same effect, with the additional inclusion of a date for when the plumbing order must be satisfied, and further, that a plumbing permit and building permit be

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

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Doc. ID:

obtained prior to the water tank being relocated, ensuring the water tank is built within the building line.

According to the DA the tank is staying where it is, in the building line with minimal or no setback and putting an overflow/storm water pipe out under the new fire escape and within

26.4.1 A5 b) (ii)c. The disposal area is not within any area required for disposal of sewage. And P5 a) (vi) to provide positive drainage away from any sewer pipe, on-site sewage disposal system, or building area; it is going to be placed beside the building, next to the Fire escape and extremely close to the road.

The laundry in the proposal is still being re-placed in the building line, and according to the DOJ report pg 30 the laundry is situated 1.8 metres outside the boundary, how will the laundry comply if it is only being moved/twisted around, and the DOJs

Recommendation: council to ensure that the laundry is moved within the building line or demolished.....

Applying for the laundry to be moved to just inside the boundary contradicts the recommendation that is set out in DOJ report. All buildings must be built in accordance with section 155 of the Act, that is not between the building line and the boundary of a road.

The block of land has room for the tank and laundry to be positioned out of the building line and to achieve setbacks as per 26.5.2 interim planning scheme.

Fire report by Ross Murphy from Castellan

1. The fire report was generated for this DA in June 2014 whilst the building was being investigated by DOJ. The information in the second paragraph of the report states the client sought and received approval in 2012 for the erection and use of the building for workers accommodation. The report was produced with outdated information.

2. The report states that the owner normally has up to 20 residents in the building during the fruit picking season. This building at the present time is only allowed 12 people and this is a serious blatant breach of the occupancy by the owner. Will this continue to occur? How will this be addressed?

3. attachment 1:00 floor plans, are from a 2012 report which were completed prior to the DOJ investigation. Which doesn't include the amenities building. The amenities must be considered in the report as it is attached to the building. The new application consists of building a storeroom onto the relocatable amenities building. Are there actions put in place for people with disabilities to escape the amenities building as there is only one way into and

out of the amenities building. Other issues are

- a) are the sleeping quarters in a appropriate area?
- b) are the doors of the rooms including toilet area compliant for safe egress?
- c) are the laundry facilities in a safe area for use
- d) can people with disabilities safely egress from the building if there is a fire?

4. There is no mention of a fire evacuation plan to be displayed on a safety board?

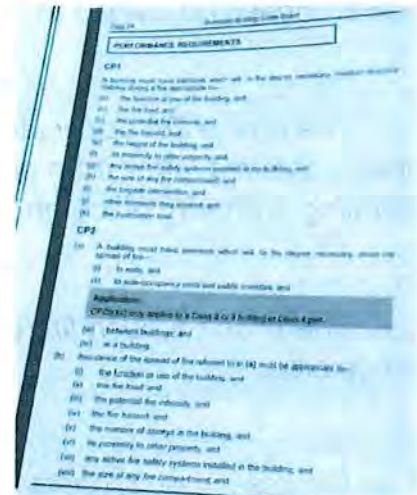
The report is trying to find a proposed alternative solution so the building can be classed as deem to satisfy, as it is not a class 3 building (which is required for the amount of occupants that are being applied for). The Australian building codes board states ...

CP1: a building must have elements which will, to the degree necessary, maintain structural stability during a fire appropriate to-

CP2: a building must have elements which will, to the degree necessary, avoid the spread of fire to --

So does the application of smoke alarms cover these areas fully? Does a treated pine fire escape maintain structural stability in a fire.

The structure of the building, to achieve a fire resistance level would have an impact due to the integrity of the linings that would permit fire and other products of fire to enter the building. The reports conclusion states " the proposed alternative Solution provides an acceptable level of occupant safety with the modified arrangement of measures.....and residual risk to occupant fire safety is acceptable". How do we judge what "acceptable" is. How would a treated pine fire escape maintain stability? For example if the farm across the road cropped poppies, (poppy stubble is normally burnt after it's been harvested) they farmers burn the stubble , an unexpected wind change occurs and blows up from the west and pushes the fire and embers towards the building. Goodbye treated pine fire escape. This scenario is probable as we have had our neighbour burn their poppy stubble and their fire came onto our property and nearly burnt our tank due to a sudden unexpected wind change. Is it all so safe to egress from the treated pine fire escape onto a area that's only a few metres from the road where quite probably fire trucks would park , let alone the general public that would drive by. Where is the designated assembly area as its not on the plans ? Is it in an area for people with mobility issues?



There is no discussion on how many litres of water would be needed to be held on-site for fire fighting purposes. Is there a power backup source, no power means no alarms to sound or pumps to pump water.

Land titles

The online DA application did not contain a copy of the land titles but does contain a letter from crown land services. What recommendations will the planning authority place on the application to ensure compliance?

Bush fire attack level

There isn't a bush fire attack level reportwest pine is in a bush fire prone area.

Occupancy issues

If an increase in occupants is allowed, what measures or recommendations will the council put in place on the DA to ascertain that the total amount of occupants aren't breached? As according to the fire report on page 1 in the introduction there seems to be an admittance of over occupancy. If the owner breaches the occupancy limit it, it will put a extra strain on the septic/waste water system, as the math to calculate the bi product of the system is determined for a maximum number of occupants, not the minimum.

SEAM report

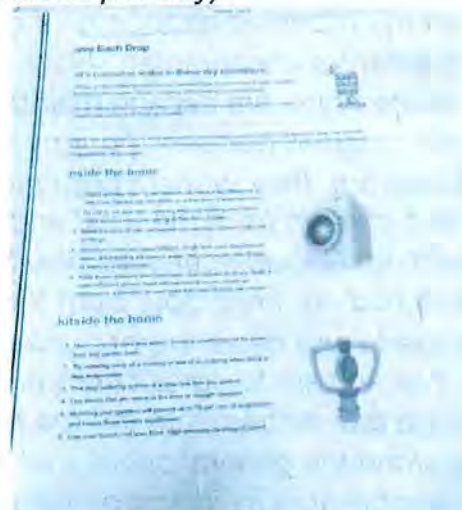
On page 3 :States land size is 5197m² (after boundary adjustment)

Land use is rural residential : (we're rural resource)

Water supply is tank water (loading 2080L per day)

The owners application states " this proposal is for the B&B and does not include the existing church building as this is a separate residence".

We believe that this will give a false understanding, as the SEAM report states the system is to service 6 persons-church and 20 persons-shed. Therefore the church and shed must be considered together as they use the same laundry, tank water and dispersement area. We have been told by the council that the church has two bedrooms therefore a maximum of four people is allowed. This discrepancy



needs to be addressed.

The report states total waste water loading is based on $26 \times 80\text{L} = 2080\text{L}$ per day. This is a very minimal amount given as taswater.com.au states

I've included an average working day per person water usage

one 5 min shower equals	45 litres
one 8 min shower equals	56 litres
one dual flush of toilet equals	6 litres
Three half flush toilet equals	9 litres
three wash hands/teeth	15 litres

This doesn't allow for water use to prepare or cook food, drink, washing of dishes, washing dirty clothes from a hard days work, bedding and in some instances the occupants cars.

Therefore the wastewater could be a lot higher than 80L per person per day as stated in the SEAM report. Even if the usage is 80L per person per day the actual water tanks capacity is 110,000L. If the tank was full it would only last,

$80\text{L} \times 26 = 2080\text{L}$ per day $\times 7$ days $= 14,560\text{L}$ per week $\times 4$ weeks $= 58,240$ that's only around 7.3 weeks worth of water. The tank is the only supply of water on that site.

The report has flagged that the absorption area is in the south west area of the block and that the area should receive plenty of sunlight and air movement to assist with evapo-transpiration. I would assume this would differ if higher water usage arises, if the occupants aren't water savvy or the building is over occupied.

The report doesn't address the water tanks overflow pipe which is currently directed towards the absorption/dispersement area. There is nothing on the SEAM site plan on page 10 to explain this oversight. However on the Yaxley building plans the overflow pipe is directed beside the fire escape stairs, next to the building and extremely close to the road. Shouldn't this be addressed by SEAM ? Haven't the central coast council just removed a storm water pipe in that area ?

Interim planning scheme P5 a) a site or each lot on a plan must dispose...

- i) to accommodate the anticipated stormwater-
- b) from the proposed development
- ii) without likelihood for concentration on adjacent land
- vi) to provide positive drainage away from any sewer disposal system, or building area.

Interim planning scheme

8.0 assessment of an application for use or development

8.1.2 application must include

b) a copy of the current certificate of the title for the site to which the permit sought is to relate, including the title plan and any schedule of easements.

This has not been made available in the on-line application

Minimum lot size is 1ha (10,000m²) in a rural resource area.

The SEAM report and Yaxley building plans are stating the block is two different sizesSEAM report states 5197m² and Yaxley 3194m² . Either way the block is half the minimum size allowed in the interim planning scheme.

Parking requirementson the building plan there are nine car parking places and one small rigid vehicle parking place. There aren't any designated disabled parking places E9.5.1c) parking spaces for people with disabilities at the rate of one space for every 20 parking spaces or part thereof.

E9.6.2 g) be formed and constructed with compacted sub-base and surfaced with an all weather dustless surface, such ashowever the current parking area is grass.

The Central coast website states that the estimated resident population for 2013 is 22,347, with a population density of 0.24 persons per hectare. On a half hectare block of land in the rural resource area the population will be 26 people. This then causes a unacceptable high density/overdeveloped/over occupied use of the site in a rural resource zone.

The expansion of the occupancy has an adverse effect on the amenity of the neighbours, by the increase of noise from the high amount of people in such a small area, increase of vehicle noise entering and exiting the premises. The visual impact of the development by bulk design and massing of material, the design is simply over bearing and out of character with the rural vicinity.

On the whole the application fails to comply with numerous planning regulations. It doesn't fit the building code setbacks, rural resource zoning area, street scape, water and wastewater concerns or NCC requirements.

The deem to satisfy approach seems a below par way to make a shed appear to be better equipped in case of a fire, as the shed was originally built as a class 10a. The safety and duty of care to the occupants must be considered and not to be compromised. This should be considered at the beginning stage of planning as its too late after the fact. There is a massive difference in building codes between a class10a and a class 3 building. A class 3 building


should be the minimum class that is acceptable to accommodate this number of occupants in a rural area due to lack of fire services and on-site water.

Central coast council have been given several recommendations by the department of justice to correct past planning failures on this site, however the new proposal doesn't address these areas at all. If the local planning authority doesn't adhere to its own planning scheme and doesn't counteract these indiscretions as recommended they are virtually allowing anyone to build anything anywhere, with total disregard to their own rules. A precedent will be set.

The central coast councils website also states the council is responsible for monitoring bacteriological and chemical quality of private water supplies used for commercial activities.....eg accommodation purposes etcwill there be a recommendation put in place on the proposal for how often this would take place?

Therefore we feel that we should object to the proposal as it stands.

Regards:



Scott Beswick



Sarah-Jane Beswick

Kellie Malone

From: Switch operator
Sent: Wednesday, 8 June 2016 1:15 PM
To: Kellie Malone
Subject: FW: Application no. DA 215177

Another objection for registering.

Thanks Deb

Debra Lynch
Corporate Services Assistant

CENTRAL COAST COUNCIL
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-----Original Message-----

From: [REDACTED]
Sent: Wednesday, 8 June 2016 12:28 PM
To: Switch operator
Subject: Application no. DA 215177

Re Application no.DA 215177

I would like to lodge an objection to this application. This application is for a residential development in a rural resource zone.

This is a prime agricultural area and I feel this site should not be further developed. I believe the applicant has previously shown non- compliance with occupancy restrictions at this site.

Sally Jowett

West Pine

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: 08 JUN 2016

Application No: DA215177

Doc. ID: 232959

OBJECTION

Division

Rec'd 7 JUN 2016

File No

Doc. Id

To Planning Permit DA215177

Proposed by Graeme and Delwyn Cure for ...

Visitor accommodation (expansion to accommodate 20 people and building additions and alterations) - discretionary use and variations to minimum site area and frontage setback standards - 468 West Pine Road, West Pine

In lodging this **letter of objection**, we would like to highlight that we are direct adjoining neighbours of the development applicants, Graeme and Delwyn Cure – who own and operate Pineberry Retreat.

Our property is used for primary industry and rears Angus vealers for local buyers; we purposefully grow and harvest our own silage and hay for this enterprise and enjoy a wonderful rural lifestyle environment to nurture and raise our children.

Our property, like that of the applicants, is prime agricultural land.

Our neighbourhood is reflected by a statement in the Declared Cradle Coast Regional Land Use Strategy 2011, page 19 - *It is a place where settlement densities are low and dispersed.*

We object because the application does not conform to the current intent, objectives and goals of the Scheme.

The proposals of this application could fetter our ability to farm and crop our land – and also the other surrounding properties that also do the same.

468 West Pine Road has been at the centre of a Department of Justice report – DoJ - (attached) in which many and varied non-compliant processes and structures were discovered. We are aware that a number of the requests of the applicant in this application DA215177 directly relate to concerns raised in the DoJ report.



West Pine – Prime agricultural land

We, Robert and Marita Maywald of 439 West Pine Road, West Pine submit that the application presented to council in relation to DA 215177 should be rejected because it ...

1. **Does not** further the Objectives of the Resource Management and Planning System and of the Planning Process as set out in Parts 1 and 2 of the Schedule 1 of the Act:
2. **Does not** achieve the planning scheme objectives set out in Clause 3.0 of the Central Coast Interim Planning Scheme.
3. **Does not** meet the adequately meet the needs of the 26.1.1 Zone Purpose Statements or Performance Criteria for the 26.0 Rural resource Zone Local Area Objectives and Desired Future Character Statements.
4. **Does not provide evidence of why setbacks should be relaxed.**
5. **Does not** provide any evidence as required by E1 Bushfire-Prone Areas Code.
6. **Does not** provide any evidence of a Traffic Impact Statement or any other recommended information to demonstrate acceptable road safety and operation of the road at this site – as per E9.6 Development Standards objective E9.6.1 Road Access, Footnote R36.
7. **Does not** provide plans and reports with relevance to the current business, nor provide relevant attachments or consistency between reports.
8. **Does not** provide evidence to demonstrate social, safety and welfare considerations of the proposed occupants and / or community members.
9. **Does not** give any evidence or consideration of how disabled visitors are being considered and accommodated
10. **Does not** demonstrate how Department of Justice findings for this site are being addressed and resolved - as per DoJ Building Standards and Occupational Licensing Report BSR0550/14/10

Definitions:

We wish to firstly outline our concerns about definitions of structures, classes of buildings and occupants in this application.

Church.

There is no clear definition in this application of the use of the *church*. The Yaxley drafting documents simply list it as an existing building or give it no label at all. On the other hand, the SEAM site plan lists it as a *church*. Conversely, when referred to by the applicant in his opening statement, the existing church building is described as a residence. This church building has been previously used as a visitor accommodation B & B facility – as shown on a previous Pineberry Retreat Facebook site ... therefore has been used contrary to its supposed classification as a residence. This is difficult to police and would only be more so with increased occupancy in the adjacent shed. *Residents* in this building share common services – laundry, septic, parking, site access, waste disposal, etc. with the *visitors* in the shed. Page 11 of the DoJ report BSR 0550/14/10 states that the church has been rented out to different persons, including pickers.



The Castellan fire report states that it is for the use of the ... “existing building at 468 West Pine Road, Penguin.” This site is not in Penguin – it is West Pine.

So, what classification is this church building?

Clarification of this is required as there is more than one existing building at the stated address.

What is the shed building’s actual classification and do both buildings have the necessary permits and certificates to accommodate current and or proposed occupants.

Where is the documentation in this application to support their current use?

Shed

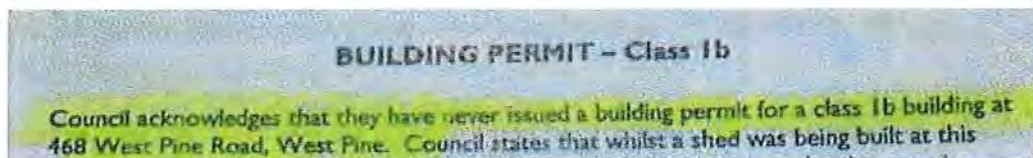
The shed was built as an alleged farm shed in 2011. It was converted prior to its completion to a Bed and Breakfast (B & B) accommodation – firstly applied for as a 2 bedroom facility, then later to its current 6 bedroom facility.



Did this building ever receive planning approval to be located on – in fact, partly over, the boundary line. A pending Crown land purchase in 2016 has been necessary to achieve a title fit for this building – along with other newly constructed structures at this site.

The builder involved in incorrectly placing these structure is a master builder with more than 35 years' experience in the industry. Coincidentally, the builder is also the owner of this property and accommodation business.

A Department of Justice report in 2014, page 20, acknowledged that appropriate permits had not been issued for this building.



Has this now all been sorted and is the current application viable?

How can additions be made to this building if all necessary permits and approvals have not been achieved?

Occupants

There is much conjecture about the definition of occupants at this site.

Are they *residents* or *visitors*?

It seems to change according to which building they occupy.

1. Does not further the Objectives of the Resource Management and Planning System and of the Planning Process as set out in Parts 1 and 2 of Schedule 1 of the Act:

DA 215177 does not align with the Purpose and Regional Land Use strategy of the Planning Scheme.

It is contradictory to 2.2 Regional Land Use Strategy 2.2.2 as it is not in accordance with the actions and outcomes required for the appropriate and designated use of land under the municipal allocated planning scheme.

It is contrary to 2.2.3 as it does not appropriately further the policies of the Cradle Coast Regional Land Use Strategy 2010 – 2030.

Part 2.2.4 of this section is also neglected as the application **does not** adequately provide information to satisfy the planning scheme in relation to ...

- 2.2.4 (a) ... Other related strategies and programs of State agencies ... Economic, Social, Environmental ... and resource management issues relevant to our municipality
- 2.2.4 (b) being coordinated with, and in alignment with, the requirements of the Rural Resource Zones in surrounding Cradle Coast municipal areas
- 2.2.4 (c) promote wise use of natural resources ...
- 2.2.4 (e) support a pattern of regional settlement – consistent with the Rural resource Zone
- 2.2.4 (f) provision of utilities and community infrastructure services sufficient to support such a concentrated accommodation development in this rural area.

2. Does not achieve the planning scheme objectives set out in Clause 3.0 of the Central Coast Interim Planning Scheme.

In relation to the Objectives of Clause 3.0, it is contrary to the following on pages 6 and 7 of the Interim Planning Scheme ...

Sub clause (a) **DA 215177 does not** coordinate sustainable use or development of land within the municipal area in accordance with the municipal strategic principles, policies and actions contained in clause 3.0.2

Sub clause (b) **DA 215177 does not** establish the outcomes and purposes required for the use of rural land

Sub clause (d) (i)

DA 215177 does not achieve appropriate settlement growth in the rural zone

(iii) **DA 215177 does not** further the provision of efficient, safe, enjoyable places to live, work and visit

(iv) **DA 215177 certainly does not** minimize the likelihood of interference between use

(viii) **DA 215177 does not** provide for the needs of local residents ...

(ix) **DA 215177 does not** provide land in locations strategic advantage for industry

(x) **DA 215177 certainly does not** protect the production value of agricultural land – on site and surrounding properties

(xiii) **DA 215177 does not** show accordance with new development having access to adequate utilities and community services

(xiv) **DA 215177 does not** demonstrate how walking, cycling or public transport are going to be promoted as an alternative to dependence on private transport – on the contrary, its geographical isolation has an opposite influence on the use of private vehicles.

(xvii) **DA 215177 does not** protect the aesthetic value of our rural community - nor fit in with the streetscape of the area.

(xx) **DA 215177 does not** recognise the cumulating and likely escalating impact of climate change –providing no plan for access to water at that title location, where roof catchment is presumably the only source of water. This is an appropriate consideration, especially in light of the prediction of '*drier summers*' – when the main demand for water would be by the proposed accommodation residents. Declared Cradle Coast Regional Land Use Strategy 2011, page 31.

Sub clause (e) (iv) **DA 215177 does not** achieve the objectives as it exceeds the threshold of social and environmental outcomes for the West Pine Rural Recourse Zone area.

3. Does not adequately meet the needs of the 26.1.1 Zone Purpose Statements or Performance Criteria for the 26.0 Rural resource Zone Local Area Objectives and Desired Future Character Statements

In relation to the Zone Purpose Statements and Local Area Objectives of 26.0 Rural Resource Zone, DA 215177 is contrary to the following from pages 258 of the Interim Planning Scheme

...

- 26.1.1 **DA 215177 does not** provide for the sustainable use or development of resources for agriculture ... on the prime rural ground where it is located.
- 26.1.1.2 **DA 215177 does not** show reason how it would not constrain nor conflict with resources necessary to maintain the intent of the rural resource zone.

Agricultural land is a valuable resource and its use for the sustainable development of agriculture should not be unreasonably confined or restrained by non-agricultural use or development. STATE POLICY ON THE PROTECTION OF AGRICULTURAL LAND 2009 3.1

- 26.1.2 (a) **DA 215177 does not** make access to a naturally occurring resource as its priority

Use or development of prime agricultural land should not result in unnecessary conversion to non-agricultural use not dependent on the soil as the growth medium. STATE POLICY ON THE PROTECTION OF AGRICULTURAL LAND 2009 3.2

The DPIWE classifies the land on this application as Prime agriculture land. **WE OBJECT BECAUSE** this proposed development would be an unnecessary use on prime agricultural land and does not depend on the soil as a growth medium.



The area is identified as prime agricultural land also by the Cradle Coast NRM

- 26.1.2 (b) **DA 215177 does not** show any consideration for current or future potential use of its current resource – by its current, or any successive owners.
- 26.1.2 (c) (ii) **DA 215177 does not detail how it would not** conflict, constrain, or interfere with the practice of primary industry or any other use dependent on access to a naturally occurring resource

We object, because DA 215177 CONFLICTS, CONSTRAINS and INTERFERES WITH THE PRACTICE OF PRIMARY INDUSTRY through...

- **Removing further prime agricultural land for agricultural purposes.**
- Just because the current owners choose not to use it for agricultural purposes does not make the available land worthless or unsuitable for primary production purposes – now or in the future. **This property has easy access to the Dial Blythe Irrigation Scheme** – value adding its capacity to intensively perform agricultural activities ... regardless of its size.
- **WE OBJECT BECAUSE** the proposed increased accommodation is not set back from property boundaries. Mandated spray zones would be affected, limiting use of prime adjacent cropping land, which is currently actively cropped for poppies, potatoes etc.
- **WE OBJECT BECAUSE** Setback requirements are in place for ALL land users, including the applicant in this situation and therefore, this application has the potential to interfere with adjacent agricultural activities.
- **WE OBJECT BECAUSE** spray zone buffers are in place for a reason and this development application does not comply with them because of its inability to comply with mandated setbacks.
- **WE OBJECT BECAUSE** approval of this application would set a dangerous precedent for residential development on rural resource land.

DA 215177 affects the use of access to a naturally occurring resource through...

- its potential to deplete, remove or contaminate adjoining farms access to underground water supplies. All neighbouring adjoining farms have bores for livestock and residence water.

Protection and provision of a secure, reliable, safe and adequate water supply is critical for the health of natural, human and economic systems.

Cradle Coast Regional Land Use Strategy 2010 – 2030 page 111.

WE OBJECT BECAUSE increased occupancy and therefore increased water usage has the potential to place greater pressure on underground water supplies – a naturally occurring resource our neighbouring farms have all shared without dispute or interference in the past. Evidence has been noted of the applicant drawing on their own domestic bore - from a separate adjacent title - to supplement the tank of this accommodation business. Increased accommodation would place greater demand on this reserve - when summer rainfall would not contribute to the required reserves in the mentioned tank.

'Natural assets (water – including surface and ground water) are strongly inter-connected, and individual elements cannot be separately considered without consequences for the balance'

Declared Cradle Coast Regional Land Use Strategy, 2011. 2. Natural Systems page 25.

- 26.1.2 (d) **DA 215177 does not provide reason or evidence why it should have these developments approved. Dynamic and innovative practices can and do occur on parcels of land this size and shape elsewhere in our municipality.** Approving this development would limit the options for anyone wanting to use this land in the future.

WE OBJECT BECAUSE the proposed land for development is zoned as prime agricultural land – and that is what it is! It is NOT suited for increased occupancy in its hostel style residential accommodation.

- 26.1.2(e) **DA 215177 does not** provide evidence to suggest that its size, shape and current use do not preclude it from sustainable agricultural production. Its rural zoning for agricultural activity is to be protected. See (c) (ii).

The importance of the land for agricultural may increase as the effects of climate change impact on mainland production zones, and as greater investment is made in irrigation to offset expected variation in local rainfall. ...10% of land significant for agriculture (including the majority of prime cropping land) is estimated as potentially constrained by non-agricultural use. Cradle Coast Regional Land Use Strategy 2010 – 2030 page 46.

This application is for an increase in non-agricultural use on Class 1 prime agricultural land; therefore it should not be approved.

- 26.1.2 (f) **DA 215177 does not** satisfy this aspect of the scheme as this type of development can certainly be accommodated within a settlement or zone appropriately designated for its use.

WE OBJECT BECAUSE this application would be far better suited in an appropriately zoned area, closer to town services and public transport routes where seasonal workers could have pedestrian access to town services and provide economic benefits to our local municipality by spending money locally.

- 26.1.2 (h) **DA 215177 does not** meet the requirements of the scheme as it is not required. There are other equivalent services offered in appropriate zones nearby. Its approval would certainly constrain and interfere with current and future primary industry purposes ... fettering the use and practices of surrounding farms.

WE OBJECT BECAUSE this development would lead to permanent loss of land significant for primary industry use. Furthermore, biosecurity concerns could become an issue with increased transient populations of itinerant workers / backpackers living so close to poppy crops and other sensitive crops. Farmers should not have their crop rotations potentially affected by a residential development like this in a rural zone.

Therefore, DA 215177 is not consistent with Local Area Objectives for this zoning.

26.0 Rural Resource Zone

Desired Future Character Statements

DA 215177 is contrary to the following from pages 259 of the Interim Planning Scheme ...

- (a) **DA 215177 does not** work towards creating a dynamic, extensively cultivated, highly modified and relatively sparsely settled working landscape. In fact, it proposes to do the opposite. WE OBJECT BECAUSE this proposal creates a static, non-cultivated, more densely populated rural area.

Limit on nature and size is required for activity in local centres (West Pine) in order to not only ensure efficient allocation of land and resources, but to also further reinforce the established key role of larger centres (Burnie, Ulverstone, Devonport) in meeting district and regional needs. Describing the current and future role and function for each of the main towns within the region will:

- *Support the incumbent strength and sustainability by agglomeration of development of a like kind*

Cradle Coast regional Land Use Strategy 2010 – 2030 page 73.

With this in mind, this residential increase proposal would be best suited within a town precinct.

- (b) **DA 215177 does not** satisfy this aspect of the scheme because it does not maintain the desired outcome of small scale residential settlement nodes. On the contrary, irrespective of the definition proposed by the developer, this application is RESIDENTIAL and not Visitor Accommodation (refer to 4. Interpretation 4.1 Planning Terms and Definitions) and attempts to redefine the correct purpose and definition of the development in a veiled attempt to somehow portray it as something it is not.

The definition of the activities such as proposed are misleading as they are in reality residential - as defined in the Interim Planning Scheme. The term RESIDENTIAL, describes this proposal as follows;

RESIDENTIAL “use of land for self-contained or shared living accommodation. Examples include an ancillary dwelling, boarding house, communal residence, home based business, hostel.....”

It is contrary to the intention of the Interim Planning Scheme and should not be approved as it will open the floodgates by other applicants should they choose to apply to undertake such activities on their rural properties - and ensures that the applicable zone (Rural) will essentially become a pseudo residential zone.

- (c) **DA 215177 does not** satisfy the requirements as it is likely to create disturbance to the scenic attributes of the local rural area. The size, type and intentionality of the building structures proposed do not complement the streetscape and bucolic attributes and expectations of this location. **They are better suited to an urban environment.**

The Central Coast Council, in their ‘Cradle to Canyon’ promotional material consistently promote photos of rural scenes depicting rolling cultivated farmland, interspersed with farm dwellings – as a way of attracting visitors and investors to our region. **Nowhere does the central coast council depict high density residential living in a hostel as an attracting element of our rural lifestyle and communities.**



We object because further additions to this building will continue to detract from the streetscape and concentrate increased numbers of occupants into a small rural area.

- (e) **DA 215177 does not** need to be located in the proposed location as it is not economically required for the benefit of the local rural farming enterprises. Interestingly, the authors of the SEAM and Fire reports, not the applicant, allude to the reasons for this application. The SEAM report states on page 1 that the report it is for a *converted old church* and *converted shed*. Page 10 of the same report identifies the converted shed as *fruit pickers accom*. The fire engineer titles his document as being for Worker Accommodation. From this, the planner is to presumably ascertain that the increased accommodation is for seasonal fruit pickers. However, the applicant is noticeably devoid of defining the need for accommodation expansion.

The applicants provide no reason, nor information about, why there is a need for further structural development and increase in occupancy at this site. If they are presuming that there is a need for increased accommodation facilities in the area, they are mistaken. There is already sufficient available accommodation **in permitted zones** within a comfortable radius and short drive of regional farms needing seasonal workers. Further, these farms are easily accessed from major roads and highways - and do not need facilities akin to residential facilities constructed in Rural Resource Zone areas where roads and infrastructure do not support such development.

26.2 Permitted Use

DA 215177 does not meet the scheme's requirement for a limit of 16 people in guest accommodation and it does not provide reasons for why 20 people are needed. **In fact, no evidence or plan detail is provided for where the additional residents are going to be accommodated** – apart from the addition of a 3 metre by 3 metre store room, which interestingly is a similar size to existing bedrooms.

26.3 Use Standards

DA 215177 does not satisfy the requirements of the discretionary non-residential use to locate on rural land.

It creates unnecessary loss of rural land through additional structures and car parks etc. greater demand on water resources and departs from the intention to use prime agricultural soil as a growth medium. This application further increases the likelihood of conflict and interference with adjoining rural properties where commercial farming practices are performed.

26.3.1 P1

(a), (b)

DA 215177 does not meet the performance criteria as it is not consistent with local area objectives or desired future character statements – as already addressed.

(c) (i), (iii), (iv), (vi), (vii), (viii), (xi)

DA 215177 does not need to be located on the title of land where proposed

- for operational efficiency to access a naturally occurring resource

We object because this proposal does not comply, as it is not needed to access a naturally occurring resource. In fact, its development would remove / interfere with a naturally occurring resource – Class 1 / 2 prime rural land.

- to access a product of primary industry for use there or on adjacent land

We object because there are many available backpacking and itinerant worker accommodation facilities available in the Burnie to Devonport region, including recently approved backpacker's accommodation in Penguin. This complements backpacker accommodation already available at the two hotels in Penguin. An increase at this site, in this zone, is not warranted or in accordance with the objectives of the scheme. The location is not convenient to shops, banks, public transport, entertainment, medical facilities, rubbish collection and pharmacies. The applicant provides no evidence of an accommodation deficit in the region. **The proposed development is not located adjacent to the infrastructure that it is intended to access.**

- to service or support primary industry on that site or adjacent land

Does not comply – this proposal does not seek to access a product of any primary industry use from on site or adjacent land.

- or for any other reason provided in the criteria – therefore it should be rejected.

Therefore, this application is completely contrary to the Schemes intentions for this locality and, if approved, would mean that the Planning Authority will set a dangerous precedent and may have to deal with future conflicts within this zone.

Planning must anticipate likely risk and locate new or expanded settlement opportunities in areas with minimal exposure. Cradle Coast Regional Land Use Strategy 2010 – 2030 page 76.

26.3.3 Residential Use

As previously stated, this style of development is defined as a communal residence or hostel. The applicants actually refer to their current accommodation facility as a hostel – as shown on their Facebook page.



Residential planning approvals require specific criteria to be met in a Rural Resource Zone.

There is much speculation as to whether this application is visitor accommodation – with a maximum of 16 people – or residential. Certainly, at this location there is much conjecture over this – as the *old converted church* located metres from the *converted shed* is – according to council – a residential dwelling. The *visitors* in the shed arrive and leave at the same time of the season as the *residents* in the church. Both the *visitors* and *residents* share the same laundry facilities – located at the *church*. Recreational facilities, mail delivery, garbage disposal, bathing and sometimes toileting amenities are also shared. Car parking arrangements are common to both *residents* and *visitors*. In fact, the visitors in the shed sometimes move into and become residents in the dwelling. The distinction between visitor and resident is virtually undistinguishable. So, an interrogation of the Rural Resource residential section is also worthy of consideration.

Increasing the occupancy would create a new building classification for the *shed*. It would need to receive certification as a class 3 building – as eluded to in the supporting fire protection report.

In examining the performance criteria for residential use, the DA 215177 is also found wanting.

26.3.3 P2

- (a) **DA 215177 does not** meet local area objectives
- (b) **DA 215177 does not** meet desired future character statements
- (c) (i), (ii), (iii), (iv), (v)

DA 215177 does not

- provide a land capability assessment to allow for the proposed residential development
- demonstrate how its title size limits agricultural capabilities
- show any indication that the land could never be returned to agricultural pursuits
- prove that it is not in a defined irrigation district – It is, the Dial Blythe irrigation scheme services this area.
- describe how it would not conflict or interfere with current or potential land use

4. Does not provide evidence of why setbacks should be relaxed.

DA 215177 has requested confirmation of existing water tank. No reason for this relaxation of setback has been offered by the applicant.

The tank should not be confirmed in this location. There is ample room on this title to allow for the tank to be placed with appropriate setbacks.

The tank (110 000 Litres) had no planning, building or plumbing permit when constructed and was placed knowingly over the property boundary onto Crown Land. (DoJ Report Page 29)

Does the tank have all appropriate permits now?

Community concern prompted a DoJ investigation – that revealed the tanks placement. As a result, the owner applied to purchase crown land to enable the tank to be within his boundary line. Interestingly, the road it borders is a 100 kph zone and its current placement narrows the available roadside – thus creating a safety concern.

Wide vehicles travel on these roads. Structures such as tanks and laundries should not be built within the mandated setback and building lines – or on land that was once crown land as part of the roadside verge.



Dual wheel tractor travelling past the laundry at the applicant's property
- note width of road



A potato harvester and vehicle pass on West Pine Road

Another safety concern is the quality of the water found in the tank. Water testing of an outflow pipe from the property in 2014 showed an alarming concentration of EColi present. Council representatives indicated that it might be from bird or animal faeces from the shed roof. Irrigation spray goes over the tank from neighbouring cropping activities also – introducing dam water into the potable storage supplies there. Placing such structures so near neighbouring properties where cropping is done could lead to fettering of prime agricultural land – should the water have contaminants present. Therefore, the tank should be moved.

Now, the owner seeks a setback relaxation to make the placement of his tank legal. More information can be found in Section 10 of this objection.

Further complicating the applicant's proposal is the suggested placement of stormwater release – as per drainage plan drawn by Yaxley. **This would not be an issue if sited with setbacks.** All stormwater should be managed on the property and not discharged near buildings, absorption trenches and boundaries.

DA 215177 requests that the laundry be rotated so that it sits 20 centimetres within the title boundary. This structure, like the tank, is located beside a 100 kph zone road – and is currently located 1.8 metres (DoJ Report page 30) over the boundary on crown land.

The owner says it is over the boundary but 2.5 metres inside fence line. Laundry is over the boundary by about 1.8 metres.

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Therefore, rotation is not adequate. A setback is required. The applicant has provided no reason why a setback should not be applied.

Further, the DoJ Report (page 31) recommends that the laundry be moved within the building line or demolished. As indicated in the picture to the right, (building line distance shown) there is ample room in the top right hand side of the photo to accommodate this recommendation.



5. Does not provide any evidence as required by E1 Bushfire-Prone Areas Code

DA 215177 does not provide evidence of any compliance with the Bushfire Prone Areas Code – as described on page 312 of the scheme.

The applicant did not provide reason for its omission. Being located within a defined bushfire prone area, this should have been provided.

E4.1 A A certified person has not provided documentation to state that additional bushfire protection measures are not needed – as specified in E1.4 Use or development exempt from this Code. Without this evidence, the application is not complete and cannot be assessed adequately.

E1.6.2.2 Approved Lots: Private Access

E1.6.2.2 (b) **DA 215177 does not** provide evidence to satisfy the requirements for fire fighting vehicles access.

E1.6.2.2 A2 **DA 215177 does not** supply documentation to indicate appropriate access to static water supplies for fire fighting services.

E1.6.2.3 A1, E1.6.3.3 A1 (d) **DA 215177 does not** provide evidence of a minimum static water reserve of 10,000 litres per habitable building – with connections for fire fighting purposes included. As the *old converted church* and the *converted shed* are both habitable dwellings on this title, it would require 20,000 litres to be in permanent reserve. The applicants do not provide any information as to how this requirement is to be met.

E1.6.4.1 A1 and P1 Bushfire protection measures for extensions to pre-existing habitable buildings.
DA 215177 does not

- provide any certification from an accredited person to state that there is an insufficient increase in risk,
- provide a certified bushfire hazard management plan
- evidence of separation distances being cognisant with BAL 29 Table 2.4.4 of AS3959 – 2009
- show how hazards will be managed consistently with the objective
- provide detail of any nearby land owner consent for management of areas identified in the bushfire hazard management plan
- show that the new proposed alternations are not closer to the identified bushfire prone vegetation
- indicate the percentage increase in vertical surface area of the building facing the bushfire prone vegetation
- indicate if any existing part of the building would have fire fighting vehicle access altered.

Without this evidence, the application is not complete.

6. Does not provide any evidence of a Traffic Impact Statement or any other recommended information to demonstrate acceptable road safety and operation of the road at this site – as per E9.6 Development Standards objective E9.6.1 Road Access, Footnote R36

E9.6 Developmental Standards

E9.6.1 Road Access The applicant **does not** provide a statement of compliance for road access to address the requirements of the proposed increase in accommodated persons. This is a requirement of Footnote R36. This report should not be considered without a relevant statement of compliance from the relevant road manager and traffic impact assessor.

E9.5.1 (c) Provision for parking

DA 215177 does not provide an acceptable solution for parking for people with disabilities – as nothing in the application is specific in this regard. No information is provided as to the construction materials of the car park. Incidentally, expansion of car parking arrangements further decreases the available rural resource land.

E9.6.2 A2 Design of vehicle parking and loading areas

DA 215177 does not supply evidence of how the vehicle movement and parking arrangements proposed were designed in accordance with the Unsealed Roads Manual – Guideline for Good Practice ARRB. Without such evidence, the application should not be considered.

WE OBJECT BECAUSE increased traffic with inexperienced international drivers would be at its peak when poppy and pyrethrum harvesters, silage and hay making machinery, potato and carrot trucks are at their busiest on our narrow country roads. Many locals already have great concerns about the safety of the itinerant workers on the roads. Itinerant workers and their friends have been involved in crashes within 1 kilometre of their accommodation. Local residents have assisted in righting the rolled over cars of itinerant workers and returning crashed cars to the road. These concerns about road safety have been shared with Costa Berry Exchange, Tasmania Police, DIER and Central Coast Council.



Photo of seasonal worker travelling on the wrong side of road at West Pine – Junction of West Pine and Davey's Road where Applicants business is situated.

7. Does not provide plans and reports with relevance to the current business, nor provide relevant attachments or consistency between reports.

DA 215177 does not provide substantive evidence of a well constructed application.

The introductory letter from the applicants is brief and provides no reason as to why the proposed changes are being sought. No evidence is provided why additional accommodation is being requested for approval.

Supporting documents contain irregularities and conflicting evidences.

Castellan Fire Protection report

The applicant states, in the application's introductory letter, that their current permitted level of occupancy is 12. The Castellan Fire Protection Report - from June 2014 - states that up to 20 people normally reside in the *converted shed*. In doing, the fire engineer acknowledged that the shed was being knowingly over occupied.

Now, 2 years later, the recommendations of that engineer are being sought for approval and the business has, since that time, continued to function in blatant disregard for the safety of occupants – with over occupancy being evidenced there each picking season. This concern has been presented to council on numerous occasions and was found to be correct by an investigating officer from the Department of Justice in 2014. In 2016 council stated that they asked the applicant to remove excess mattresses from the shed, but upon a later visit, they were still there. Should the application be accepted, what is stopping the applicants from illegally accommodating 25 or more in the extended facilities? Past history has indicated that the business is not concerned with abiding by permitted numbers.

The report relies on an audible alarm and static signs requesting no smoking to ensure the safety of occupants. Controls like fire resistant flooring, rated wall cladding and doors are surely – in conjunction with alarms and signs – more appropriate in a hostel type accommodation. Further, structures are meant to have a certain stand time once fire progresses – so that fire crews can have confidence that the building doesn't collapse prematurely.

Is two years from report release to DA 215177 an acceptable time frame?

The floor plans – shown as attachment 1.00 – provide absolutely no evidence on the plans of how or where the fire engineer's recommendations are to be implemented. That particular attachment is dated 17/10/2012 and is signed by an unknown person and is not acknowledged as being the correct attachment for the official Castellan report – bearing no stamp or indication to that specific report. In such, the attachment 1.00 is inadmissible and its relevance is in question.

The floor plan attachment shows no evidence of any fire fighting equipment like extinguishers, fire blankets or hose reels.

The fire engineer's report provides 4 major areas of occupancy compliance on page 4, but three of those identified areas of improvement simply restate the same information. A lot of words, but lacking substantial evidences of compliance.

Further, Page 2, Section 2 of the report states that **it is a draft** – with permit stakeholders **yet to have input into its final solution**. The author has had 2 years to translate the report from draft to official. This should be enacted prior to approval of the application being considered.

The fire report does not provide evidence of how the proposed increased occupants would safely egress if they were hearing impaired, inebriated or in a state of panic. The fire report provides a timeframe of egress as if all occupants were lined up in an orderly manner and calmly stepping through the exit onto the fire escape. In reality, this is unlikely. The fire escape is also questionable in its choice of materials. A wooden structure does not allow fire fighting personnel adequate safe entry to perform their duties – or enter a building for search and or rescue purposes.

The fire stairs would be constructed a mere 1400 millimetres from the boundary if placed where proposed. Surely, the positioning of these stairs would be better suited on the eastern side of the building, away from the road. Occupants egressing in the case of a fire would then have more appropriate access to an assembly area, rather than assembling on the road or narrow roadside verge – which could put them in further danger in such a situation. Placed on the other side, the stairs would continue to require setback relaxation, but would be more appropriate perhaps.

Essentially, this report seems to infer that any fire igniting in the building will not be contained by any inhibiting features – eg. rated walls, doors etc – but that its rate of spread is not significant as occupants would be warned by loud alarms to get out.

Such a draft plan should not be accepted as appropriate evidence to increase the occupancy level of the building.

SEAM report

This report seems to have been modified through time to meet the needs of the situation.

The same author previously presented a document for this applicant where 20 people were being applied for on this same site - and presented differing calculations.

Proposed Wastewater System Design

This design is for accommodation for farm hands especially during the harvesting season. Although the construction of the accommodation will be completed in phases, this report will outline the total amount of area required for wastewater disposal.

It is proposed to have five (5) accommodation blocks, each capable of housing a maximum of 20 persons per block. This creates a potential maximum of 100 person at its peak loading. The wastewater loading has been based on each person generating 100L of wastewater per day. This figure has been extracted from *Appendix 4.2D Typical Domestic Wastewater Flow Design Allowances - Camping Grounds - fully serviced*. This creates a MAXIMUM total loading of 10,000L per day. It should be noted that this volume of wastewater will be unlikely, however to add a level of conservatism to the design, the remaining report will be based on the 10,000L per day.

In DA 215177, the SEAM report author is claiming that output from the occupants is 80 litres per day – same business, same site, same use. Why the difference from the same author?

In April 2015, we had an engineer design a new absorption trench for our home septic system and he used AS/NZS 1547 - 2012 onsite domestic waste water management.

Our engineer stated a waste water volume of 120 litres per person - with all water saving devices installed.

Additional contrary information to the applicants supporting report of 80 litres per day was found when discussing the requirements with Tas Water. A simple water calculator on the Tas water website seems to also support the 80 litre amount as TOO SMALL. The soil absorption and topography of the applicant's site is listed as the same for our neighbouring property.

This application does not outline whether dishwashers are used, whether front loading or top loading washing machines are being used and does not indicate how many loads are considered in an average day/week.

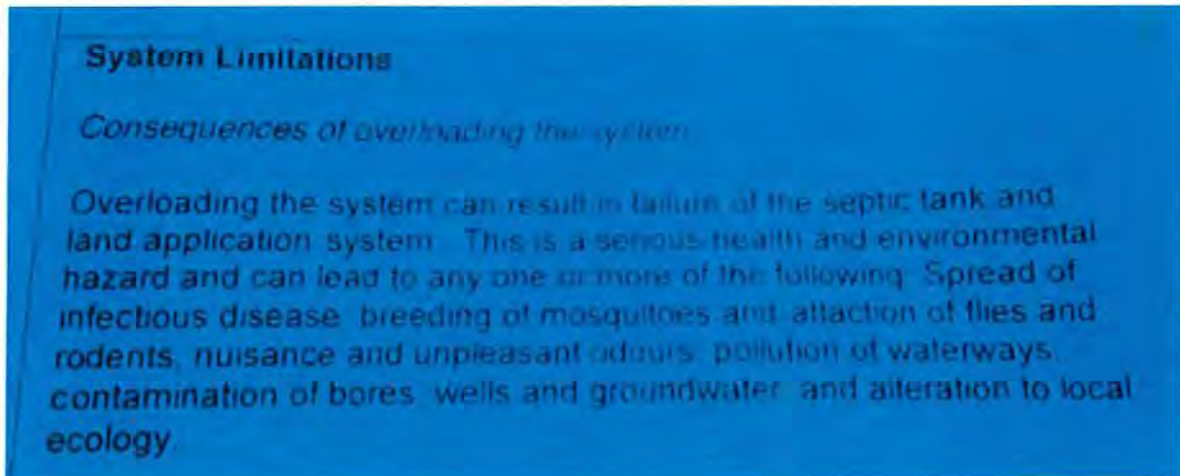
<p>Note: 120 x 26 occupants = 3120 litres 80 x 26 occupants = 2080 Litres A difference of 1040 litres of waste water daily</p>
--

Has there been consideration for car washing? – washing of buckets from berry picking, watering the garden? etc.

This would add to the waste water generated by an expanded business at this site.

Essentially it would appear that the applicant's supporting report statement of 80 litres of waste water per day is far too LOW. There must be a conservative figure to ensure that safety of the system is of the utmost priority.

A system limitation that accompanied our personal report states there are system limitations for septicics ...



How is this system to be maintained and how is it policed and audited. There is a huge potential for lack of care and ultimately failure of system. If this system fails there are direct consequences to occupant safety and neighboring properties water supplies.

The SEAM author on page 3 of his report supporting DA 215177 claims that the land use for the business he is reporting on is Rural Residential – it is not. It is **Rural Resource Zone**.

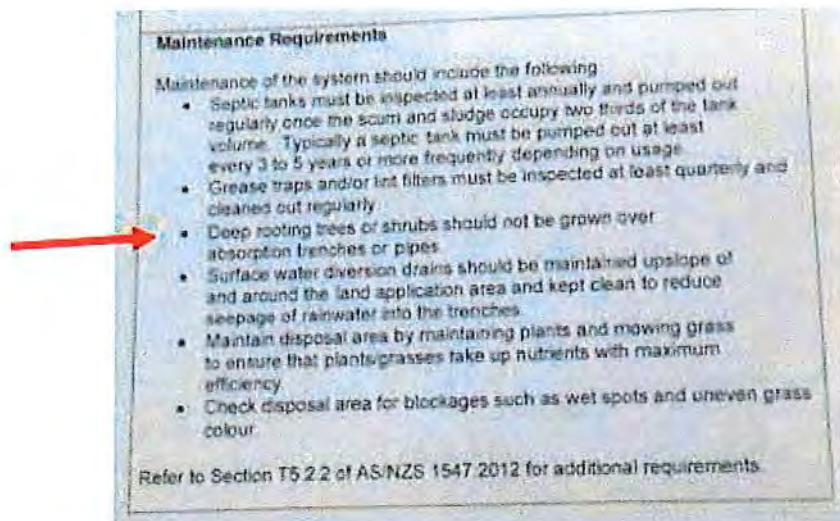
There is no supporting evidence in the proposal that water saving features have been installed in the *church* or *shed*. These buildings are already in existence and have been operating - as per the report dates 2010, 2014 and 2015.

The SEAM report states that an audible and visual alarm needs to be hard wired back to the house – which house? Does the author mean the *church* or does he mean the business owner's house located on an adjacent title? This report seems to be a conglomeration of many previously prepared reports for this business and is therefore a confusing supporting document. The site plan on this SEAM document shows a diagram of trench placement, but also states in the Notes that absorption trenches are to follow the contours of the land. The Yaxley plans – and any contour map – shows that the absorption trenches have been already installed differently to the SEAM engineer's notes. They are in fact perpendicular to the contour of the site, not following the contour (Trenches shown in blue colour). Adding more occupants to this site would increase the burden on this design - that has been installed contrary to the written recommendations of the designer.



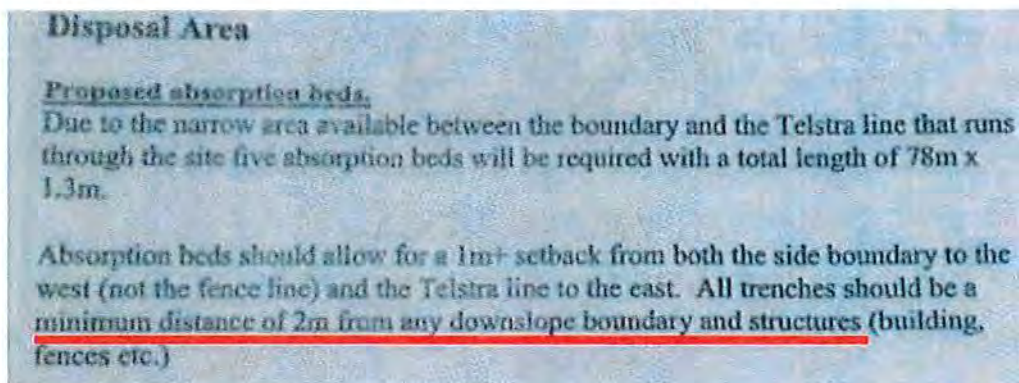
The report, page 11, states that original copies of required certifications from suitably qualified persons are attached. They are not. Are they necessary for the proper assessment of this application?

Please refer to photograph (plate 1) on page 6 of SEAM report – this shows absorption drains with trees planted on them. Does this contraindicate use as the guidelines of our recent trench installation indicated? See below:



Maintenance recommendations – Environmental Service and Design Loading Certificate ... requirements for neighbouring property.

We object because DA 215177 does not adequately detail the disposal of storm water that would overflow from the tank on site. The accompanying SEAM report states – in relation to disposal areas ...



The Yaxley drainage plan provided is not in congruence with the SEAM report. The overflow soakage trench is shown **within the 2 metre exclusion zone of the shed building structure and directly beside the footings for the fire escape** – thus it contravenes the SEAM designer's disposal area minimum distance requirements – and planning scheme requirements for appropriate discharge of storm water ... away from buildings, footings and absorption trenches.

Further, no detail is provided by the SEAM author as to the requirements for this storm water absorption trench. The only detail provided - page 9 – is for other waste water trench requirements.



Further confusion exists as the SEAM site plan indicates the laundry location at the site of the 3000 litre septic tank near the *church* - while the Yaxley plans locate it partly over the boundary on crown land beside West Pine Road. Therefore supporting documents are conflicting.



Around June 2013, the owner builder installed – without approval - a relocatable amenities building on site and physically attached it to the shed – DoJ Report page 34.

In application DA 215177 there is no identification on the Yaxley site and drainage plans of this building – it is not identified. Further, it is completely omitted from the SEAM report – last updated November 2015. This provides confusing variations of what is being applied for and demonstrates inadequate and incorrect content of supporting documents.



8. Does not provide evidence to demonstrate social, safety and welfare considerations of the proposed occupants and / or community members.

We object because there appears no social benefit for current or future Tasmanian residents in this area from an expansion of season worker accommodation at this site.

Further, the geographic location of this proposal at West Pine does not benefit the workers. This proposal is not within a serviced area (shops and necessary amenities). The increased distance from emergency services is also a consideration.

Positioning this development in a residential zoned area would not increase the risk to public health and safety in that zone. The social, emotional and physical health of occupants would be enhanced in a residential area – where there is easy and immediate access to emergency services, public amenities and entertainment.

Planning must facilitate housing (accommodation) options that are well located within serviced, attractive, functional and safe environments. Cradle Coast Regional Land Use strategy 2010 – 2030 page 82.

We object because the safety and management of an increased number of visiting occupants is not possible with 2 staff – as indicated in the proposal. This has been evident when the managers have been away over Christmas periods and have not been on site to manage the security and safety of the visitors – when problems have occurred.

Further, an increase in the occupancy could increase the insecurity of local residents with the transient nature of visiting occupants.

We object because the neighbours of the Bed and Breakfast facility have already had trespass issues, so an increase in numbers would presumably exponentially increase the problem.

The owner and manager of Devonport Backpackers shared on Friday 22nd March 2014 that while we hope to live in a world of harmony, in reality we don't. She recounted how her premises was purposely set on fire by a Palestinian visitor when he found out that two Israeli visitors were also staying there. "One of the biggest complaints about our business by backpackers here in Devonport is that we are 10 minutes walk from the central business district" Gabrielle, Devonport Backpackers, Formby Road.

This proposal is applying for the residential accommodation to be almost doubled. With increased occupancy, conflict could be expected – both on site and possibly with local people.

WE OBJECT BECAUSE West Pine residents have reported having to usher trespassers from their private land. Some are loitering, while others make their way onto private property to engage in amorous activities – presumably because the current hostel type accommodation at 468 West Pine Road does not offer personal privacy for their intentions and needs. This problem would be exacerbated with additional numbers on site. Being accommodated in a residential area closer to entertainment and other services would suit the needs and health of the occupants better.

WE OBJECT BECAUSE there are many available accommodation options for seasonal workers within a comfortable driving area – therefore an expanded facility in West Pine is unwarranted.

WE OBJECT BECAUSE the proposal does not provide adequate provision for the collection and removal of waste and recycling from the site. There does not appear to be any current provision for recycling. This does nothing to assist the regions (and worlds) increasing problems with waste management and recycling. All waste is simply dumped into a communal skip bin that services the church, the shed and at times the owner's house and business.

The region faces enormous challenges in dealing with domestic and industrial liquid and solid waste, despite increased involvement in waste reduction, re-use and recycling programs.
Cradle Coast Regional Land Use Strategy 2010 – 2030 Page 114

The safety of skip trucks positioning themselves on the edge of the road near the dangerous West Pine Road / Daveys Road intersection, to collect the unsorted waste is of concern.



WE OBJECT BECAUSE concession to this development application would set a precedent throughout the municipality and render the Rural Zone classification redundant. This application moves away from what the current legislation attempts to control.

WE OBJECT BECAUSE the applicant has personally expressed his intention to have the development as a caravan park / holiday park / camping ground when the peak picking season is over. This application does not mention this intention. It is of concern that if approved, non-disclosed use of this site may occur. It is a concern that if the applicant is 'bending the rules' with his current development, then further continuance of same might occur with the proposed development.

WE OBJECT BECAUSE of the current noise levels from current visitors, - particularly on the weekends – creates noise levels not usually associated with sparsely settled rural areas. This proposed development would further add to this noise pollution.

9. Does not give any evidence or consideration of how disabled visitors are being considered and accommodated.

This concern has been addressed in part previously.

In summary ...

- No parking facilities identified
- No toilet / bathroom facilities identified as being suitable
- How is the elevated laundry user friendly for any disabled visitor?
- Are the washing machines top loader or front loader – the latter being more appropriate for wheel chair bound visitors ... and more water efficient in general.
- Car park surface material – grass – not appropriate for disabled access ... especially in wet or inclement weather.
- How can you have approved visitor accommodation, yet be prescriptive of who can stay there. This is discriminatory. Disabled access and facilities should be provided. No documentation has been provided in this application as to why disability access has not been addressed. See reference below.

The referencing of the Disability (Access to Premises – Buildings) Standards 2010 in the Tas Appendix to the NCC allows exemptions or concessions. The exemptions or concessions do not apply to this building work, a Class 1b building with six bedrooms. There is no documentation in regards to unjustifiable hardship.

DoJ Report Page 19

- How would hearing impaired people be alerted in the event of a fire. Audible alarms are all that have been suggested?

10. Does not demonstrate how Department of Justice findings for this site are being addressed and resolved - as per DoJ Building Standards and Occupational Licensing Report BSR0550/14/10

In 2014, a series of concerns were investigated by the Department of Justice – Building Standards and Occupational Licensing division - in relation to the accommodation facilities at this site, 468 West Pine Road.

The findings were incriminating for the business owners / builder, building surveyor and plumber. This report was identified as BSR0550/14/10.

The outcomes of the report presented a wide variety of recommendations – to those found guilty of non-compliance / breaches and also for the planning authority – Central Coast Council.

DA 215177 has not addressed the recommendations of the DoJ report.

For instance, DA 215177 seeks to have a relaxation of setbacks for several structures – primarily the tank and laundry. However, other structures applied for ie. additional storeroom, walkways, BBQ area etc would also be placed within the building line and setback from frontage requirements.



Photo shows how additional structures requested in this proposal would encroach within the setback / building line. The building line mentioned by the DoJ report is 18 metres from the centre of the road.

The tank was knowingly built partially on crown land. It never received a planning permit, building permit or plumbing permit. The applicant now seeks to have this tank's location approved. The applicant applied to State Growth and was successful in purchasing the roadside verge – though this transaction has yet to be finalised. When the transfer of title is achieved, the tank would be on the applicant's property.

The owner is an accredited builder with many years of experience in the building industry. It would be reasonable to expect his level of knowledge to reflect this. The owner has knowingly placed the water tank over the property boundary. Council has perhaps provided verbal consent to this action, which it cannot give, and does not provide the owner a lawful excuse for his actions. If the owner wished to locate the water tank elsewhere to the approval he believed he had, he should have obtained this variation through the appropriate approval process, which he did not. The owner knowingly constructed the water tank outside the true boundary, justifying it as a common sense approach.

Page 29

The Department of Justice recommended that the tank be removed and replaced within the building line.

Recommendation

- General Manager should revoke the current plumbing order.
- General Manager should issue a replacement plumbing order to the same effect, with the additional inclusion of a date for when the plumbing order must be satisfied, and further, that a plumbing permit and building permit be obtained prior the water tank being relocated, ensuring the water tank is built within the building line.
- The owner has breached section 60 of the Act by building without a permit. Infringement for this offence is 2 penalty units. Perhaps consideration be given by the Director of Building Control to issue an infringement for this offence.
- The owner has breached section 155 of the Act by building between the building line and boundary of the road. Infringement for this offence is 2 penalty units. Perhaps consideration be given by the Director of Building Control to issue an infringement for this offence.
- The owner has breached section 22 of the Occupational Licensing Act 2005 by performing prescribed plumbing work. Infringement for this offence is 10 penalty units. Perhaps consideration be given by the Administrator of Occupational Licensing to issue a caution for this offence.

DoJ Report Page 30

The applicant is seeking to have the current position approved – contrary to the DoJ recommendations. The tank does not meet appropriate planning scheme set back requirements.

The road in this area is narrow and does not have a white line. Increasingly wide machinery travel on this road – especially during harvest season when the accommodation is at its busiest. Tractors with dual wheels, grain, pyrethrum, carrot and potato harvesters, and silage equipment uses this stretch of road frequently. Positioning this tank in such close proximity to the road could pose a serious issue if vehicles met at this location. Containing water, it would be a structure with little give – like hitting a cement wall. For safety reason, it needs to be moved within the building line and meet the setback requirements.

The same concerns apply to the current and proposed positioning of the laundry.



There is ample room on this title for the tank and laundry to be repositioned – without interference to the septic absorption trenches, Telstra cable etc. and to comply with the setback / building line requirements. Further the proposed additional structures - like a storeroom would be able to also be positioned accordingly and do not need a relaxation of setback. See shaded area above that indicates available area.

In summary:

As members of the West Pine community we object to any proposals that do not give consideration for the zone in which they are situated and try to bend the rules.

The guidelines given in the interim planning scheme are supposed to protect our precious resources like our beautiful red soil!

To approve a residential application in our Rural Resource area gives the green light to any other rural land holder to "throw caution to the wind and build what you like where you like"! and then apply for retrospective approval.

This proposal and the plethora of errors that preceded it has significantly affected our quality of life – providing much stress. We live in a wonderful rural setting that at times has to be seen to be believed.

We consider ourselves very blessed to live here. We have been here for 17 years and believe it is a wonderful environment to raise our children.

We are happy to allow our children to ride their bikes and horses on these roads but concentrating more residential occupants in a small area would see these activities threatened.

We have always resided amicably with all neighbours and members of our community and have never had any personal issues with anyone.

The planning scheme has a protective role so as those wishing to encroach into agricultural zones are discouraged - unless they fit with desired future character statements. We don't believe this application does and we have provided evidence to support this.

We appeal to the planner who views this application to abide by recommendations of the Department of Justice report BSR 0550/14/10 and allow due process to be followed - as it should have been in the first place.

We have attached the Department of Justice report for referencing purposes.

Yours sincerely,



ROBERT MAYWALD
439 West Pine Road
West Pine 7316
Tasmania

7/6/2016



MARITA MAYWALD
439 West Pine Road
West Pine 7316
Tasmania

7/6/2016

Annexure 4



1 Wastewater trenches, water tank, proposed storage area



2 Proposed concrete covered BBQ area

Open Space Tree Strategy



June 2016

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1 Introduction

Trees are regarded as an essential and important asset, providing significant economic, social, environmental, ecological and aesthetic benefits to our community. They also assist in creating a sense of place, identity and neighbourhood character.

The Council recognises trees as a living asset, and understands ongoing maintenance, renewal and management is required for long-term sustainability and community benefit.

The purpose of the Open Space Tree Strategy (the Strategy) is to provide a coordinated, consistent and strategic approach to the establishment, preservation and management of trees within the Council's open space, recreation and parkland areas.

The aim of the Strategy is to:

- . Improve the aesthetic quality of the parkscape for residents and visitors.
- . Ensure trees are planted and preserved for future generations.
- . Provide a strategic and consistent approach to identifying and managing tree related problems.
- . Increase tree coverage and overall sustainability of our park trees within budget constraints.
- . Identify tree planting priorities.

The Strategy will provide a long-term direction for the implementation of new appropriate and desirable trees and the preservation of existing trees.

The Strategy is comprised of three parts including:

- . identifying tree planting opportunities and priorities;
- . appropriate species selection; and
- . the preservation and management of existing trees.

The Strategy will be a progressive document and will continue to assess other areas where the establishment of new trees would provide maximum benefit to the community.

Whilst trees play an important role in our open space/park environments, it is also recognised that trees of the incorrect type or growing in an inappropriate location can create problems and risks. Generally, trees growing within a park setting have minimal negative impacts, particularly compared with trees planted within a built-up environment. Substitution of inappropriate or unsafe trees will be carried out on an as needs basis.

Through planning and the use of sound planting and tree care practises, this Strategy endeavours to minimise:

- . risk to the public;
- . interference with overhead services;
- . damage to private property;

- . damage to footpaths;
- . damage to underground services;
- . interference with sightlines for intersections, driveways and signage;
- . lighting;
- . birds roosting; and
- . excessive shading.

2 Benefits of Trees

An understanding of the types of benefits trees provide to the community is fundamental in highlighting the need to provide a strategy which ensures trees within the Council's open space, recreation and parkland areas are established and protected for future generations. Increasing amounts of information are now available on the diverse range of social, economic and environmental benefits trees provide. Some of these include:

- . Wildlife habitat and food sources and preservation of biodiversity.
- . Much needed shade during our warmer summer months, providing great areas for picnics and places to sit and contemplate.
- . Trees play a significant role in shaping the appearance and characteristics of a park.
- . Buffers/wind breaks from strong winds.
- . Improved air quality, by removing carbon dioxide and airborne pollutants from the air and replacing them with oxygen.
- . Seasonal interest with changing foliage colour, the production of fruit/flowers and the loss of leaves.

For more information on the benefits trees provide please refer to Appendix A.

3 Tree Planting Priorities

A list of priority areas has been determined to ensure we are allocating our time and resources in establishing trees in the necessary areas. The list below must be exhausted in the specified order before establishing trees elsewhere.

- 3.1 Tree replacement program;
- 3.2 Open space classifications and provision of trees;
- 3.3 Plantings identified in Open Space Master or Management Plans;
- 3.4 Replacement of Galah damaged trees;
- 3.5 Build on existing pockets of trees; and
- 3.6 Highlight existing park features.

3.1 Tree replacement program

The Council's tree replacement program was developed to help ensure the sustainability of the Council's tree population. All trees removed over a 12-month period are recorded and during planting season the majority of these trees will be replaced. The same species does not necessarily have to be used and the location can be changed slightly if required.

A list is compiled by the Road Maintenance and the Open Space & Recreation Team Leaders. The list is then provided to the Parks/Recreation Officer who, with input from on-ground staff, will select appropriate replacement trees and locations.

3.2 Open space classifications and provision of trees

The provision of trees within parks has been identified in the Central Coast Open Space and Recreation Plan 2012–2022.

Classification:	Local	Specific Purpose	District	Regional	Linear/Passive
Tree planting requirements:	Minimum of two trees.	Optional to provide adequate shade, shelter and amenity.	At least 5% coverage to provide adequate shade, shelter and amenity.	At least 5% coverage to provide adequate shade, shelter and amenity.	As per Open Space Master Plan or Management Plan.

The table above provides a guide for the provision of trees within each open space classification.

To find the classification of a specific park refer to the Central Coast Open Space and Recreation Plan 2012–2022.

- . Local Parks must have a minimum of two trees.
- . District and Regional Parks must have a minimum of 5% tree coverage.

Tree coverage for District and Regional Parks – 2016

(Those listed below with fewer than 5% coverage are a priority for planting.)

District and Regional Open Space	Park size (m ²)	Tree coverage (m ²)	Percentage of tree coverage
Penguin			
Hiscutt Park	21,870	1,400	6.40%
Johnsons Beach	15,652	2,010	12.85%
Penguin Sports Complex/Dial Precinct	89,232	7,500	8.40%

District and Regional Open Space	Park size (m ²)	Tree coverage (m ²)	Percentage of tree coverage
Turners Beach			
Turners Beach Recreation Ground	47,050	2,800	5.95%
Ulverstone			
Anzac Park	35,131	4,267	12.15%
Bicentennial Park North (Foreshore)	35,000	30,000	86%
Bicentennial Park South (Open Space)	55,000	9,160	16.65%
Fairway Park North (Foreshore Reserve)	33,585	20,797	62%
Fairway Park South (Open Space)	79,500	9,190	11.55%
Haywoods Reserve (outside playing area)	43,801	575	1.30%
West Ulverstone			
Batten Park Rodeo Complex	62,100	18,900	30.43%
Tobruk Park	12,130	3,693	30.45%
Ulverstone Showgrounds (outside playing area)	68,402	110	0.16%
West Beach Reserve	55,038	19,804	35.98%
West Ulverstone Recreation Ground (outside playing area)	45,695	165	0.36%
Forth			
Forth Recreation Ground Park	17,031	2,605	1.523%

3.3 Planting identified in Open Space Master Plans or Management Plans

The Open Space and Recreation Plan 2012–2022 identified that the open spaces categorised as Regional or District will require the development of a Master Plan to guide development of those areas.

As these Master Plans are developed the requirements for tree planting will be identified and considered as part of the developments.

3.4 Replace Galah damaged trees

Increase the indigenous tree populations in parks which have been and continue to be affected by Galah damage and under plant Eucalypt trees with exclusion zones. The planting of indigenous understorey plants will help to restrict access to beneath the canopy of affected trees. Replacement trees can be planted in existing clumps or can be planted as stand-alone trees.

Fairway Park, Shropshire Park and Bicentennial Park are the main priorities for planting.

3.5 Build on existing pockets of trees

It is important to retain and restore existing clumps of vegetation throughout our parks. These areas can often be easily restored or improved by the addition of mulch and additional plantings. Some trees, particularly native trees, tend to have a better success rate if planted together in clumps rather than individually within the parkscape.

3.6 Highlight existing park features

Existing park features can be enhanced with the planting of trees along boundary lines, at park entrance points, tree avenues along pathways etc., and stand-alone specimen trees.

4 Species Selection and Planting Themes

The main purpose of establishing trees is to provide an asset that makes a positive contribution to the amenity of an area, creating a pleasant parkscape where character is lacking, or to further enhance the existing character of a park. Tree species selected may occupy their planting site for 50 or more years, therefore species selection and location is very important.

Identification of areas requiring trees and the selection of suitable species will be undertaken by the Council's Parks/Recreation Officer and/or a suitably qualified horticulturalist within the Open Space and Recreation Team. Species will be selected for planting depending on suitability for the site, aesthetics, functional and biological attributes, proximity to infrastructure and services and potential to contribute to the parkscape and community.

It should be noted that there is no perfect tree and that every selection has some compromise between positive and negative values. The key is to minimise the negative values and ensure that the tree makes a positive contribution. The aim is to use the criteria below to ensure the species selection is the most desirable and appropriate for the location.

Criteria that will be assessed include:

- . Environmental tolerance and impact – this criterion includes suitability with climate, geology and soils, topography, tolerance to sealed areas and pests and diseases, potential for wildlife habitat and native versus exotic species.
- . Functional and biological attributes – this criterion assesses performance record, stock availability at the selected nursery, leaf and fruit litter, chance of becoming an environmental weed, safety aspects, life expectancy, chance of infrastructure damage, sun/shade requirements and maintenance.
- . Aesthetics and design criteria – this criterion investigates appearance, form and scale (including canopy size), relationship with distinctive landscape characters, any historical and cultural associations and deciduous versus evergreen.
- . Proximity to infrastructure – this criterion assesses distance of the planting location to infrastructure and underground services.

During the selection process Council staff will assess each location and determine whether a local native species (species that originally grew in the area), an Australian native (native to other parts of Australia) or an exotic ornamental species is selected.

It is important to maintain a high percentage of local indigenous species throughout our parks for several reasons; natives tend to suit our local environmental conditions, including soil conditions and climate, they are well adapted and generally establish quickly. They help create wildlife corridors and support local biodiversity as well as reinforce an “Australian” sense of place.

Exotics can be more formal and showy as many are deciduous providing ever changing landscapes, with leaf fall in autumn and new growth in spring. Exotic species also come in a wider range of shapes and provide a wider range of leaf colour and flower display. Exotics which lose their leaves provide greater sun access during winter. In summary, natives and exotics both have strengths and weaknesses for use as park trees. So where possible a mix of evergreen, deciduous, exotic and Australian native species should be planted to provide variety and diversity.

4.1 Tree species percentage

The following table details some of the Council's high use high community valued open spaces and the types of trees you would expect to plant at these sites.

Please use this table as a guide.

Note: Tree size – small 8m and under, medium 8–15m, large 15m and over.

OPEN SPACE NAME	DESCRIPTION	TREE SIZE	SPECIES %
Anzac Park (Leven River bridge to train bridge)	Highly visual, high profile memorial park and playground.	Med/Large	Anzac bank north – Tasmanian and Australian natives. Anzac bank south – local native species. Lawn areas – 80% ornamental species, 20% Tasmanian/Australian natives. Opportunities: tree avenue – along river edge.
Wharf and surrounds	Highly visual, high profile area.	Med/Large	Banks and lawn areas: 75% local indigenous species and 25% Australian native species.
Shropshire Park	High profile, formal memorial park.	Small/Med	95% ornamental/feature trees. 5% indigenous native species.
Bicentennial Park	Large open parkland bordered by foreshore reserve to the north.	Med/Large	Park area – 80% local native indigenous species, 20% Australian native and exotic species. Opportunities: tree avenue – following paths and Dial Street boundary.
Fairway Park	Large open parkland with many recreational facilities.	Med/Large	Park area – 60% indigenous native species, 40% Australian native and exotic species. Opportunities: tree avenues – following paths and Water Street boundary.

OPEN SPACE NAME	DESCRIPTION	TREE SIZE	SPECIES %
Fairway Park – <i>continued</i>			Planting of additional indigenous native trees on the northern side of Beach Road.
Tobruk Park	Formal memorial park on the western side of the Leven River, featuring recreational facilities.	Med/Large	Duck pond enclosure: indigenous species. Lawn areas: 25% indigenous species, 75% Australian native and exotic species.
West Beach Reserve	Large open space coastal reserve, bordered by coastal vegetation to the north and pockets of native vegetation throughout.	Med/Large	Tasmanian indigenous species. Opportunities: establish groups of trees and stand-alone specimen trees.
Hiscutt Park	Formal, centrally located park designed around a section of Penguin Creek.	Med/Large	Lawn areas – ornamental/feature trees. Riparian zone along creek edge – Tasmanian indigenous species. Garden southern side of pond – conifer varieties.
Johnsons Beach	Narrow Open Space foreshore reserve, which includes the landmark ‘the Nut’.	Med/Large	‘The Nut’ – Tasmanian indigenous species. Narrow garden following coastline – Tasmanian indigenous species. Lawn areas – 50% indigenous species, 50% Australian native and exotic varieties.
Local parks/playgrounds	Generally small parcels of land catering for the surrounding neighbourhood.	Small/Med/ Large	50% local native indigenous species, 50% Australian native and exotic.

Please note that in all District/Regional local and open spaces adequate space must be retained to provide users with a kick around area/space.

5 Tree Donations/Memorials

The Council welcomes the donation of trees from members of the public and community organisations. Allowing donations encourages community participation in the greening of our park spaces and creates the opportunity for additional trees to be planted at a reduced cost to the Council.

The Council carefully considers all requests and determines suitable species/site location/maintenance requirements and donor recognition in conjunction with the donor.

Trees can be donated directly to the Council and can be planted by the donor, or the Council can arrange for the purchase and installation of a tree at the expense of the requester.

When a tree is being planted as a memorial and a plaque or recognition is requested, the selection criteria set out in the Guidelines for the Installation of Plaques and Memorials in Parks and Open Space within Central Coast needs to be met.

6 Planting

Trees can be purchased in many different sizes from tube stock to advanced trees. Advanced trees, generally 45L, are used when planting stand-alone specimen trees in open lawn areas. Tube stock and smaller trees are often used for revegetation or mass planting within a mulched area.

Trees purchased are to be in excellent condition with good shape and growth, trees should have one central leader, be free from pest and diseases and be in overall good health. Damaged or unsatisfactory stock must be returned to the supplier.

Before planting, all underground and overhead services are to be located. Trees should not be planted within close proximity to services or infrastructure if avoidable. If it is thought that the tree (once mature) has the potential to negatively impact on services and other built infrastructure, another location should be selected.

The correct planting of trees and ongoing maintenance is crucial in ensuring the newly planted trees get off to the best start. Given the sandy soil conditions of our coastal parks it is preferred that additional organic matter such as mushroom compost is added to the planting hole/back fill material. New trees should not require fertilising but do need to be mulched to help retain soil moisture and prevent damage from mowers and machinery. Trees will be securely staked and fitted with tree ties to provide support until roots develop and in some cases, tree guards will be fitted to help protect trees from vandalism and grazing animals. Newly planted trees will often require a small amount of formative pruning to encourage the tree to grow in a desirable shape. All advanced trees will be fitted with a PVC watering tube for ease of regular watering.

For further information on tree planting and maintenance please see the Council's Tree Maintenance Manual.

7 Management of Existing Park Trees

7.1 Proactive and reactive maintenance

The ongoing management and maintenance of the Council's trees is crucial for the long-term sustainability of the Council's tree population. Poor maintenance regimes can reduce the life expectancy of trees and increase the risk to public safety. Regular proactive maintenance will get newly planted trees off to the best start and increase the life expectancy of our older tree populations. Regular maintenance will promote mature, attractive, safe and healthy trees which become important living assets within our community.

The following programs are undertaken by the Council:

- . Annual tree assessment program.
- . Tree works program, undertaking pruning and removal works identified in the annual tree assessment program.
- . Canopy lifting for vehicle clearances.
- . Tree maintenance program which includes mulching/staking/pruning.
- . Tree watering program.
- . Annual tree planting program.
- . Galah damage inspections and associated works.

Reactive works are undertaken as identified, this may include requests from the public to assess the safety of a tree, remove a branch which has failed or clean up after storm damage.

Tree maintenance activities are further detailed in the Council's Tree Maintenance Manual.

7.2 Risk management

To minimise the risk to the public associated with trees, the Council conducts an annual tree inspection program, this program is a requirement of the Central Coast Council's Risk Management Strategy. During this program all park trees are inspected by a suitably qualified arborist, trees that require works, whether risk related or for maintenance reasons, are given a risk rating and prioritised. Priority works are budgeted for and works are undertaken the following financial year.

Requests from the public concerning tree safety are investigated by Council staff; if the risk cannot be determined by Council staff an assessment and report will be undertaken by a suitably qualified arborist.

7.3 Galah damage

Galah damage to trees is an ongoing issue for the Council. The issue of the increased Galah population was identified in 2005 and a report detailing the impacts Galahs were having on Council trees and the extent of the damage was undertaken in 2009. Through this report a large number of the Council's mature Eucalypts were identified for removal and many more required extensive pruning in order to reduce the public safety risk.

Considerable works have been undertaken since and ongoing works are required to continually monitor and reduce the risk.

Annual inspections are undertaken by a suitably qualified arborist, of trees known to be affected by Galah damage; the works identified are prioritised and undertaken by the Council. Tree removal should be the last resort, with signage and exclusion zones installed where appropriate in preference to complete tree removal.

The Council has investigated options to reduce the number of Galahs but has not implemented any physical control measures to date due to community opposition to Galah control.

Until such time as the numbers can be reduced the Council will undertake the following:

- . Community education and signage and installation of signage in parks to deter people from feeding Galahs.
- . Sending letters to residents known to be feeding Galahs.
- . Plant replacement and additional trees in areas affected by Galah damage.
- . Continue to undertake annual inspections, monitor damage and undertake removal/pruning works where required.
- . Install exclusion zones and signage beneath damaged trees where required.

7.4 Pruning

All pruning undertaken on trees within the municipal area will, as a minimum, comply with Australian Standard AS4373-2007: Pruning of amenity trees. All staff undertaking pruning works must be suitably qualified.

This Standard describes methods for the pruning of trees and encourages correct and uniform practices. This Standard is intended for use on amenity trees and includes formative pruning, hazard reduction, selective pruning and thinning.

Pruning is undertaken for a wide range of reasons including:

- . Removal of any dead, dying, dangerous or defective branches to maintain tree health and safety.
- . To uplift the canopy (prune lower branches) to allow pedestrian and vehicle clearance.

- . Selective pruning around light poles and powerlines for clearances.
- . Formative pruning to improve structural stability, health and appearance.
- . Selective pruning to allow sightlines for vehicles and traffic signs.
- . Pruning in accordance with Australian Standard AS4373–2007: Pruning of amenity trees.

Trees will not be pruned or removed to:

- . allow or improve a view;
- . reduce fruit fall, leaf litter, sap drop, bird droppings or similar;
- . increase street lighting onto private property.

Falling leaves, twigs, fruit and flowers are considered normal and expected tree behaviour and therefore are not reason enough alone for removal or pruning. Trees will, however, be maintained in a safe and appropriate manner to reduce nuisance issues.

Any requested work for park tree pruning from the public that is not of an emergency nature (such as a hazardous limb) will be carried out as part of the tree assessment and maintenance program.

More specific guidelines for pruning and the protection of existing trees (including Australian Standard AS4373–2007: Pruning of amenity trees) is documented in the Council's Tree Maintenance Manual – May 2016.

7.5 Tree removal

Park trees may be removed due to:

- . Tree has been identified for removal through the Council's annual tree inspection program.
- . A report received from a suitably qualified arborist identifying a tree with potential structural weakness, decay or other diseases.
- . Severe and damaging impact on infrastructure/services and no alternative solutions are available such as relocation of tree/services/infrastructure or the installation of a root barrier to be determined by the Council's Parks\Recreation Officer.

In some instances, where a tree is a poor performer and will not grow to maturity, offers little aesthetic value or fails to maintain acceptable health, then consideration for removal and replacement is appropriate.

8 Revision

This document is a working document and may be subject to review at any time, however, a complete review should be undertaken within five years.

9 References

Websites

<http://www.burnside.sa.gov.au>

<http://www.cityofsydney.nsw.gov.au>

Books/Reports/Strategies/Policies

Sucher, David 1994 *City Comforts – How to build an Urban Village*, City Comforts

City of Sydney 2005 *Urban Tree Management Policy*, City of Sydney

City of Burnside 2006 *Tree Management Strategy*, City of Burnside

City of Casey 2005 *Casey Tree manual*, City of Casey

Burden, Dan 2006 *Urban Street Trees*, Glatting Jackson, walkable communities Inc.

Appendix A: Benefits of trees

The many benefits that trees provide can often be under-estimated and unknown. However, trees provide more than just aesthetic values; although trees do enhance our open space and streetscapes they also provide a wide variety of social, environmental and economic benefits. Please find listed below some of the many benefits trees provide:

Health

- . Views of nature can relate to feelings of satisfaction, wellbeing, coping, personal effectiveness and optimism.
- . Green surroundings reduce mental tiredness while enhancing concentration and attention, leading to an improved ability to cope and make positive decisions.
- . Creating positive psychological benefits, including lower rates of mental illness, violence and crime.
- . Trees reduce exposure to ultraviolet light, lessening risk of associated health problems such as skin cancer and cataracts.

Social

- . Residents walk more on streets that are lined with trees.
- . Greenery helps people to relax and renew, reducing aggression leading to less violence.
- . The proximity of trees to dwellings has an effect on residents' use of outdoor space – the closer the trees, the higher the usage.
- . Many more people are involved in social activities in green environs than in areas that have few or no trees and shrubs.
- . Gardens and other plantings contribute to residents feeling safer, more supported and satisfied with their surroundings.
- . Green spaces bring residents together more often, promoting chance meetings and encounters. Residents get to know one another, producing stronger, more cohesive neighborhoods.
- . Public safety – areas with higher levels of planting experience lower levels of crime because it creates pride and care of place which results in ownership.
- . Road safety – tree-lined streets are perceived as narrower, resulting in reduced speeds. Trees along streets provide a buffer between pedestrians and vehicles.
- . Large shady trees in open space areas create great spots for gatherings, picnics or just to sit and contemplate.
- . Surveys of landscaped and non-landscaped community areas have shown that the incidence of crime, vandalism and graffiti is many times lower in areas planted out with greenery.

Aesthetic

- . Beautifying and softening streetscapes and open space areas, the appearance and general environment of many streets and open space areas is improved considerably by the presence of trees.
- . Frame good views and vistas.
- . Trees provide seasonal interest and natural beauty through foliage and their interesting leaf patterns, flowers, bark, fruit and canopy.
- . Play a significant role in determining the urban character of a street or open space area.
- . They enhance architecture; there are few buildings which do not look better in the company of suitable trees.

Economic

- . Research indicates an increase in property values from high amenity, well-treed areas. A garden adds to the aesthetic appeal of your home and neighbourhood, and it adds real monetary value to your home. It is estimated that property value can increase between 5% and 20%.
- . Roads and footpaths with good tree canopy cover are protected from the sun and last longer.

Environmental

- . Provide wildlife habitat and food sources and preserve biodiversity.
- . Trees are critical in the maintenance of a healthy environment as they produce oxygen, trap airborne pollutants in their leaves (such as nitrous oxide and ozone) and absorb carbon dioxide.
- . Large trees have a greater benefit in terms of reducing pollution than small trees.
- . Trees have a positive effect on the environment by the transpiration of water and the emission of oxygen by photosynthesis.
- . Tree roots keep the soil porous which allows the stormwater to be absorbed rather than flow into the drain and sea.
- . Plantings around buildings are a proven method of reducing the demand for artificial heating and cooling with a resultant, and important, lower use of fossil fuels.
- . They provide shade in summer, cooling the air and ground temperature.
- . Provide buffers/wind breaks from strong winds.



SCHEDULE OF CONTRACTS AND AGREEMENTS

(Other than those approved under the Common Seal)

Period: 1 to 31 May 2016

Contracts

- . Nil

Agreements

- . Cuprona Football Club
Clubrooms lease
Heybridge Recreation Ground
- . East Ulverstone Football Club
Clubrooms lease
Haywoods Reserve
- . Penguin Football Club
Clubrooms lease
Penguin Recreation Ground
- . Turners Beach Football Club
Clubrooms lease
Turners Beach Recreation Ground
- . Ulverstone Soccer Club
Clubrooms lease
Ulverstone Recreation Ground
- . West Ulverstone Football Club
Clubrooms lease
West Ulverstone Recreation Ground
- . Ulverstone Football Club
Clubrooms lease
Ulverstone Recreation Ground
- . Infrastructure Relocation and Works Agreement
Tasmanian Networks Pty Ltd and Central Coast Council
Jermyn Street, Ulverstone – Project 1 84170

- . APH Agreement
Unit 10 Annlyn Court
25-29 Lovett Street, Ulverstone
- . Tenancy Agreement
Unit 7 Ganesway, 51-55 Queen Street, West Ulverstone
- . The Hon. Matthew Guy Groom MP
Crown Lease
West Ulverstone Tennis Club
West Ulverstone
- . The Hon. Matthew Guy Groom MP
Crown Lease
Picnic Point
West Ulverstone



Sandra Ayton
GENERAL MANAGER



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

Period: 17 May 2016 to 20 June 2016

Documents for affixing of the common seal

- TBA

Final plans of subdivision sealed under delegation

- TBA

Sandra Ayton
GENERAL MANAGER

**A SUMMARY OF RATES & FIRE SERVICE LEVIES
FOR THE PERIOD ENDED 31 MAY 2016**

	2014/2015		2015/2016	
	\$	%	\$	%
Rates paid in Advance	- 743,602.69	-5.34	- 837,326.01	-5.94
Rates Receivable	500,471.99	3.59	295,911.64	2.10
Rates Demanded	14,074,395.59	101.06	14,561,987.40	103.39
Supplementary Rates	94,827.43	0.68	64,302.07	0.46
	13,926,092.32	100.00	14,084,875.10	100.01
Collected	12,798,521.59	91.90	13,036,376.57	92.56
Add Pensioners – Government	862,481.10	6.19	874,602.23	6.21
Pensioners – Council	32,900.00	0.24	34,195.00	0.24
	13,693,902.69	98.33	13,945,173.80	99.01
Remitted	1,492.78	0.01	56,536.20	0.40
Discount Allowed	555,962.50	3.99	548,505.25	3.89
Paid in advance	- 744,999.21	-5.35	- 801,932.52	-5.69
Outstanding	419,733.56	3.02	336,592.37	2.39
	13,926,092.32	100.00	14,084,875.10	100.00

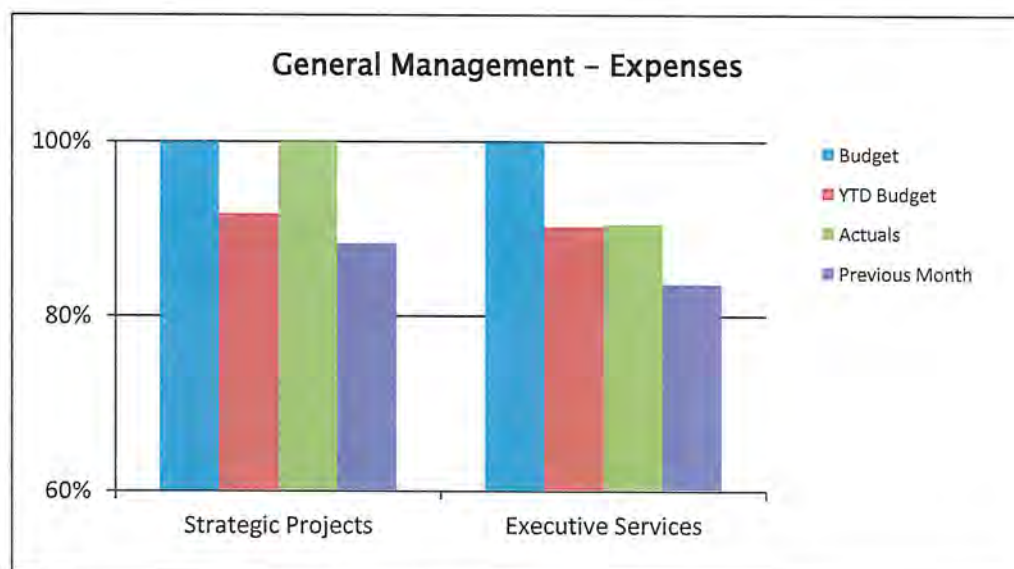
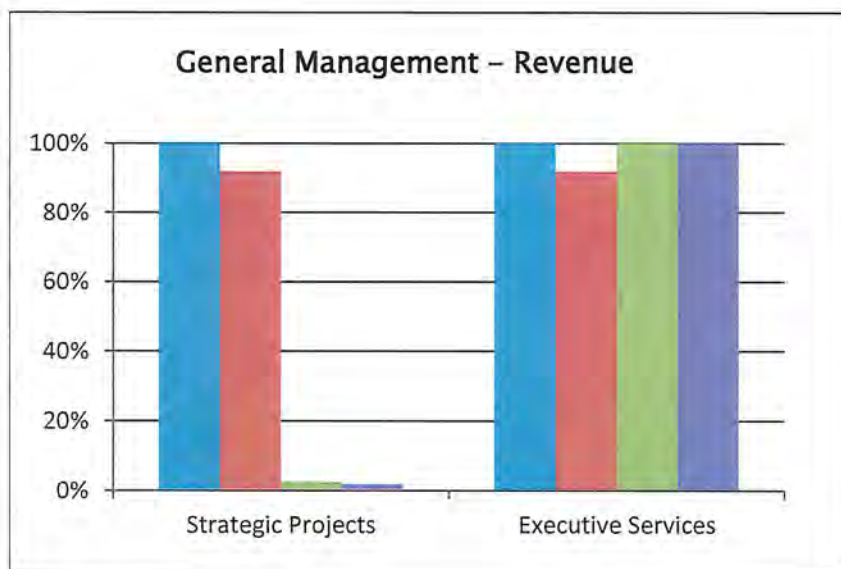


Andrea O'Rourke
ASSISTANT ACCOUNTANT

1-Jun-2016

Finance Report – May 2016

GENERAL MANAGEMENT	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Revenue							
Strategic Projects	(2,061,000)	(1,889,260)	(48,959)	(34,779)	(1,840,301)	(2,012,041)	2%
Executive Services	(36,000)	(33,003)	(52,645)	(52,645)	19,642	16,645	146%
	\$ (2,097,000)	\$ (1,922,263)	\$ (101,604)	\$ (87,423)	\$ (1,820,659)	\$ (1,995,396)	
Expenses							
Strategic Projects	189,000	173,246	197,527	166,753	(24,281)	(8,527)	105%
Executive Services	1,512,000	1,363,013	1,367,054	1,263,938	(4,041)	144,946	90%
	\$ 1,701,000	\$ 1,536,259	\$ 1,564,582	\$ 1,430,691	\$ (28,323)	\$ 136,418	



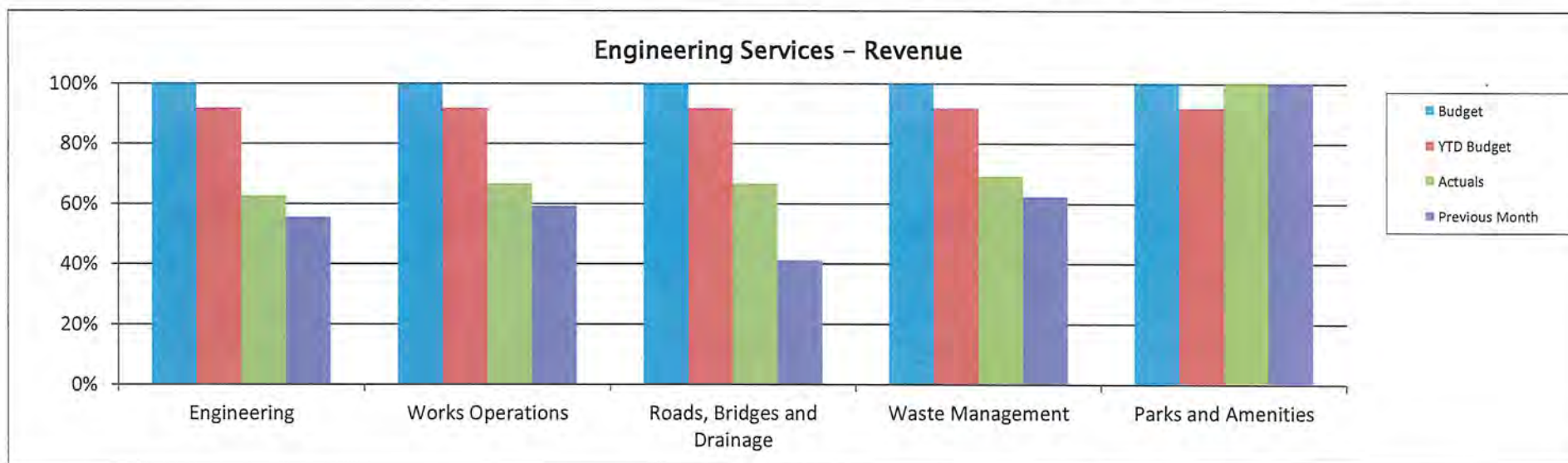
Variance

Strategic Projects
 Strategic Projects
 Executive Services
 Executive Services

Revenue less than YTD budget – Budget timing – sale of property and capital contributions.
 Expenditure more than YTD budget – Mersey Leven Food Hub and Made Open expenses ahead of budget.
 Revenue more than YTD budget – Reimbursement of staff costs from Cradle Coast Authority.
 Expenditure greater than YTD budget – Budget timing related to Cradle Coast Authority contribution.

Finance Report – May 2016

ENGINEERING SERVICES	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Revenue							
Engineering	(1,406,000)	(1,288,830)	(880,065)	(779,785)	(408,765)	(525,935)	63%
Works Operations	(1,200,000)	(1,100,007)	(798,588)	(711,637)	(301,419)	(401,412)	67%
Roads, Bridges and Drainage	(3,260,000)	(2,988,340)	(2,173,798)	(1,342,867)	(814,542)	(1,086,202)	67%
Waste Management	(652,000)	(597,670)	(451,121)	(406,491)	(146,549)	(200,879)	69%
Parks and Amenities	(413,885)	(379,395)	(470,610)	(447,214)	91,215	56,725	114%
	\$ (6,931,885)	\$ (6,354,242)	\$ (4,774,183)	\$ (3,687,994)	\$ (1,580,060)	\$ (2,157,703)	

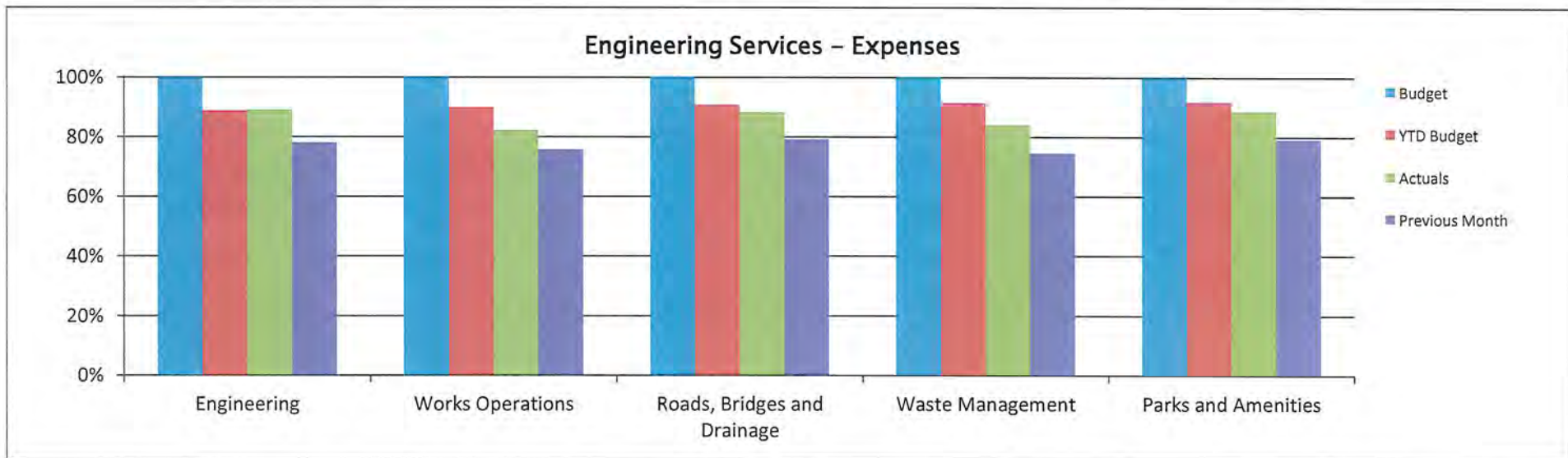


Variance

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

Finance Report – May 2016

ENGINEERING SERVICES	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Expenses							
Engineering	1,406,000	1,247,180	1,251,461	1,098,198	(4,281)	154,539	89%
Works Operations	1,238,000	1,112,104	1,016,564	939,058	95,540	221,436	82%
Roads, Bridges and Drainage	6,900,000	6,259,993	6,089,461	5,469,160	170,532	810,539	88%
Waste Management	3,565,000	3,258,960	2,993,326	2,661,048	265,634	571,674	84%
Parks and Amenities	2,529,885	2,319,048	2,237,671	2,002,612	81,377	292,214	88%
	\$ 15,638,885	\$ 14,197,285	\$ 13,588,482	\$ 12,170,075	\$ 608,803	\$ 2,050,403	



Variance

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

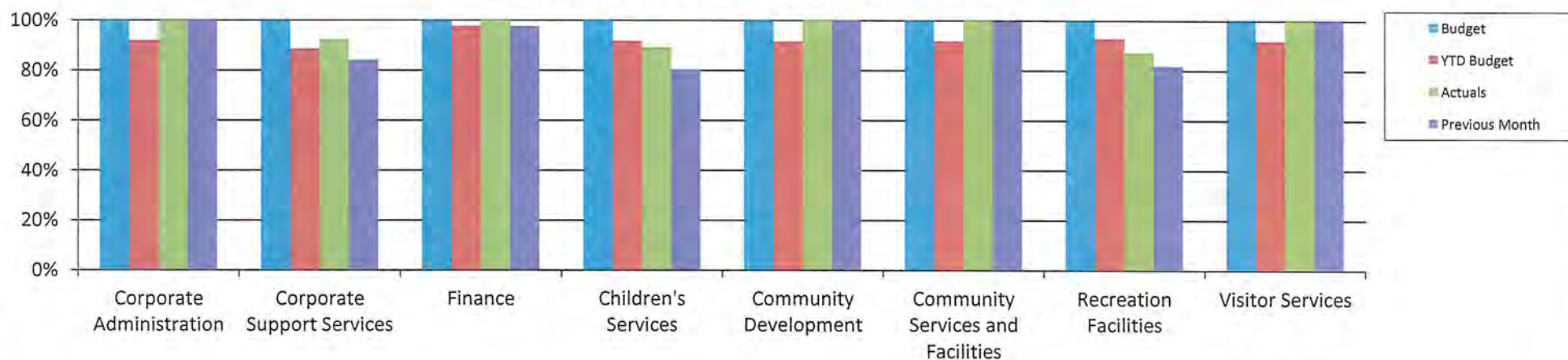
Finance Report – May 2016

CORPORATE & COMMUNITY SERVICES

Revenue

	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Corporate Administration	(34,000)	(31,167)	(38,108)	(34,757)	6,941	4,108	112%
Corporate Support Services	(3,281,300)	(2,903,659)	(3,022,977)	(2,752,495)	119,318	(258,323)	92%
Finance	(18,381,200)	(17,946,080)	(18,430,614)	(17,921,861)	484,534	49,414	100%
Children's Services	(1,323,300)	(1,213,010)	(1,180,104)	(1,062,135)	(32,906)	(143,196)	89%
Community Development	(46,220)	(42,303)	(77,043)	(67,699)	34,740	30,823	167%
Community Services and Facilities	(1,098,150)	(1,006,364)	(1,181,262)	(1,096,300)	174,898	83,112	108%
Recreation Facilities	(500,500)	(463,553)	(435,899)	(407,915)	(27,654)	(64,601)	87%
Visitor Services	(154,200)	(141,353)	(161,614)	(157,182)	20,261	7,414	105%
	\$ (24,818,870)	\$ (23,747,489)	\$ (24,527,620)	\$ (23,500,343)	\$ 780,132	\$ (291,250)	

Corporate & Community Services – Revenue



Variance

Corporate Support Services

Revenue greater than YTD budget – Timing differences – labour on-costs ahead of budget.

Finance

Revenue greater than YTD budget – Rates received reflected as gross receipt.

Children's Services

Revenue less than YTD budget – Timing of contribution income.

Community Services and Facilities

Revenue greater than YTD budget – APHU change over receipts (offset by change over expenses).

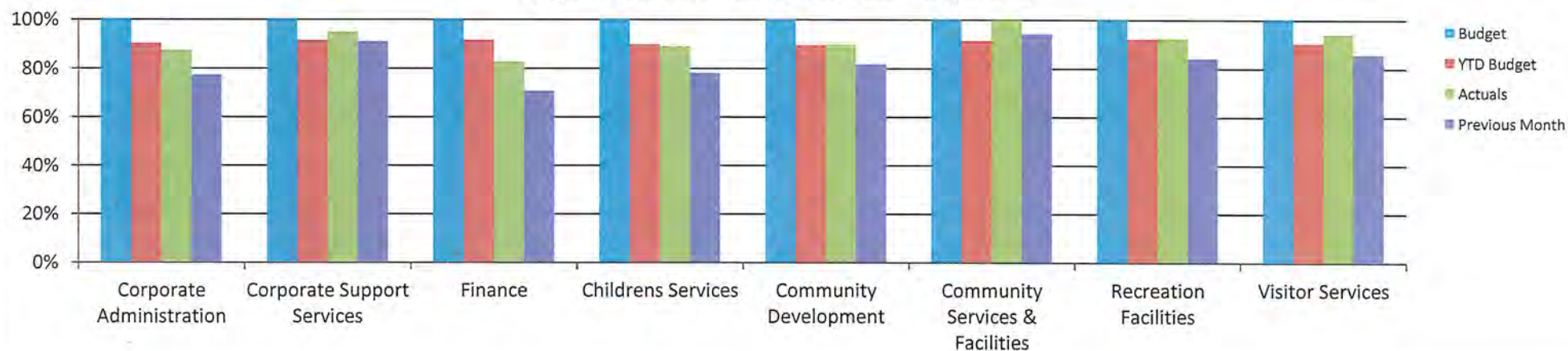
Finance Report – May 2016

CORPORATE & COMMUNITY SERVICES

Expenses

	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Corporate Administration	693,200	624,418	604,741	535,329	19,677	88,459	87%
Corporate Support Services	3,988,300	3,643,045	3,781,102	3,625,413	(138,057)	207,198	95%
Finance	1,820,000	1,663,391	1,505,792	1,285,911	157,599	314,208	83%
Children's Services	1,319,300	1,182,503	1,172,518	1,029,566	9,985	146,782	89%
Community Development	717,220	641,248	644,006	586,568	(2,758)	73,214	90%
Community Services and Facilities	1,550,150	1,415,209	1,670,060	1,459,818	(254,852)	(119,910)	108%
Recreation Facilities	1,907,500	1,753,201	1,761,838	1,605,107	(8,637)	145,662	92%
Visitor Services	354,200	319,443	332,670	303,250	(13,227)	21,530	94%
	\$ 12,349,870	\$ 11,242,458	\$ 11,472,727	\$ 10,430,963	\$ (230,270)	\$ 877,143	

Corporate & Community Services – Expenses

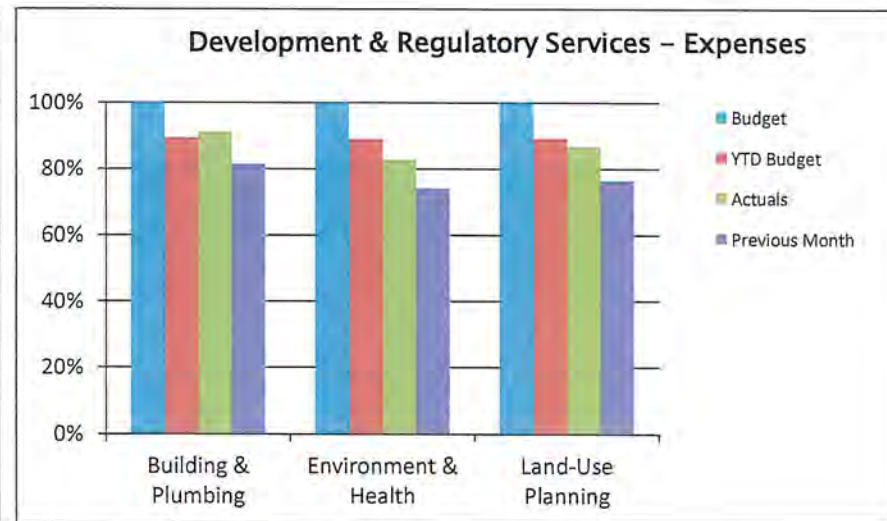
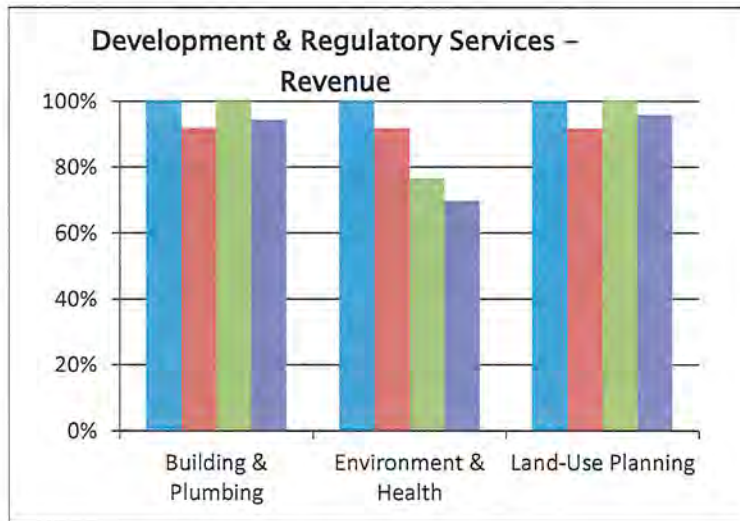


Variance

Corporate Support Services	Actuals greater than YTD budget – Expenses ahead of budget – annual licence fees paid and long service leave taken.
Finance	Actuals less than YTD budget – Timing of expenses – Mainly Fire Service Contribution, Land Tax and valuation fees.
Community Services and Facilities	Actuals greater than YTD budget – Aged Persons Home Units change.

Finance Report – May 2016

DEVELOPMENT & REGULATORY SERVICES	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Revenue							
Building and Plumbing	(294,000)	(269,510)	(297,638)	(276,611)	28,128	3,638	101%
Environment and Health	(70,000)	(64,170)	(53,491)	(48,709)	(10,679)	(16,509)	76%
Land-Use Planning	(157,250)	(144,149)	(201,814)	(150,620)	57,665	44,564	128%
	\$ (521,250)	\$ (477,829)	\$ (552,943)	\$ (475,941)	\$ 75,114	\$ 31,693	
Expenses							
Building and Plumbing	578,000	516,690	527,142	471,074	(10,452)	50,858	91%
Environment and Health	355,000	315,590	293,862	262,527	21,728	61,138	83%
Land-Use Planning	561,250	500,366	486,395	427,813	13,971	74,855	87%
	\$ 1,494,250	\$ 1,332,646	\$ 1,307,400	\$ 1,161,414	\$ 25,246	\$ 186,850	



Variance

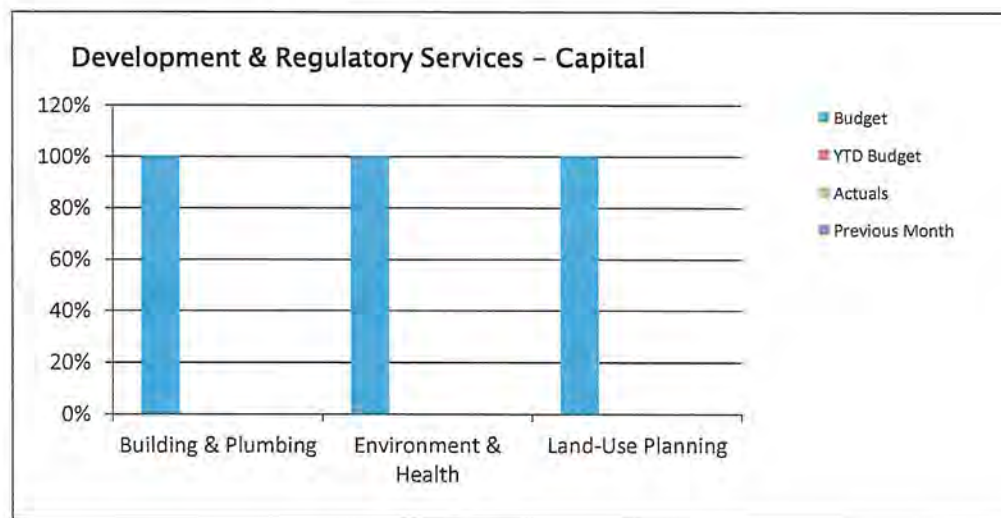
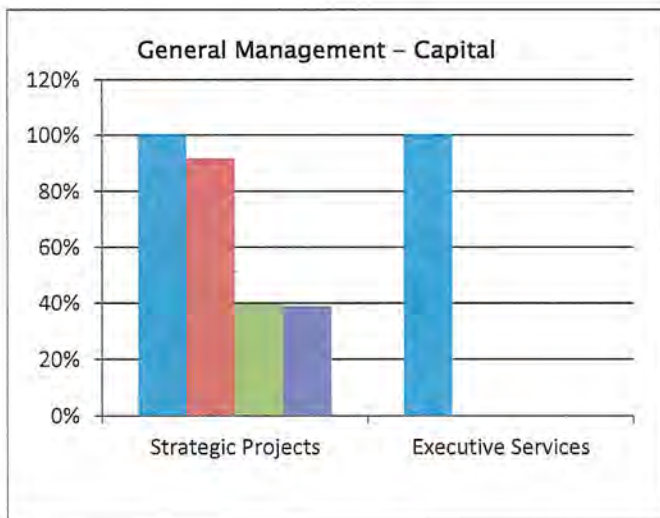
Building and Plumbing	Revenue greater than YTD Budget – Mainly inspection and connection fees and building related fees.
Building and Plumbing	Expenses greater than YTD Budget – Building related expenses ahead of budget.
Environment and Health	Revenue less than YTD Budget – Mainly licence fees and contribution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

Finance Report – May 2016

	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
GENERAL MANAGEMENT							
Strategic Projects	3,138,600	2,877,046	1,242,514	1,218,859	1,634,532	1,896,086	40%
Executive Services	-	-	-	-	-	-	0%
	\$ 3,138,600	\$ 2,877,046	\$ 1,242,514	\$ 1,218,859	\$ 1,634,532	\$ 1,896,086	

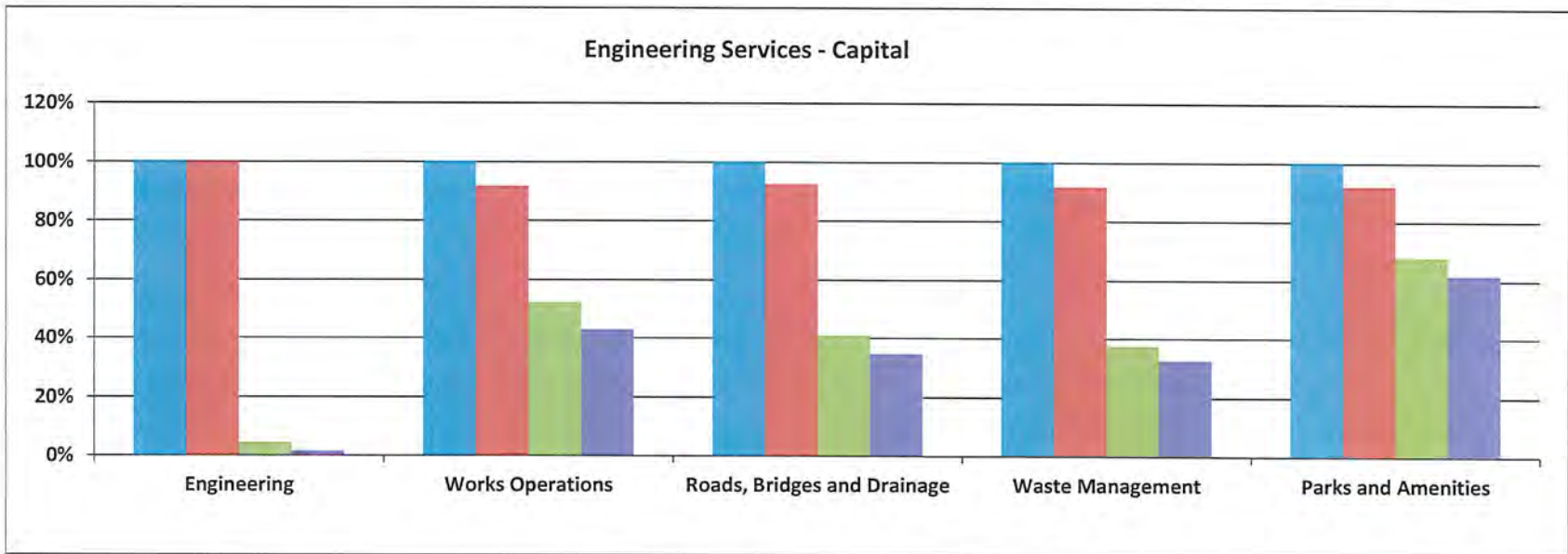
DEVELOPMENT & REGULATORY SERVICES

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



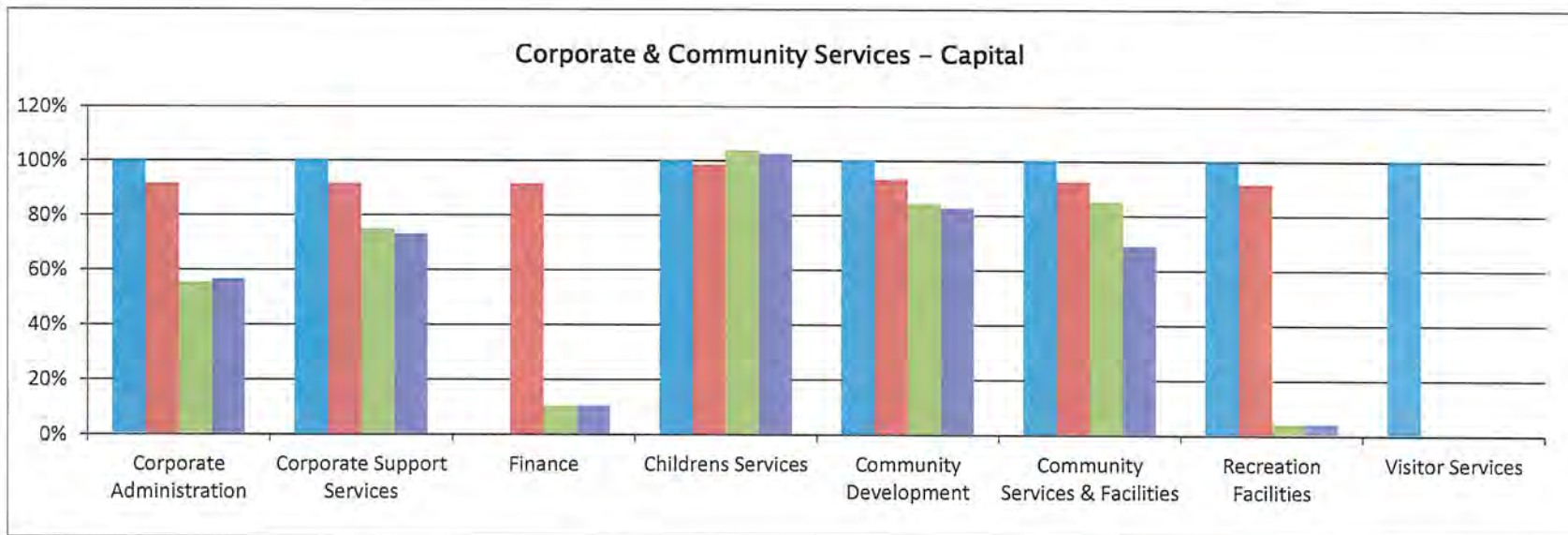
Finance Report – May 2016

	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
ENGINEERING SERVICES							
Engineering	90,000	90,000	3,894	1,334	86,106	86,106	4%
Works Operations	201,650	184,839	105,311	86,469	79,528	96,339	52%
Roads, Bridges and Drainage	7,161,000	6,620,061	2,929,052	2,487,964	3,691,009	4,231,948	41%
Waste Management	393,000	360,237	146,932	128,451	213,305	246,068	37%
Parks and Amenities	670,000	616,677	454,594	412,950	162,083	215,406	68%
	\$ 8,515,650	\$ 7,871,814	\$ 3,639,783	\$ 3,117,168	\$ 4,232,031	\$ 4,875,867	



Finance Report – May 2016

	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
CORPORATE & COMMUNITY SERVICES							
Corporate Administration	102,000	93,506	56,463	57,653	37,043	45,537	55%
Corporate Support Services	123,500	113,208	92,345	90,277	20,863	31,155	75%
Finance	–	–	–	–	–	–	0%
Childrens Services	35,000	32,080	3,636	–	28,444	31,364	0%
Community Development	258,000	254,586	267,932	264,877	(13,346)	(9,932)	104%
Community Services & Facilities	453,400	422,679	382,480	375,760	40,199	70,920	84%
Recreation Facilities	273,350	252,667	232,712	188,366	19,955	40,638	85%
Visitor Services	10,000	9,170	395	395	8,775	9,605	4%
	\$ 1,255,250	\$ 1,177,896	\$ 1,035,962	\$ 977,327	\$ 141,934	\$ 219,288	



Strategic Projects
Engineering
Works Operations
Roads, Bridges and Drainage
Waste Management
Parks and Amenities

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

BANK RECONCILIATION
FOR THE PERIOD 1 MAY TO 31 MAY 2016

Balance Brought Forward (30/4/2016)	8,803,358.73
Add, Revenue for month	2,342,599.21
	11,145,957.94

Less, Payments for month	3,112,032.06

Balance as at 31 May 2016	8,033,925.88

Balance as at Bank Account as at 31 May 2016	460,135.49
Less, Unpresented Payments	- 4,410.79

	455,724.70
Cash on Hand	- 75,861.89

Operating Account	379,862.81
Interest Bearing Term Deposits	7,654,063.07

	8,033,925.88



Andrea O'Rourke
ASSISTANT ACCOUNTANT

06-June-2016

(Schedule indicates site construction only)

Date: Wed 8/06/16 + Task Progress

Works Program 2015-2016

(Schedule indicates site construction only)

Status	Task Name	Budget	Notes	Scheduling Comments	22/29	6/13	20/27	3/10	17/24	31/7	14/21	28/5	12/19	26/2	9/16	23/30	7/14	21/28	4/11	18/25	1/8	15/22	29/7	14/21	28/4	11/18	25/2	9/16	23/30	6/13	20/27
	West Ulverstone Recreation Ground	\$42,500	Reseal																												
	Disabled Parking Spaces	\$50,000																													
	Car Park Signage	\$50,000																													
	Strategy Items	\$91,000	Safety, On-street linemarking																												
	Ulverstone CBD	\$450,000	Furners/Coles																												
	Drainage	\$176,000																													
	Side Entry Pits	\$20,000																													
	Leven Street	\$20,000	Alexandra Road to James Street																												
	Risby Street	\$9,000	Side Entry Pits																												
	Deviation Road	\$10,000	No.63 Improvements																												
	South Road/Lyndara Drive	\$40,000	1A Lyndara Drive Augmentation																												
	Fairway Park	\$20,000	Outfall Extension																												
	Main Road	\$20,000	No.160 Improvements																												
	Bertha Street	\$10,000	Outfall Improvements																												
	Forth Road	\$15,000	No.1-3 Pipe Open Drain																												
	Seaside Crescent	\$12,000																													
	Miscellaneous Drainage	\$0																													
	Household Garbage	\$391,000																													
	Penguin Refuse Disposal Site	\$210,000	Site Rehabilitation																												
	Resource Recovery Centre - Site Development	\$50,000	Layout Improvements																												
	Resource Recovery Centre - Rehabilitation	\$30,000	Environmental Improvements																												
	Resource Recovery Centre - Leachate Improvements	\$50,000	Subsoil Drainage																												
	Castra Transfer Station - Site & Rehabilitation	\$3,000	Environmental Improvements																												
	Preston Transfer Station - Site & Rehabilitation	\$3,000	Environmental Improvements																												
	South Riana Transfer Station - Site & Rehabilitation	\$0	Environmental Improvements																												
	Preston Transfer Station - Safety Improvements	\$20,000	Fall Arrest Gate																												
	Preston Transfer Station - Retaining Wall	\$20,000	Replacement																												
	Ulverstone Transfer Station - Site & Rehabilitation	\$5,000	Environmental Improvements																												
	Parks	\$308,000																													
	Playground Renewals	\$100,000	West Beach, Fairway Park, Beach Road BB Ho	Awaiting equipment arrival																											
	Parks Asset Renewals	\$7,000	Taylors Flats - BBQ, Car Barriers - Johnsons B																												
	Fairway Park - Beach Road	\$10,000																													
	Beach Access Upgrades	\$10,000	Deck replacement with FRP - west Beach Road																												
	Flagpole Replacements	\$5,000	Deferred																												
	Park Signage Upgrade	\$10,000																													
	Heybridge Playground	\$60,000																													
	Nicholsons Point Redevelopment - Stage 2	\$20,000	Second stage is planting and weather dependant																												
	Industrial Estate	\$15,000	Greenbelt - weather dependant																												
	Forth Recreation Ground	\$10,000	Tree Planting - weather dependant																												
	Sulphur Creek Hall Reserve	\$7,000	Tennis Court Removal																												
	Johnsons Beach Master Plan	\$12,000	Stage 1																												
	Ulverstone Rowing Club	\$5,000	Car Barriers																												
	Josephine Street Beach Access	\$30,000	Design completed - arranging quotes																												
	Public Amenities	\$234,000																													
	Toilet Refurbishments	\$30,000																													
	Bus Shelter Renewals	\$10,000	To be determined																												
	Coles Toilet Renewal	\$120,000	The toilets have been purchased and constructi	Linked to Car Park works																											
	Nicholsons Point Boat Ramp	\$25,000																													
	Toilet Furniture Upgrade	\$5,000																													
	Public Toilets	\$5,000	Minor Works External																												
	Drinking Water Stations	\$6,000	Item arrived, waiting for installation																												
	Public Toilet	\$3,000	Lighting Upgrade/Sulphur Creek Toilets																												
	Cemeteries	\$60,000																													
	Memorial Park - Watering System	\$10,000																													
	Memorial Park - New Plinths	\$15,000																													
	Memorial Park - Seating	\$5,000																													
	Ulverstone General Cemetery - Signage	\$2,000																													
	Memorial Park - Path System	\$15,000																													
	Master Plan	\$3,000																													
	Administration Centre	\$82,000																													
	Painting Program	\$5,000																													
	Carpet Replacement Program	\$10,000	Walkway/planning																												
	Office Furniture	\$2,000																													
	Council Chamber Chair Replacement	\$5,000																													
	Lighting Upgrade	\$10,000																													

Works Program 2015-2016

(Schedule indicates site construction only)

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